Billie

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 03-18

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY OLD 41 MPD F/K/A THE VILLAGES OF BONITA TO REZONE FROM AGRICULTURE DISTRICT (AG-2) TO MIXED USE PLANNED DEVELOPMENT (MPD); ON LAND LOCATED AT 25701 OLD U.S. 41 ROAD, BONITA SPRINGS, FLORIDA (STRAP NO. 22-47-25-B1-00002.4000) ON 84.85 ± ACRES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Old 41 MPD f/k/a The Villages of Bonita North MPD has filed an application for rezoning 84.85 ± acres from Agricultural District (AG-2) to Mixed Use Planned Development (MPD) to allow a mixed use project consisting of 5.51 acres of commercial use with 50,000 square feet of gross floor area; 16.65 acres of business park use consisting of 195,000 square feet of gross floor area; and 63.69 acres of residential use consisting of a maximum of 396 dwelling units. The proposed maximum building height within the project is 45 feet (3 stories).

WHEREAS, the subject property is located at 25701 Old U.S. 41 Road, Bonita Springs, Florida, and is described more particularly as:

"See Exhibit A"

WHEREAS, a Public Hearing was advertised and heard on May 2, 2003 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case No. DCI 2002-00018 who gave full consideration to the evidence available and recommended approval; and gave full and complete consideration of the record, consisting of the Staff Recommendation, the Zoning Board, the documents on file with the City and the testimony of all interested parties. The April 15, 2003 Revised Staff Report prepared by Lee County Development Services Division and evidence submitted at the Zoning Board hearing is on file with the City Clerk.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bonita Springs, Lee County, Florida:

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the rezoning of 84.85 ± acres from Agriculture District (AG-2) to Mixed Use Planned Development (MPD) with the following conditions and deviations:

CONDITIONS

1. The development of this project must be consistent with the approved Master Concept Plan, Pages 1 through 4 of 7 entitled "The Villages of Bonita North MPD," stamped received APR 01, 2002, except as modified by the conditions below. This development must comply with all requirements of the City of Bonita Springs LDC at time of local Development Order Approval, except as may be granted by deviation as part of this planned development.

   The developer must commit to one of the two Master Concept Plan optional plans, at the time of local development order for that area labeled, "Business Park" on MCP "A" and Multiple-Family on MCP "B" consisting of approximately 15.65± acres. Any change in the development from one of these optional plans will have to be achieved as an amendment of the planned development that must be heard through the public hearing process, except as specifically conditioned herein.

2. The development is limited to the following intensities of development, depending on the Optional plan chosen for development.

   Under Master Concept Plan "A", a maximum of 50,000 square feet is permitted within the commercial tract, 195,000 square feet is permitted within the business park site, and 396 dwelling units is permitted in the residential tract.

   Under Master Concept Plan "B", a maximum of 50,000 square feet is permitted within the commercial tract and 490 dwelling units are permitted in the residential tract.

   The developer must choose between using Master Concept Plan "A" or "B" at the time of local development order approval for that area labeled, "Business Park" on MCP "A" and Multiple-Family on MCP "B" consisting of approximately 15.65± acres. Once chosen, the developer must complete the development of the project substantially consistent with the chosen Plan. Any change-sought must be approved as an amendment of this planned development.

3. The following are the permitted uses within each of the proposed development areas for this planned development (these uses replace those originally depicted on Page 5 of 7 of the proposed Master Concept Plan):

<u>Business Park (limited to Master Concept Plan "A")</u>

ACCESSORY USES AND STRUCTURES (LDC §§34-1171 et seq., 34-2441 et seq., 34-1863, 34-2141 et seq., and 34-3106)
ADMINISTRATIVE OFFICES (subject to Note (1) of LDC §34-934)

ANIMALS: Clinic or kennel (LDC §34-1321 et seq.)(kennels must be contained within an enclosed building)
Control center (including Humane Society)
ATM (automatic teller machine)
AUTO REPAIR AND SERVICE (LDC §34-622(c)(2)), Groups I and II 34-1351
BROADCAST STUDIO, COMMERCIAL RADIO & TELEVISION (LDC §34-1441 et seq.)
BUSINESS SERVICES (LDC §34-622(c)(5)):Groups I and II
CARETAKER'S RESIDENCE
CLEANING AND MAINTENANCE SERVICES (LDC §34-622(c)(7))
COMMUNICATION TOWERS (Permitted only by Special Exception)
100 feet or less in height (LDC §34-1441)
More than 100 feet in height (LDC §34-1441 et seq.)
COMMUNITY RESIDENTIAL HOME
COMPUTER AND DATA PROCESSING SERVICES
CONTRACTORS AND BUILDERS (LDC §34-622(c)(9)), All groups (LDC §§34-1352, 34-3001 et seq.)
DAY CARE CENTER, CHILD, ADULT
EMERGENCY MEDICAL SERVICE (ambulance station)
EMERGENCY OPERATIONS CENTER
ENTRANCE GATES AND GATEHOUSE (LDC §34-1741 et seq.)
ESSENTIAL SERVICES (LDC §§34-1611 et seq., and 34-1741 et seq.)
ESSENTIAL SERVICE FACILITIES (LDC §34-622(c)(13)):Group I (LDC §§34-1611 et seq., 34-1741 et seq., and 34-2141 et seq.)
EXCAVATION: Water retention (LDC Section 34-1651)
FREIGHT AND CARGO HANDLING ESTABLISHMENTS (LDC §34-622(c)(17))
GASOLINE DISPENSING SYSTEM, SPECIAL
LAUNDRY OR DRY CLEANING (LDC §34-622(c)(24)): Group I
LAWN AND GARDEN SUPPLY STORES (LDC §34-2081)
MANUFACTURING of:
Apparel products (LDC §34-622(c)(1))
Boats
Electrical machinery and equipment (LDC §34-622(c)(11))
Fabricated metal products (LDC §34-622(c)(14)): Group I
Food and kindred products (LDC §34-622(c)(15)): Group II and III
Furniture and fixtures (LDC §34-622(c)(18))
Leather products (LDC §34-622(c)(25)): Group II
Lumber and wood products (LDC §34-622(c)(26)): Groups II and IV
Machinery (LDC §34-622(c)(27)), Groups I and II
Measuring, analyzing and controlling instruments (LDC §34-622(c)(28))
Novelties, jewelry, toys and signs (LDC §34-622(c)(29)), Groups I, II, and III
Paper and allied products (LDC §34-622(c)(31)) Groups II and III
Rubber and plastic products (LDC §34-622(c)(44)): Group II
MASS TRANSIT DEPOT or MAINTENANCE FACILITY (government facility)
MINI-WAREHOUSE
MOTION PICTURE PRODUCTION STUDIO

