

**CITY OF BONITA SPRINGS  
ZONING ORDINANCE NO. 03-19**

**A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY CORKSCREW GROWERS SECTION THREE; TO AMEND ITS RESIDENTIAL PLANNED DEVELOPMENT (RPD) AND COMMERCIAL PLANNED DEVELOPMENT (CPD); TO ALLOW THE DEVELOPMENT OF A MIXED USED RESIDENTIAL PROJECT CONSISTING OF A MAXIMUM OF 1,999 DWELLING UNITS WITH A PROPOSED MAXIMUM BUILDING HEIGHT OF 50 FEET (3 STORIES) AND UP TO 30,000 SQUARE FEET OF INTERNAL COMMERCIAL AND RECREATONAL FLOOR AREA, ON LAND LOCATED AT 15501 BONITA BEACH ROAD, S.E., BONITA SPRINGS, FLORIDA (STRAP NO. 03-48-26-B1-00001.0000) ON 648.80 ± ACRES; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Corkscrew Growers Section Three has filed an application to amend its 648.80 ± acres from Residential Planned Development (RPD) and Commercial Planned Development (CPD) to Residential Planned Development (RPD) to allow the development of a mixed use residential project consisting of a maximum of 1,999 dwelling units with a proposed maximum building height of 50 feet (3 stories) and up to 30,000 square feet of internal commercial and recreational floor area.

**WHEREAS**, the subject property is located at 15501 Bonita Beach Road, S.E., 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 2003-00005 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 16, 2003 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:

City Council hereby approves the amendment of Corkscrew Growers Section Three from Residential Planned Development (RPD) and Commercial Planned Development (CPD) to Residential Planned Development (RPD) with the following conditions and deviations:

## Conditions

1. The development of this project must be consistent with the three-page Master Concept Plan entitled "Lee County Section 3 Corkscrew Growers," stamped received MAR 03, 2003, except as modified by the conditions below. This development must comply with all requirements of the City of Bonita Springs Land Development Code (LDC) at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

This project is limited to a maximum of 1,999 dwelling units and 30,000 square feet commercial gross floor area.

2. The following limits apply to the project and uses:

- a. Schedule of Uses

The following replaces the Schedule provided as part of this application and represents the approved Schedule of Uses.

### **Residential Tracts**

ACCESSORY USES AND STRUCTURES (LDC Sections 4-1171 et seq., 34-2441 et seq., 34-1863, 34-2141 et seq., and 34-3106)

ADMINISTRATIVE OFFICES (subject to Note (1) of LDC Section 4-934)

AGRICULTURAL USES AND AGRICULTURAL ACCESSORY USES  
(refer to Condition 5.)

DWELLING UNIT:

- Single-family
- Duplex
- Two-family attached
- Townhouse
- Multiple-family building
- Zero Lot Line

ENTRANCE GATES AND GATEHOUSE (LDC Section 34-1741 et seq.)

ESSENTIAL SERVICES (LDC Sections 34-1611 et seq., and 34-1741 et seq.)

ESSENTIAL SERVICE FACILITIES (LDC Section 34-622(c)(13)):  
Group I only (LDC Sections 34-1611 et seq., 34-1741 et seq., and 34-2141 et seq.)

EXCAVATION: Water retention (LDC Section 34-1651)

HOME OCCUPATION (LDC Section 34-1771 et seq.)

MODELS:

Model home (LDC Section 34-1951 et seq.)

Model unit (LDC Section 34-1951 et seq.)

PARKING LOT: Accessory

REAL ESTATE SALES OFFICE, (LDC Sections 34-1951 et seq., and 34-3021)

Real estate sales offices in residential areas are 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.

RESIDENTIAL ACCESSORY USES (LDC Section 34-622(c)(42))  
(LDC Section 34-1171 et seq.)

SIGNS in accordance with chapter 30

TEMPORARY USES (LDC Section 34-3041 et seq.) - limited to  
Contractor's office and equipment storage shed

### **Towncenter Area**

ACCESSORY USES AND STRUCTURES (LDC Sections 34-1171 et seq., 34-2441 et seq., 34-1863, 34-2141 et seq., and 34-3106)

ADMINISTRATIVE OFFICES

AGRICULTURAL USES AND AGRICULTURAL ACCESSORY USES  
(refer to Condition 5.)