NONSTORE RETAILERS (LDC §34-622(c)(30)), Groups I, II, and III
PARCEL AND EXPRESS SERVICES
PACKAGE STORE (LDC §34-1261 et seq.)
PAINT, GLASS AND WALLPAPER
PARKS (LDC §34-622(c)(32)): Groups I or II
PARK TRAILERS
PARKING LOT: Accessory
PERSONAL SERVICES (§34-622(c)(33)): Groups II(limited to health club or spa), III
PHOTOFINISHING LABORATORY
PLACE OF WORSHIP (LDC §34-2051 et seq.)
POLICE OR SHERIFF'S STATION
POST OFFICE
PRINTING AND PUBLISHING (LDC §34-622(c)(36))
PROCESSING AND WAREHOUSING
RELIGIOUS FACILITIES (LDC §34-2051 et seq.)
RENTAL OR LEASING ESTABLISHMENT (LDC §34-622(c)(39)): Groups II, III, and IV (LDC §34-1201 et seq., 34-1352, and 34-3001 et seq.)
REPAIR SHOPS (§34-622(c)(40)): Groups I, II, III, and IV
RESEARCH & DEVELOPMENT LABORATORIES (LDC §34-622(c)(41)): Groups II & IV
RESTAURANTS (LDC §34-622(c)(43)): Groups I and II
RETAIL AND WHOLESALE SALES, when clearly incidental and subordinate to a permitted principal use on the same premises
SCHOOLS: Commercial (LDC §34-622(c)(45)) (LDC §34-2381)
SELF-SERVICE FUEL PUMP STATION
SIGNS in accordance with chapter 30
SOCIAL SERVICES (LDC §34-622(c)(46)): Group II
STORAGE:
    Indoor only, (LDC §34-3001 et seq.)
    Storage, open, (LDC §34-3001 et seq.)
STUDIOS (LDC §34-622(c)(49))
TRANSPORTATION SERVICES (LDC §34-622(c)(53)): Group II
WAREHOUSE:
    Mini-warehouse
    Private
    Public
    Cold storage only
WHOLESALE ESTABLISHMENTS (LDC §34-622(c)(56)): Groups III and IV

Commercial (Plans A or B)

ACCESSORY USES AND STRUCTURES (LDC §§34-1171 et seq., 34-2441 et seq., 34-1863, 34-2141 et seq., and 34-3106)
ADMINISTRATIVE OFFICES (subject to Note (1) of LDC §34-934)
ANIMALS: Clinic or kennel (LDC §34-1321 et seq.)

ATM (automatic teller machine)
AUTO PARTS STORE - with or without installation facilities
AUTOMOBILE SERVICE STATION
AUTO REPAIR AND SERVICE (LDC §34-622(c)(2)), Group I 34-1351
BAIT AND TACKLE SHOP
BANKS AND FINANCIAL ESTABLISHMENTS (LDC §34-622(c)(3)): Group I
BOATS: Boat parts store
BROADCAST STUDIO, COMMERCIAL RADIO & TELEVISION (§34-1441 et seq.)
BUSINESS SERVICES (LDC §34-622(c)(5)): Groups I and II
CAR WASH
CLEANING AND MAINTENANCE SERVICES (LDC §34-622(c)(7))
CLOTHING STORES, general (LDC §34-622(c)(8))
CLUBS:
- Commercial
- Fraternal
- Membership organization (LDC §34-2111)
- Private (LDC §34-2111)

CONSUMPTION ON PREMISES (LDC §34-1261 et seq.)(in conjunction with a restaurant only)
CONTRACTORS AND BUILDERS (LDC §34-622(c)(9)), Group I (LDC §§34-1352, 34-3001 et seq.)
CONVENIENCE FOOD AND BEVERAGE STORE
CULTURAL FACILITIES (LDC §34-622(c)(10))
DAY CARE CENTER, CHILD, ADULT
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
DRUGSTORE, PHARMACY
ESSENTIAL SERVICES (LDC §§34-1611 et seq., and 34-1741 et seq.)
ESSENTIAL SERVICE FACILITIES (LDC §34-622(c)(13)): Group I (LDC §§34-1611 et seq., 34-1741 et seq., and 34-2141 et seq.)
EXCAVATION: Water retention (LDC §34-1651)
FACTORY OUTLETS (point of manufacture only)
FOOD STORES (LDC §34-622(c)(16)): Groups I and II
FUNERAL HOME AND MORTUARY (with or without a crematory)
HARDWARE STORE
HOBBY, TOY AND GAME SHOPS (LDC §34-622(c)(21))
HOTEL/MOTEL (LDC §34-1801 et seq.) (Limited to 160 rooms)
HOUSEHOLD & OFFICE FURNISHINGS (LDC §34-622(c)(22)), Groups I and II
LAUNDRY OR DRY CLEANING (LDC §34-622(c)(24)): Group I
LAWN AND GARDEN SUPPLY STORES (LDC §34-2081)
MEDICAL OFFICE
PACKAGE STORE (LDC §34-1261 et seq.)
PAINT, GLASS AND WALLPAPER
PARKING LOT: Accessory
PERSONAL SERVICES (LDC §34-622(c)(33)): Groups I, II, III, IV
PET SERVICES