BANKS AND FINANCIAL ESTABLISHMENTS (LDC Section 34-622(c)(3)): Group I

BUSINESS SERVICES (LDC Section 34-622(c)(5)): Group I - limited solely to travel agencies

CLUBS: Country Club  
Private

CONSUMPTION ON PREMISES - limited solely as an accessory use to CLUBS and RESTAURANTS

CONVENIENCE FOOD AND BEVERAGE STORE - a car wash facility may also be permitted solely as an accessory use to this use

ESSENTIAL SERVICES (LDC Sections 34-1611 et seq., and 34-1741 et seq.)

ESSENTIAL SERVICE FACILITIES (LDC Section 34-622(c)(13)): Group I only (LDC Sections 34-1611 et seq., 34-1741 et seq., and 34-2141 et seq.)

EXCAVATION: Water retention (LDC Section 34-1651)

FENCES, WALLS (LDC Section 34-1741)

FOOD STORES (LDC Section 34-622(c)(16)): Group I, excluding supermarket

LAUNDRY OR DRY CLEANING (LDC Section 34-622(c)(24)): Group I

PARKING LOT: Accessory

PERSONAL SERVICES (LDC Section 34-622(c)(33)): Group I

(limited to ATM; Barbershops or beauty shops; and clothing alterations and repair including dressmaker, seamstresses, and tailors)

and Group II (limited to Beauty Spas, Health Clubs or Spas, and Massage Establishments)

REAL ESTATE SALES OFFICE, (LDC Sections 34-1951 et seq., and Real estate sales offices in residential areas are 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 Section 34-934)

Private, On-Site (subject to Note (1) of LDC Section 34-934)

RENTAL OR LEASING ESTABLISHMENT (LDC Section 34-622(c)(39)): Group II (limited to movies, videotapes, and similar home entertainment) (LDC Section 34-1201 et seq., 34-1352, and 34-3001 et seq.)

RESTAURANTS (LDC Section 34-622(c)(43)): Groups I, II, III

SIGNS in accordance with chapter 30

SPECIALTY RETAIL SHOPS (LDC Section 34-622(c)(47)): Group I (limited to Bookstores and Newsstands)

TEMPORARY USES (LDC Section 34-3041 et seq.) - limited to Contractor's office and equipment storage shed

b. Site Development Regulations

Refer to attached Exhibit A.

3. Prior to local development order approval, the development order plans must delineate 258 acres of open space as follows:

253.5 acres common open space; or  
190.1 acres common open space and 63.4 acres private open space for dwelling units with direct ground floor access.

The 258 acres of required open space may be met on the project as a whole, provided each tract contains a minimum of 10% open space.

4. Prior to the first local development order, the developer will submit a Landscape Design Manual acceptable to Environmental Services staff that incorporates the native plants, landscape design, and littoral shelves shown on the drawings and planting list attached as Exhibit B.

5. Existing bona fide agricultural row crop activity on this site may be continued until such time as the commencement of site development activities, at which time the agricultural activities must be discontinued.
6. Unless the Land Development Code is more restrictive, the "General Notes" found on the Master Concept Plan and "Footnotes" in the Property Development Regulations will also be enforced as part of this planned development. If conflicts exist between the "notes" and "footnotes" and the LDC, the more restrictive rule will apply.
7. No excavated material may be removed from this site.
8. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC Section 34-2174(a).
9. Prior to the issuance of any development order, the developer must provide evidence that the property has access to central water and sanitary sewer, or that the extension of central water and sanitary sewer will coincide with the development of the property.
10. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.
11. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.
12. If the Level of Service exceeds the requirements of Transportation Element, Policy 1.1.3, no additional development approvals can be obtained until the LOS is in compliance with this Policy.

B. Deviations

Deviation 1 is approved, granting relief from LDC Section 10-296(m)(4) which allows a privately maintained accessway provided it serves as access to 50 or less multiple family units; to allow up to 75 multiple family units to use a private accessway.

Deviation 2 is approved, granting relief from LDC Section 10-296(d)(7)(c)(1) which requires a specific road cross-section for the wearing surface; to allow cement concrete pavers or similar decorative paving materials for selected local streets subject to the condition that it is demonstrated that the proposed alternative cross-section is equal to or better than the LDC requirements.

Deviation 3 is approved, granting relief from LDC Section 10-296 (Table 3), which requires a 30-foot roadway easement; to allow the roadway easement to be 20 feet for one-way local streets subject to the condition that no parking is allowed within the easement and adequate site visibility is maintained.

Deviation 4 is denied, requesting relief from LDC Section 34-2013(a) (incorrectly identified as LDC Section 34-20134(a) in the application) which requires the design of the parking lots to allow vehicles exiting the lot to enter the street right-of-way or easement in a forward motion; to allow parallel guest parking to be allowed on the roadways in the areas where the neo-traditional units are proposed.

Deviation 5 is approved, granting relief from LDC Section 10-296(k)(1) which requires dead-end streets must be closed at one end by a circular turnaround; to allow for a hammerhead design subject to the condition that the applicant provides written approval by Bonita Springs Fire Control accepting the design of this hammerhead design prior to local development order approval.

Deviation 6 is denied, requesting relief from LDC Section 10-355(a)(1) which requires provision of a 10-foot wide utility easement along both sides of a road or accessway; to allow a 5 foot utility easement adjacent to the proposed 20-foot wide access street within the neo-traditional area and along the 50-foot wide right-of-way.

Deviation 7 is denied, requesting relief from LDC Section 10-355 which requires provision of a 10-foot wide utility easement along both sides of a road or accessway; to allow a specific and unique utility easement configuration at the hammerhead cul-de-sacs.

Deviation 8 is approved, granting requesting relief from LDC Section 10-329(a) which requires certain slopes along excavation banks; to allow up to 20% of the lake banks to utilized vertical bulkheads, subject to the condition that the lake slopes otherwise comply with the South Florida Water Management District requirements.

Deviation 9 is approved, granting relief from LDC Section 10-256(d)(3) which requires a specific cross-section for sidewalks; to allow the use of decorative pavers throughout the project in the sidewalks, subject to the condition that the proposed pavers maintain equal or improved wearing surfacing for the sidewalks in the community.

Deviation 10 is denied, requesting relief from LDC Section 10-291(3) which requires a residential project of more than five acres must provide for

two means of ingress and egress; to allow the proposed RPD to have one full means of ingress and egress and one emergency access.

Deviation 11 is approved, granting relief from LDC Section 10-329(e)(1)(a) which requires excavations to be no less than 25 feet for a local street and 50 feet from a collector or an arterial street; to allow a 20 foot setback, as measured from the edge of pavement or back of curb to edge of water control elevation, subject to the condition that adequate protection measures being included during the local development order process to protect wayward vehicles from entering the lake.

Findings and Conclusions:

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

1. The applicant has proven entitlement to the rezoning to RPD by demonstrating compliance with the Comprehensive Plan, the Land Development Code, and other applicable codes and regulations.
2. The requested RPD zoning, as conditioned:
  - a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
  - b) is consistent with the densities, intensities and general uses set forth in the Comprehensive Plan; and
  - c) is compatible with existing or planned uses in the surrounding area.
3. Approval of the requested RPD zoning will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.
4. Urban services, as defined in the Comprehensive Plan, are, or have been conditioned to be, available and adequate to serve the proposed land use.
5. The proposed mix of uses is appropriate at the subject location, as conditioned.
6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.