PET SHOP
PHARMACY
PLACE OF WORSHIP (LDC Section 34-2051 et seq.)
PLANT NURSERY (LDC Section 34-2081)
POLICE OR SHERIFF'S STATION
RECREATIONAL FACILITIES: Commercial (LDC §34-622(c)(38)), Groups I & IV
RELIGIOUS FACILITIES (LDC §34-2051 et seq.)
RENTAL OR LEASING ESTABLISHMENT (LDC §34-622(c)(39)): Groups I, II, and III (LDC §34-1201 et seq., 34-1352, and 34-3001 et seq.)
REPAIR SHOPS (§34-622(c)(40)): Groups I and II
RESTAURANTS (LDC §34-622(c)(43)): Groups I, II, and III
SIGNS in accordance with chapter 30
SPECIALTY RETAIL SHOPS (LDC §34-622(c)(47)): All Groups
USED MERCHANDISE STORES (LDC §34-622(c)(54)): Groups I and II

Residential (Plans A or B)

ACCESSORY USES AND STRUCTURES (LDC §§34-1171 et seq., 34-2441 et seq., 34-1863, 34-2141 et seq., and 34-3106)
ADMINISTRATIVE OFFICES (subject to Note (1) of LDC §34-934)
DWELLING UNIT:
- Single-family
- Duplex
- Two-family attached
- Townhouse
- Multiple-family building
- Zero lot line

ENTRANCE GATES AND GATEHOUSE (LDC §34-1741 et seq.)
ESSENTIAL SERVICES (LDC §§34-1611 et seq., and 34-1741 et seq.)
EXCAVATION: Water retention (LDC §34-1651)
MODELS: Model home (LDC §34-1951 et seq.)
- Model unit (LDC §34-1951 et seq.)

PARKS (LDC §34-622(c)(32)): Group I
PARKING LOT: Accessory
REAL ESTATE SALES OFFICE, (LDC §§34-1951 et seq., and 34-3021)(limited to sales of lots, homes or units within the development, except as may be permitted in section 34-1951 et seq. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding five years from the date the certificate of occupancy for the sales office is issued. The director may grant one two-year extension at the same location.)
RECREATIONAL FACILITIES:
- Personal (subject to Note (1) of LDC §34-934)
- Private, On-Site (subject to Note (1) of LDC §34-934)

RELIGIOUS FACILITIES (LDC §34-2051 et seq.)
RESIDENTIAL ACCESSORY USES (LDC §34-622(c)(42)) (§34-1171 et seq.)
SIGNS in accordance with chapter 30

4. Except as specified by the conditions herein, the approved Property Development Regulations are as follow:

Minimum Lot Area and Dimensions

Use	Area (sq. ft.)	Width	Depth
Single Family	4,500	45'	100'
Zero Lot Line	4,500	45'	100'
Two Family Attached	4,500	45'	100'
Duplex	7,000	70'	100'
Townhouse	2,500	25'	100'
Multiple Family	10,000	100'	100'
Commercial	20,000	100'	100'
Business Park (MCP "A" Only)	20,000	100'	100'

Minimum Setbacks

Use	Front	Corner	Side	Rear	Water	Bldg. Separation
Single Family	20'	15'	5'	15'	20'	10'
Zero Lot Line	20'	15'	0'/5'	15'	20'	5'
Two Family Attached	20'	15'	0'/5'	15'	20'	10'
Duplex	20'	15'	5'	15'	20'	10'
Townhouse	20'	15'	0'/5'	15'	20'	10'
Multiple Family	20'	15'	10'	15'	20'	20'
Commercial	20'	15'	10'	15'	25'	20'
Business Park (MCP "A" Only)	20'	15'	10'	15'	25'	20'

Maximum Building Height

Single Family	35 feet	2 story
Zero Lot Line	35 feet	2 story
Two Family Attached	35 feet	2 story
Duplex	35 feet	2 story
Townhouse	35 feet	2 story
Multiple Family	45 feet	3 story
Commercial	35 feet	2 story
Business Park (MCP "A" Only)	35 feet	2 story

* Maximum residential lot coverage is 60%
  Maximum commercial and business park lot coverage is 40%

* Multiple maximum height shall be 3-stories, except where noted on the MCP.

All residential units still must comply with all local building code requirements at the time of permitting.

5. Prior to local development order approval:

   (a). the landscape plans must delineate the required open space as detailed on the Master Concept Plan; and

   (b) a minimum of 10% open space must be provided within each tract, lot or parcel; and

   (c) a minimum of 40% common open space must be provided within the residential tract which may be reduced to 30% common open space when the remaining 10% is distributed as private open space to individual dwelling units having immediate private ground floor access.

6. Prior to local development order approval, the property must be resurveyed specifically for gopher tortoises. If any gopher tortoise burrows are located then a management plan must be submitted for review and approval by the Division of Environmental Sciences staff.