7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.
8. The deviations granted:
  - a) enhance the objectives of the planned development; and
  - b) preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

**SECTION ONE: APPROVAL OF REQUEST**

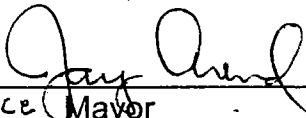
City Council of Bonita Springs hereby approves the rezoning of 648.80 ± acres from Residential Planned Development (RPD) and Commercial Planned Development (CPD) to Residential Planned Development (RPD) to allow the development of a Mixed Use Residential project consisting of a maximum of 1,999 dwelling units with a proposed maximum building height of 50 feet (3 stories) and up to 30,000 square feet of internal commercial and recreational floor area with the following conditions:

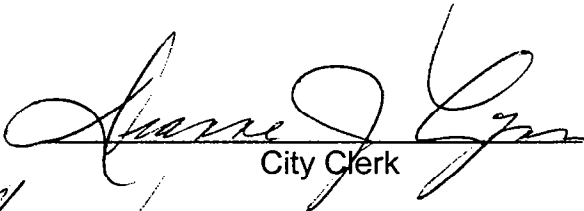
**SECTION TWO: EFFECTIVE DATE**

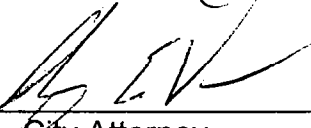
This ordinance shall take effect thirty (30) days from the date of adoption.

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

**AUTHENTICATION:**

  
 \_\_\_\_\_  
 Vice Mayor

  
 \_\_\_\_\_  
 City Clerk

APPROVED AS TO FORM:   
 \_\_\_\_\_  
 City Attorney

**Vote:**

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

Date filed with City Clerk: 6-24-03



# Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors  
FORT MYERS ♦ NAPLES ♦ SARASOTA

DESCRIPTION OF A PARCEL OF LAND  
LYING IN  
SECTION 3, TOWNSHIP 48 SOUTH, RANGE 26 EAST  
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 3, TOWNSHIP 48 SOUTH, RANGE 26 EAST, AND BEING FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S.00°48'10"E. ALONG THE WEST LINE OF SAID SECTION FOR 5379.37 FEET TO THE SOUTHWEST CORNER OF SAID SECTION; THENCE N.89°56'22"E. ALONG THE SOUTH LINE OF THE WEST HALF OF SAID SECTION FOR 2621.14 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION OF SECTION; THENCE N.89°56'26"E. ALONG THE SOUTH LINE OF THE EAST HALF OF SAID SECTION FOR 2621.22 FEET TO THE SOUTHWEST CORNER OF SAID SECTION; THENCE N.00°37'08"W. ALONG THE EAST LINE OF SAID SECTION FOR 5385.34 FEET TO THE NORTHEAST CORNER OF SAID SECTION; THENCE S.89°52'32"W. ALONG THE NORTH LINE OF THE EAST HALF OF SAID SECTION FOR 2629.85 FEET TO THE NORTHWEST CORNER OF SAID FRACTION OF SECTION; THENCE S.89°52'12"W. ALONG THE NORTH LINE OF THE WEST HALF OF SAID SECTION FOR 2629.72 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 648.80 ACRES, MORE OR LESS.

BEARINGS ARE ASSUMED AND BASED ON THE WEST LINE OF SAID SECTION 3 AS BEARING S.00°48'10"E.

PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION PREPARED DECEMBER 4, 2002.

DCI 2003-00005

RECEIVED  
JAN 21 2003

ZONING COUNTER

Applicant's Legal Checked

by Lmm 3/7/03

THOMAS C. SHAW, P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATION No. 4672

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SHEET 1 OF 2

6640 Willow Park Drive, Suite B, Naples, Florida 34109 • (239) 597-2061 • Fax (239) 597-3082



### SCHEDULE OF DEVIATIONS

- 1) A REQUEST TO DEVIATE FROM THE LDC 10-296 (M)(4): PRIVATELY MAINTAINED ACCESS WAYS REQUIRING ONE VEHICLE ACCESS TO FIFTY OR FEWER MULTI-FAMILY UNITS TO PROVIDE ONE VEHICLE ACCESS TO ONE HUNDRED MULTI-FAMILY UNITS.
- 2) A REQUEST TO DEVIATE FROM LDC 10-296(7)(c)(1) LOCAL STREET WEARING SURFACE, THAT REQUIRES 1 & 1/2 IN. ASPHALT FDOT S-3 CONCRETE TO ALLOW FOR A CEMENT CONCRETE PAVERS OR SIMILAR DECORATIVE PAVING MATERIALS FOR SELECTED LOCAL STREET AREAS.
- 3) A REQUEST TO DEVIATE FROM LDC 10-296 (TABLE 3) REQUIREMENT FOR A 30' ROADWAY EASEMENT TO ALLOW A 20' ROADWAY EASEMENT FOR THE ONE-WAY LOCAL STREETS. THIS DEVIATION IS REQUESTED IN THE NEO-TRADITIONAL NEIGHBORHOOD AREAS.
- 4) A REQUEST TO DEVIATE FROM LDC 34-20134(G) REQUIRING THAT PARKING LOTS BE DESIGNED TO PERMIT EXITING VEHICLES TO ENTER A RIGHT-OF-WAY OR STREET EASEMENT IN A FORWARD MOTION, TO ALLOW PARALLEL, QUIET PARKING TO BE ALLOWED ON THE ROADWAYS IN THE AREAS WHERE THE NEO-TRADITIONAL UNITS ARE PROPOSED.
- 5) A REQUEST TO DEVIATE FROM LDC SECTION 10-296(K)(1) REQUIRING THAT DEAD END STREETS MUST BE CLOSED AT ONE END BY A CIRCULAR TURNAROUND FOR VEHICLES, TO ALLOW FOR THE "HAMMERHEAD" CUL-DE-SAC DESIGN WITH TWO SHORT ACCESS STREETS AT THE "HAMMERHEAD" CUL-DE-SAC.
- 6) A REQUEST TO DEVIATE FROM LDC SECTION 10-355(X)(1) REQUIRING A 10-FOOT UTILITY EASEMENT BE PROVIDED ON BOTH SIDES OF A ROAD OR ACCESS WAY, TO ALLOW A 5-FOOT UTILITY EASEMENT ADJACENT TO THE 20-FOOT ACCESS STREETS FOR THE NEO-TRADITIONAL PRODUCT AND ADJACENT TO THE 50-FOOT RIGHT-OF-WAY.
- 7) A REQUEST TO DEVIATE FROM LDC SECTION 10-355(X)(1) REQUIRING A 10-FOOT UTILITY EASEMENT BE PROVIDED ON BOTH SIDES OF A ROAD OR ACCESS WAY, TO ALLOW A SPECIFIC AND UNIQUE UTILITY EASEMENT CONFIGURATION AT THE HAMMERHEAD CUL-DE-SACS.
- 8) DEVIATION FROM LDC SECTION 10-328(X)(4) WHICH REQUIRES COMPENSATING SLOPE ON EXCAVATION BANKS; TO ALLOW UP TO 20 PERCENT OF THE BANKS TO UTILIZE VERTICAL BULKHEADS.
- 9) DEVIATION FROM LDC SECTION 10-256(D)(3) WHICH REQUIRES ALL SIDEWALKS TO BE EITHER (1) FOUR-INCH (4") THICK PORTLAND CEMENT CONCRETE OR (2) A MINIMUM OF ONE-AND-A-HALF-INCH (1.5") THICK ASPHALTIC CONCRETE OF FOOT TYPE 5-111 TO ALLOW SIDEWALKS TO BE CONSTRUCTED OF DECORATIVE PAVERS THROUGHOUT THE DEVELOPMENT.
- 10) DEVIATION FROM LDC SECTION 10-291(C) WHICH REQUIRES THAT RESIDENTIAL DEVELOPMENT OF MORE THAN FIVE ACRES TO PROVIDE TWO OR MORE MEANS OF INGRESS AND EGRESS, TO ALLOW THE RPD TO HAVE ONE FULL MEANS OF INGRESS AND ONE EMERGENCY INGRESS/EGRESS.
- 11) DEVIATION REQUESTING RELIEF FROM THE LDC SECTION 10-328(X)(1)(a) WHICH REQUIRES EXCAVATIONS TO BE FURTHER THAN TWENTY-FIVE FEET FROM A LOCAL RIGHT-OF-WAY OR EASEMENT TO ALLOW LAKE SETBACKS FROM THE PROJECT'S INTERNAL ROADWAYS TO BE REDUCED TO TWENTY FEET, AS MEASURED FROM EDGE OF PAVEMENT OR BACK OF CURB TO EDGE OF WATER CONTROL PROVIDED THAT ADEQUATE ELEMENTS FOR THE PROTECTION OF WAYWARD VEHICLES ARE PROVIDED.