7. No excess excavated material may be removed from the site unless the developer can demonstrate to the Director of Community Development that the material to be removed: 1) is unsuitable material that cannot be used onsite and 2) the material must be excavated to meet the minimum requirements to provide a water management system on the site. The purpose of this condition is to prohibit the voluntary creation of excess fill material for use offsite.

8. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the City of Bonita Springs LDC may be required to obtain a local development order.

9. The Division of Natural Resources and City staff must review the proposed storm water management plan for this development. There are two outfalls for the San Carlos Estates Water Control District in the area, however, only one of the outfall ditches abuts the Old 41 MPD property along its southeasterly property line.

   This development will also be required to obtain a surface water management permit from the South Florida Water management District. Part of the review criteria for SFWMD permitting is to study the land use of

off site areas which drain through, onto and from the development. This would include the San Carlos Estates Water Control District. The construction of this development will be designed so as to not have a negative impact on the outfall for the San Carlos Estates Water Control District.

It is not the intent of this zoning condition to create any legal rights for any third party.

10. The access points indicated on the Master Concept Plan are subject to any future operational decision by the City of Bonita Springs to install a traffic light, and create, modify, or remove a median opening. If installation of a traffic signal is deemed to be appropriate by the City at either of these locations, a proportionate share of the full cost of the traffic signal improvement will be the responsibility of the developer.

11. If the Level of Service for Old US 41 between Rosemary and new US 41 exceeds the requirements of Transportation Element, Policy 1.1.3, the development shall be subject to the City of Bonita Springs Transportation Concurrency Management Plan, Florida Statutes §163.3180, and Rule 9J-5.0055 (3) (c) (2), F.A.C.

DEVIATIONS

Deviation 1 is approved, requesting relief from LDC Section 10-296, Table 4(7)(c) which requires that the wearing surface for roads be one inch asphaltic concrete of FDOT Type S-III; to concrete interlocking pavers, provided the alternative cross-section is structurally equivalent to the flexible pavement cross-section specified by the LDC, and the alternative pavement cross-section is not within any public right-of-way.

Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of planned development rezonings, City of Bonita Springs makes the following findings and conclusions:

1. The applicant has proven entitlement to the rezoning to MPD by demonstrating compliance with the Comprehensive Plan.

2. The requested MPD zoning is compatible with existing or planned uses in the surrounding area

3. As conditioned, approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities. The

site will be served by streets with the capacity to carry traffic generated by the development.

4. Urban services, as defined in the Comp Plan, are available and adequate to serve the proposed land use.

5. As conditioned the concept plan and other applicable regulations provides sufficient safeguards to the public interest.

SECTION TWO: EFFECTIVE DATE

This ordinance shall take effect thirty (30) days from the date of adoption.

DULY PASSED AND ENACTED by the Council of the City of Bonita Springs, Lee County, Florida, this 23rd day of June, 2003.

AUTHENTICATION:

Vice Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney

Vote:

Arend	Aye	Piper	Aye
Edsall	Abstain	Wagner	Aye
Nelson	Aye	Warfield	Aye
Pass	Absent		

Date filed with City Clerk: 6-24-03

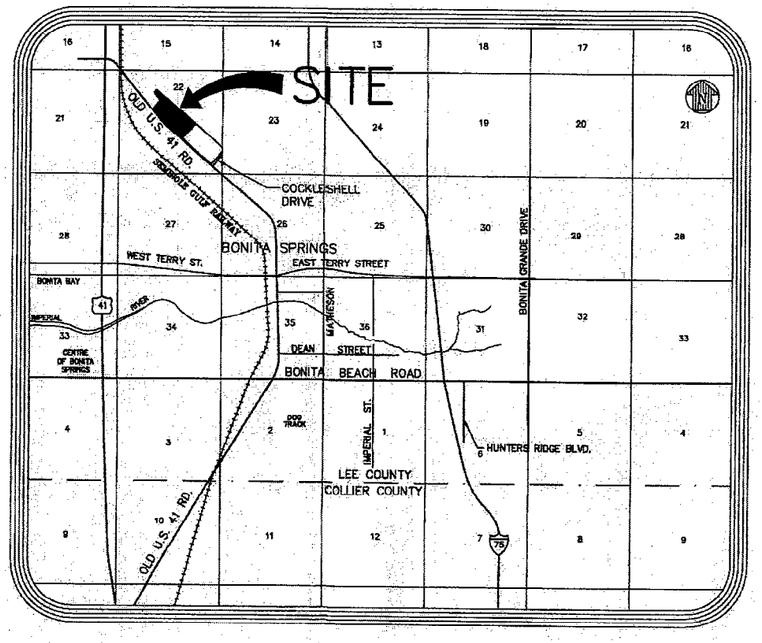
OLD 41 MPD

LOCATED IN SECTION 22, TOWNSHIP 47S, RANGE 25E,
BONITA SPRINGS, LEE COUNTY,
FLORIDA

OWNER

EDWARD J. MCARDLE, TRUSTEE
C/O OAKBROOK PROPERTIES, INC.
24880 BURNT PINE DRIVE, SUITE B
BONITA SPRINGS, FL 34135
(239) 992-5529

PREPARED BY
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ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0006161
SURVEYING CERTIFICATE OF AUTHORIZATION LB 0006161



LOCATION MAP

INDEX OF DRAWINGS

DWG. No.	DESCRIPTION
1	COVER SHEET AND INDEX OF DRAWINGS
2	MASTER CONCEPT PLAN 'A' (EXHIBIT II-B-2, II-F-3, IV-F)
3	MASTER CONCEPT PLAN 'B' (EXHIBIT II-B-2, II-F-3, IV-F)
4	GENERAL NOTES
5	SCHEDULE OF USES
6	SOILS MAP
7	AERIAL PHOTOGRAPH

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MAR 31 2003
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS

RECEIVED
APR 01 2003
ZONING COUNTER

APPROVED
Master Concept Plan
Site Plan # 03-018 Page 1 of 4
Subject to conditions in Ordinance 20-03-018
Case # DCI2002-00018
CITY OF BONITA SPRINGS

DCI 2002-00018

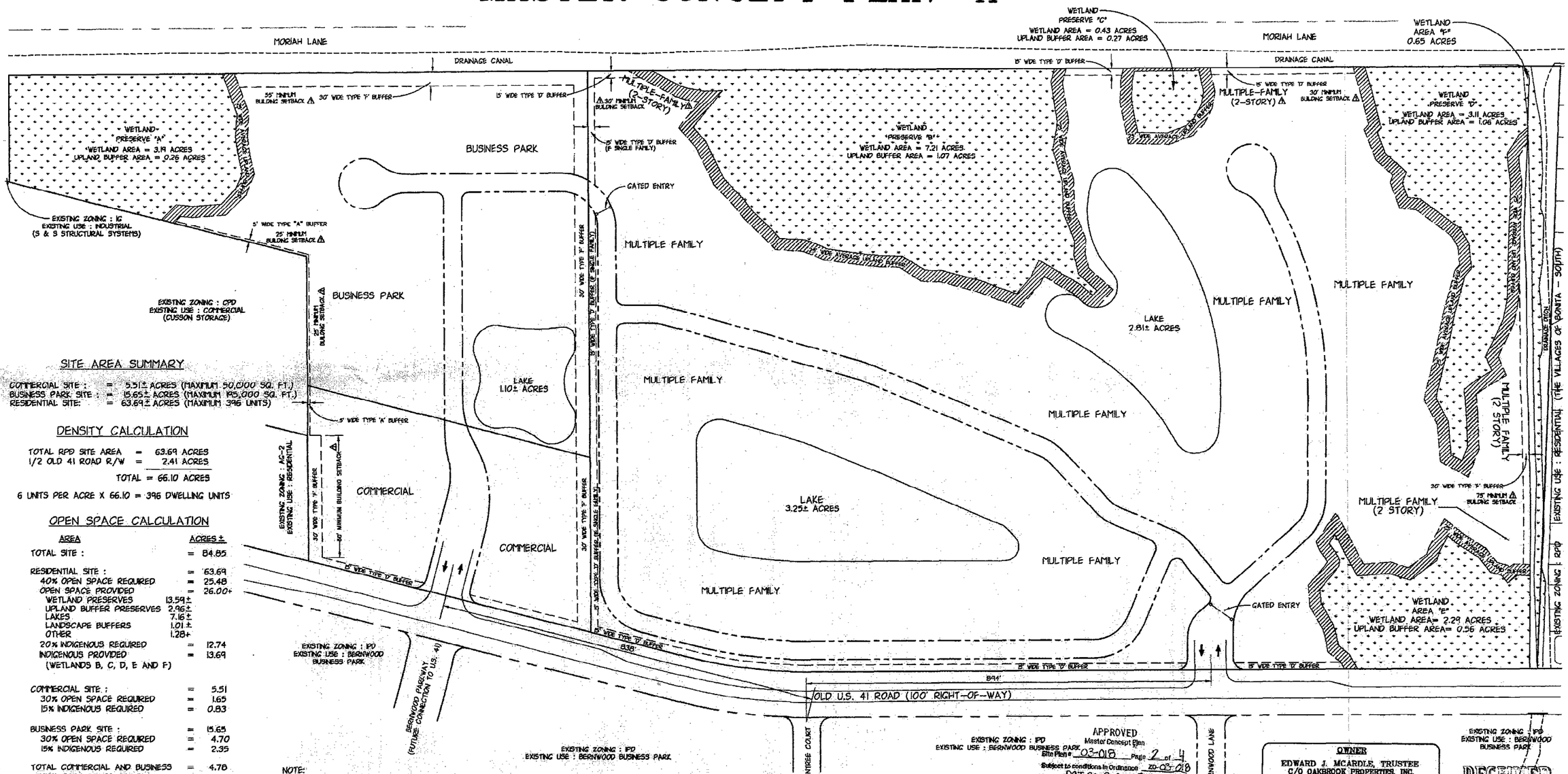
EXHIBIT II-B

DESIGN BY: J.L.S.
DRAWN BY: J.L.S.
APPROVED: G.G.M.
DATE: APRIL, 2002
REVISION DATE:
FILE NAME: VENZCOV
DRAWING NUMBER: 1 OF 7

OLD 41 MPD

MASTER CONCEPT PLAN 'A'

SCALE : 1" = 100'



SITE AREA SUMMARY

COMMERCIAL SITE :	=	5.51± ACRES (MAXIMUM 50,000 SQ. FT.)
BUSINESS PARK SITE :	=	15.65± ACRES (MAXIMUM 195,000 SQ. FT.)
RESIDENTIAL SITE:	=	63.69± ACRES (MAXIMUM 396 UNITS)