DEVELOPMENT AREA	ACREAGE	COMMERCIAL SQUARE FOOTAGE	DWELLING UNITS	OPEN SPACE	BUILDING HEIGHT
DEV. AREA "A"	633.78 ACRES	N / A	1,999 UNITS	SEE NOTE #3	PER DEV. STNDS.
MULTI-FAMILY SINGLE-FAMILY			1,121 878		
DEV. AREA "B"	15.00 ACRES	30,000 S.F.	N / A	SEE NOTE #3	50'
15,000 S.F. RECREATIONAL					
<b>TOTAL</b>	<b>648.78 ACRES</b>	<b>30,000 S.F.</b>	<b>1,999 UNITS</b>		

### SITE SUMMARY

ROOF (BUILDING)	PAVEMENT	SIDEWALK	LAKE**	LANDSCAPING**	TOTAL
4,982,805 SF	1,841,904 SF	395,645 SF	5,992,134 SF	15,048,673 SF	28,261,157 SF
114.39 AC	42.28 AC	9.08 AC	137.56 AC	345.47 AC	648.78 AC

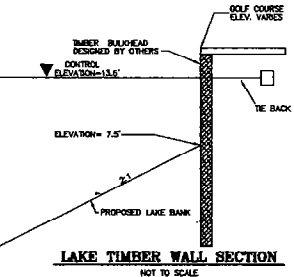
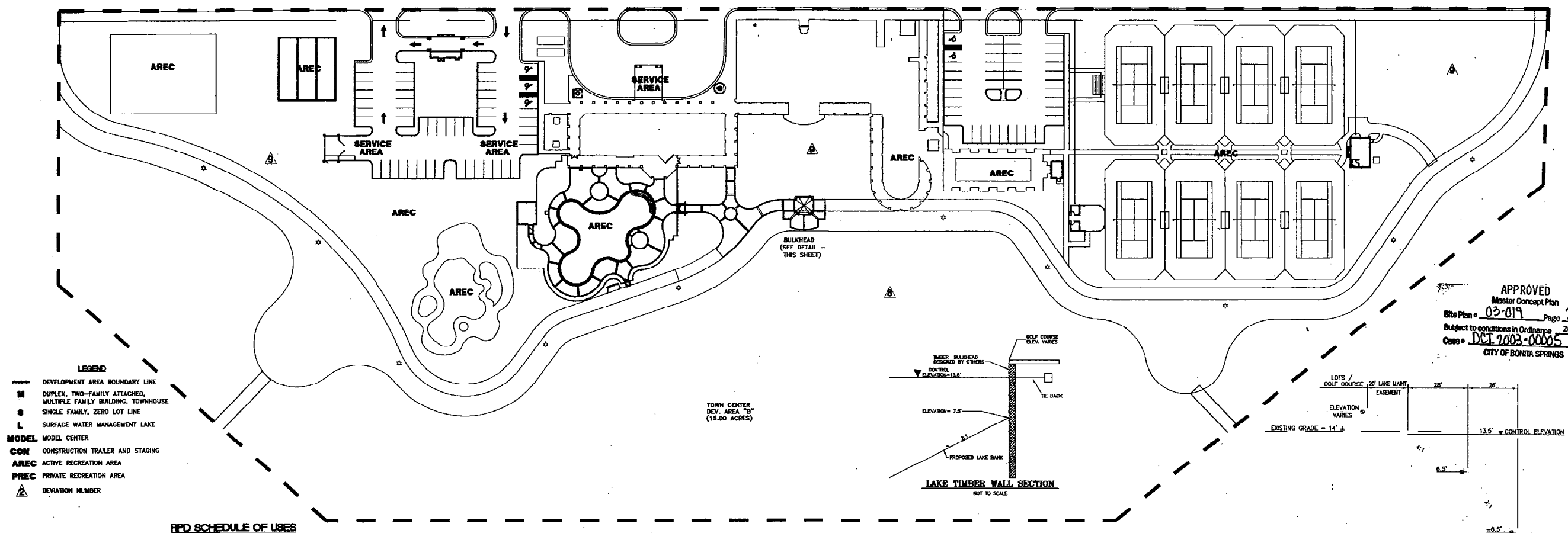
\*\* TOTAL OPEN SPACE = 74.56%