DENSITY CALCULATION

TOTAL RPD SITE AREA	=	63.69 ACRES
1/2 OLD 41 ROAD R/W	=	2.41 ACRES
		TOTAL = 66.10 ACRES

6 UNITS PER ACRE X 66.10 = 396 DWELLING UNITS

OPEN SPACE CALCULATION

AREA		ACRES ±
TOTAL SITE :		= 84.85
RESIDENTIAL SITE :		= 63.69
40% OPEN SPACE REQUIRED		= 25.48
OPEN SPACE PROVIDED		= 26.00+
WETLAND PRESERVES	13.59±	
UPLAND BUFFER PRESERVES	2.96±	
LAKES	7.16±	
LANDSCAPE BUFFERS	1.01 ±	
OTHER	1.28+	
20% INDIGENOUS REQUIRED		= 12.74
INDIGENOUS PROVIDED (WETLANDS B, C, D, E AND F)		= 13.69
COMMERCIAL SITE :		= 5.51
30% OPEN SPACE REQUIRED		= 1.65
15% INDIGENOUS REQUIRED		= 0.83
BUSINESS PARK SITE :		= 15.65
30% OPEN SPACE REQUIRED		= 4.70
15% INDIGENOUS REQUIRED		= 2.35
TOTAL COMMERCIAL AND BUSINESS PARK OPEN SPACE REQUIRED		= 4.78
TOTAL COMMERCIAL AND BUSINESS PARK OPEN SPACE PROVIDED		= 4.80+
TOTAL COMMERCIAL AND BUSINESS PARK INDIGENOUS REQUIRED		= 3.18
TOTAL COMMERCIAL AND BUSINESS PARK INDIGENOUS PROVIDED (WETLAND PRESERVE "A")		= 3.19

NOTE:
NO COMMERCIAL SERVICE AREA SHALL BE LOCATED ADJACENT TO RESIDENTIAL AREAS WITHOUT AN ENHANCED BUFFER.

LEGEND

- DIRECTION OF VEHICULAR TRAFFIC
- INDIGENOUS PRESERVATION
- UPLAND BUFFER AREA

PRINTED
MAR 31 2003
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS

REVISIONS

Revision	Date	Description	By
1	3/07/03	ADD MULTIPLE FAMILY (2-STORY) AND MINIMUM BUILDING SETBACKS	SJU

APPROVED
Master Concept Plan
Site Plan # 03-018 Page 2 of 4
Subject to conditions in Ordinance ZD-03-018
Case # DCI 2002-00018
CITY OF BONITA SPRINGS

OWNER
EDWARD J. MCARDLE, TRUSTEE
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APR 01 2003
ZONING COUNTER

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EXHIBIT II-B-2
EXHIBIT II-F-3
EXHIBIT IV-F

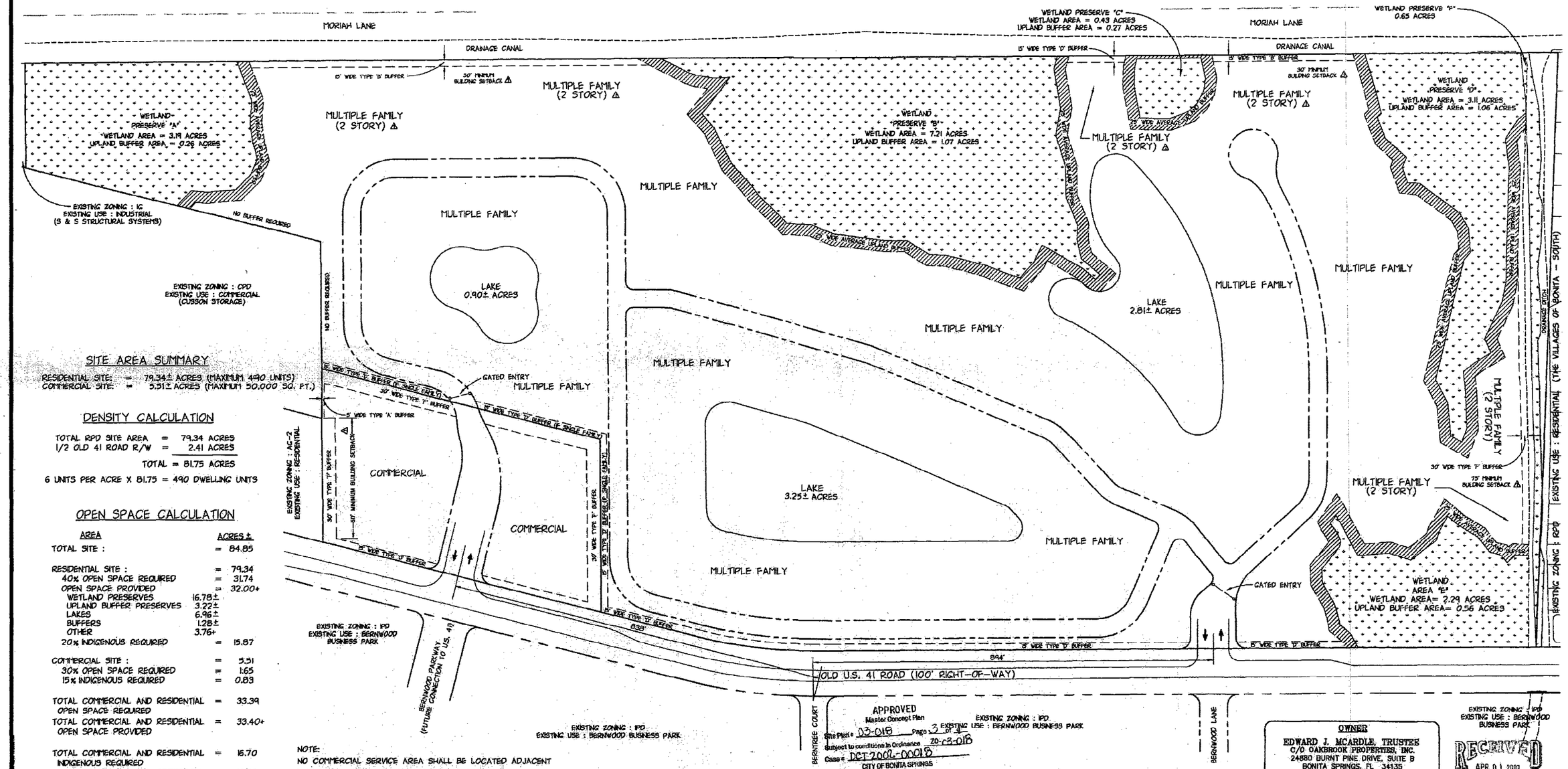
DESIGN BY: J.L.S.
DRAWN BY: J.L.S.
APPROVED: G.G.M.
DATE: APRIL, 2002
REVISION DATE: 01/20/2003
FILE NAME: VENZMCPA
DRAWING NUMBER: 2 OF 7

DCI 2002-00018

OLD 41 MPD

MASTER CONCEPT PLAN 'B'

SCALE : 1" = 100'



SITE AREA SUMMARY

RESIDENTIAL SITE: = 79.34± ACRES (MAXIMUM 490 UNITS)
COMMERCIAL SITE: = 5.31± ACRES (MAXIMUM 50,000 SQ. FT.)

DENSITY CALCULATION

TOTAL RPD SITE AREA	= 79.34 ACRES
1/2 OLD 41 ROAD R/W	= 2.41 ACRES
TOTAL	= 81.75 ACRES

6 UNITS PER ACRE X 81.75 = 490 DWELLING UNITS

OPEN SPACE CALCULATION

AREA		ACRES ±
TOTAL SITE :		= 84.85
RESIDENTIAL SITE :		= 79.34
40% OPEN SPACE REQUIRED		= 31.74
OPEN SPACE PROVIDED		= 32.00+
WETLAND PRESERVES	16.78±	
UPLAND BUFFER PRESERVES	3.22±	
LAKES	6.96±	
BUFFERS	1.28±	
OTHER	3.76+	
20% INDIGENOUS REQUIRED		= 15.87
COMMERCIAL SITE :		= 5.51
30% OPEN SPACE REQUIRED		= 1.65
15% INDIGENOUS REQUIRED		= 0.83
TOTAL COMMERCIAL AND RESIDENTIAL OPEN SPACE REQUIRED		= 33.39
TOTAL COMMERCIAL AND RESIDENTIAL OPEN SPACE PROVIDED		= 33.40+
TOTAL COMMERCIAL AND RESIDENTIAL INDIGENOUS REQUIRED		= 16.70
TOTAL COMMERCIAL AND RESIDENTIAL INDIGENOUS PROVIDED (WETLANDS A, B, C, D, E AND F)		= 16.88

NOTE:
NO COMMERCIAL SERVICE AREA SHALL BE LOCATED ADJACENT TO RESIDENTIAL AREAS WITHOUT AN ENHANCED BUFFER.

LEGEND

- DIRECTION OF VEHICULAR TRAFFIC
- INDIGENOUS PRESERVATION
- UPLAND BUFFER AREA

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MAR 31 2003
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS

REVISIONS

Revision	Date	Description	By
1	3/07/03	ADD MULTIPLE FAMILY (2-STORY) AND MINIMUM BUILDING SETBACKS	SJU

APPROVED
Master Concept Plan
Site Plan # 03-018 Page 3 of 7
Subject to conditions in Ordinance Z0-03-018
Case # DCI 2002-00018
CITY OF BONITA SPRINGS

OWNER
EDWARD J. MCARDLE, TRUSTEE
C/O OAKBROOK PROPERTIES, INC.
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BONITA SPRINGS, FL 34135
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APR 01 2003
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ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0006161
SURVEYING CERTIFICATE OF AUTHORIZATION LB 0006161

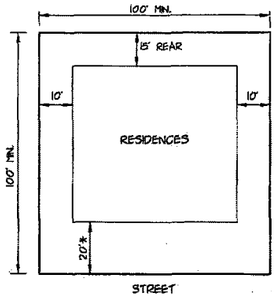
EXHIBIT II-B-2
EXHIBIT II-F-3
EXHIBIT IV-F

DESIGN BY: JLS.
DRAWN BY: JLS.
APPROVED: Q.G.M.
DATE: APRIL, 2002
REVISION DATE: 1/21/03
FILE NAME: VBNZMCPB
DRAWING NUMBER: 3 of 7