(SITE SUMMARY FIGURES ARE BASED ON PRELIMINARY SITE PLAN AND BUILDING LAYOUT. FINAL OPEN SPACE PERCENTAGE MAY VARY AND WILL MEET LDC MINIMUM REQUIREMENT.)

### DEVELOPMENT REGULATIONS

	SINGLE FAMILY	TWO FAMILY ATTACHED	DUPLEX	ZERO LOT LINE/PATIO HOME*	MULTI-FAMILY	TOWNHOUSE	TOWNHOUSE USES
MINIMUM LOT WIDTH:	30 FEET	20 FEET	60 FEET	80 FEET	100 FEET	30 FEET	100 FEET
MINIMUM LOT DEPTH:	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET
MINIMUM LOT AREA:	5,000 S.F.	2,000 S.F.	6,000 S.F.	5,000 S.F.	10,000 S.F.	3,000 S.F.	10,000 S.F.
MAXIMUM BUILDING HEIGHT:	2 STORIES	2 STORIES	2 STORIES	3 STORIES	3 STORIES	3 STORIES	3 STORIES
MAXIMUM LOT COVERAGE:	60 PERCENT	65 PERCENT	80 PERCENT	60 PERCENT	45 PERCENT	45 PERCENT	45 PERCENT
MINIMUM SETBACKS:							
PUBLIC STREET:	20 FEET*	20 FEET*	20 FEET*	20 FEET*	20 FEET*	20 FEET*	25 FEET**
PRIVATE STREET:	15 FEET*	15 FEET*	15 FEET*	15 FEET*	15 FEET*	15 FEET*	25 FEET**
SIDE YARD:	5 FEET*	0/10 FEET*	5 FEET*	5 FEET*	0 FEET*	0/10 FEET**	10 FEET**
REAR YARD:	10 FEET*	10 FEET*	10 FEET*	10 FEET*	10 FEET*	10 FEET*	10 FEET**
WATER BODY:	20 FEET*	20 FEET*	20 FEET*	20 FEET*	20 FEET*	20 FEET*	0/20 FEET**
MINIMUM BUILDING SEPARATION:	10 FEET	10 FEET	10 FEET	10 FEET	10 FEET	10 FEET	20 FEET**
MINIMUM FLOOR AREA:	900 S.F.	900 S.F.	900 S.F.	900 S.F.	750 S.F.	750 S.F.	700 S.F.**