DCI 2002-00018

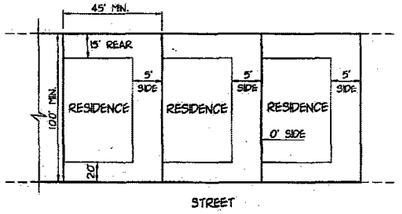
OLD 41 MPD

GENERAL NOTES

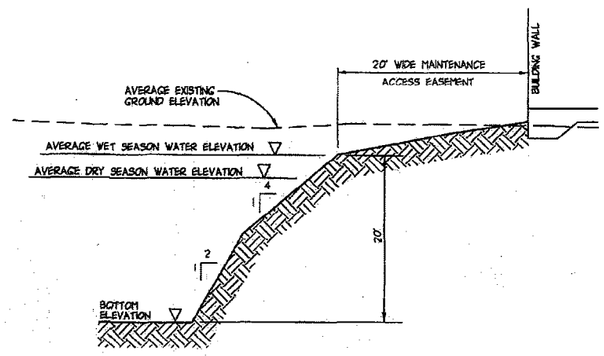


MULTIPLE FAMILY

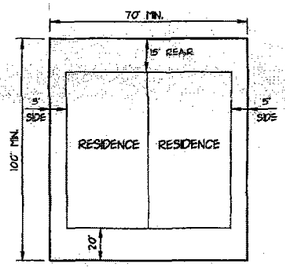
* 15' TO SIDE LOADED GARAGE



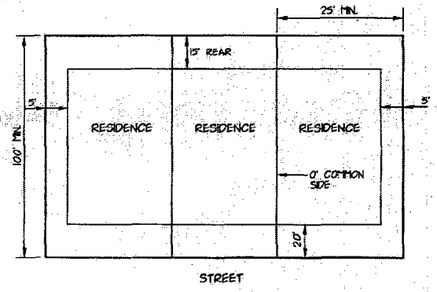
ZERO LOT LINE



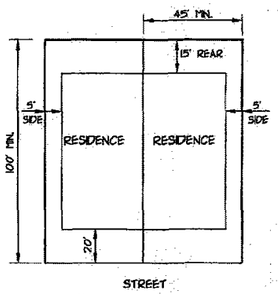
TYPICAL LAKE SECTION



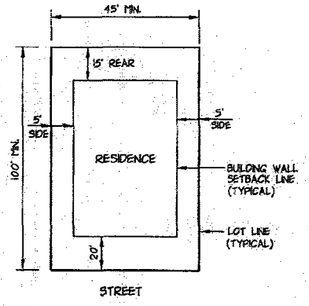
DUPLEX



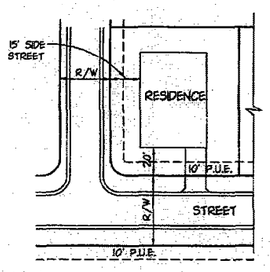
TOWNHOUSE



TWO FAMILY ATTACHED



SINGLE FAMILY



RESIDENTIAL STREET SETBACK

PROPERTY DEVELOPMENT REGULATIONS

MINIMUM LOT AREA AND DIMENSIONS

USE	AREA (SQ.FT.)	WIDTH	DEPTH
SINGLE FAMILY	4,500	45'	100'
ZERO LOT LINE	4,500	45'	100'
TWO-FAMILY ATTACHED	4,500	45'	100'
DUPLEX	7,000	70'	100'
TOWNHOUSE	2,500	25'	100'
MULTIPLE FAMILY	10,000	100'	100'
COMMERCIAL	20,000	100'	100'
BUSINESS PARK (MCP 'A' ONLY)	20,000	100'	100'

MINIMUM SETBACKS

USE	FRONT	CORNER	SIDE	REAR	WATER	BLDG. SEPARATION
SINGLE FAMILY	20'	15'	5'	15'	20'	10'
ZERO LOT LINE	20'	15'	0'/5'	15	20'	5'
TWO-FAMILY ATTACHED	20'	15'	0'/5'	15'	20'	10'
DUPLEX	20'	15'	5'	15'	20'	10'
TOWNHOUSE	20'	15'	0'/5'	15'	20'	10'
MULTIPLE FAMILY	20'	15'	10'	15'	20'	20'
COMMERCIAL	20'	15'	10'	15'	25'	20'
BUSINESS PARK (MCP 'A' ONLY)	20'	15'	10'	15'	25'	20'

MAXIMUM BUILDING HEIGHT

SINGLE FAMILY	35 FEET, 2 STORY
ZERO LOT LINE	35 FEET, 2 STORY
TWO-FAMILY ATTACHED	35 FEET, 2 STORY
DUPLEX	35 FEET, 2 STORY
TOWNHOUSE	35 FEET, 2 STORY
MULTIPLE FAMILY	45 FEET, 3 STORY
COMMERCIAL	35 FEET, 2 STORY
BUSINESS PARK (MCP 'A' ONLY)	35 FEET, 2 STORY

* MAXIMUM RESIDENTIAL LOT COVERAGE IS 45%
MAXIMUM COMMERCIAL AND BUSINESS PARK LOT COVERAGE IS 40%

* MULTIPLE MAXIMUM HEIGHT SHALL BE 3-STORIES, EXCEPT WHERE NOTED ON THE MCP.

SCHEDULE OF DEVIATIONS

⚠ FROM THE REQUIREMENT THAT THE WEARING SURFACE ROADS BE ONE INCH ASPHALTIC CONCRETE OF FDOT TYPE S-III [SECTION 10-296, TABLE 4, (7) (C)] TO PERMIT CONCRETE INTERLOCKING PAVERS.

SITE DEVELOPMENT NOTES

1.) ANY DESIGNATED MULTIPLE FAMILY TRACT MAY BE DEVELOPED WITH ANY OTHER RESIDENTIAL PRODUCT TYPE.

2.) LEE TRAN BUS ROUTE SERVES OLD U.S. 41 ROAD AS DIAL-A-RIDE SERVICE ONLY AND DOES NOT HAVE A DEDICATED STOP.

3.) A MINIMUM SET BACK OF 60' SHALL APPLY TO THE SOUTH PROPERTY LINE.

APPROVED
Master Concept Plan
Site Plan # 03-018 Page 4 of 4
Subject to conditions in Ordinance 20-03-018
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EXHIBIT IV-F

DESIGN BY: J.L.S.
DRAWN BY: J.L.S.
APPROVED: Q.G.M.
DATE: APRIL, 2002
REVISION DATE 2/05/2003
FILE NAME: VENZNOTE
DRAWING NUMBER 4 OF 7

DCI 2002-00018