\*PER UNIT  
\*\*50 FEET PER UNIT  
\*\*35 FEET  
\*Pursuant to LDC SECTION 34-2173, THE CLOCK TOWER, WHICH WILL NOT EXCEED 50 FEET IN HEIGHT, IS EXEMPT FROM HEIGHT REGULATION.  
\*PROJECT DOES NOT PROPOSE TO HAVE PUBLIC STREETS.  
\*SETBACK SHALL BE REDUCED TO 7.5 FEET FOR SIDE ENTRY GARAGES, FRONT PORCHES, AND COMBINATION FRONT PORCH/FRONT ENTRY GARAGES.  
\*SETBACK IS MEASURED FROM THE BACK OF CURB (IF CURBED) OR EDGE OF PAVEMENT (IF NOT CURBED).  
\*SETBACK IS MEASURED FROM THE EDGE OF PAVEMENT OF ROAD THAT SERVES THE UNIT.  
\*SIDE YARD SETBACK SHALL BE A MINIMUM OF ZERO (0') WITH A TEN FOOT (10') SEPARATION BETWEEN PRINCIPAL STRUCTURES WHERE NOT ATTACHED.  
\*UNITS MAY SHARE A COMMON PORTICO/ARBOR ENTRYWAY STRUCTURE. ACCESSORY POOL ENCLOSURE/SCREEN LANAI SETBACK MAY BE REDUCED TO ZERO WHEN ATTACHED TO COMMON PRIVATE WALL.  
\*ACCESSORY STRUCTURES MAY BE REDUCED TO 10' WHERE REAR YARD REQUIREMENT FOR PRINCIPAL STRUCTURES IS 10' AND 5' WHERE REAR YARD REQUIREMENT FOR PRINCIPAL STRUCTURES IS 25'.  
\*SETBACK FROM A LAKE FOR ALL PRINCIPAL AND ACCESSORY USES MAY BE ZERO FEET (0') PROVIDED ARCHITECTURAL BANK TREATMENT IS INCORPORATED INTO THE DESIGN (REFER TO BULKHEAD CROSS-SECTION PROVIDED ON TOWN CENTER DETAIL SHEET).  
\*TWENTY FEET OF SEPARATION REQUIRED BY LOCAL FIRE CODE.  
\*PATIO HOME IS A DETACHED OR SEMI-DETACHED UNIT FROM A SINGLE FAMILY WITH ONE (1) DWELLING UNIT FROM GROUND TO ROOF WHEREIN EACH DWELLING UNIT LOT IS ENCLOSED BY A WALL LOCATED AT THE LOT LINE, PLUS CREATING A PRIVATE YARD BETWEEN THE HOUSE AND THE WALL.  
\*\*SEVEN HUNDRED (700') SQUARE GROSS FEET FLOOR AREA ON THE GROUND FLOOR.



### TYPICAL LAKE CROSS SECTION L-L

APPROVED  
Master Concept Plan  
Site Plan # 03-019 Page 2 of 3  
Subject to conditions in Ordinance 20-08-01  
Case # DCT 2003-00005  
CITY OF BONITA SPRINGS

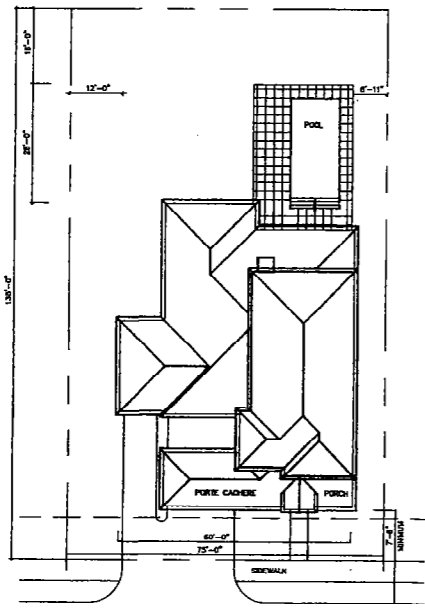
RECEIVED  
MAR 03 2003  
ZONING COUNTER  
RWA, INC.  
FEB 28 2003

RWA CONSULTING  
Engineers, Surveyors & Mappers  
Planners, Project Managers  
3650 North Homestead Drive, Suite 270, Naples, Florida 34104  
(239) 646-1959 FAX: (239) 646-7058

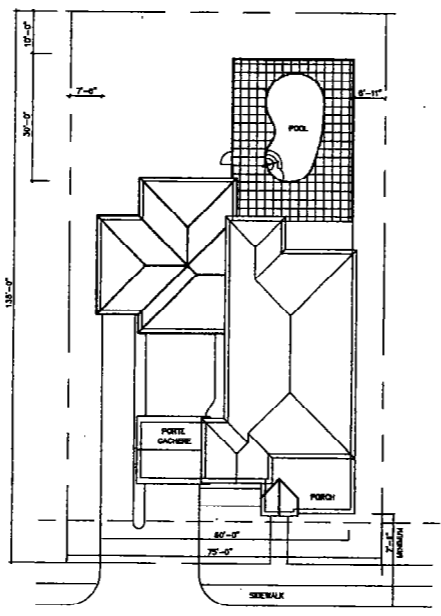
LEE COUNTY SECTION 3  
CORKSCREW GROWERS

HORSESHOE DEVELOPMENTS, INC.  
MASTER CONCEPT PLAN  
TOWN CENTER DETAIL

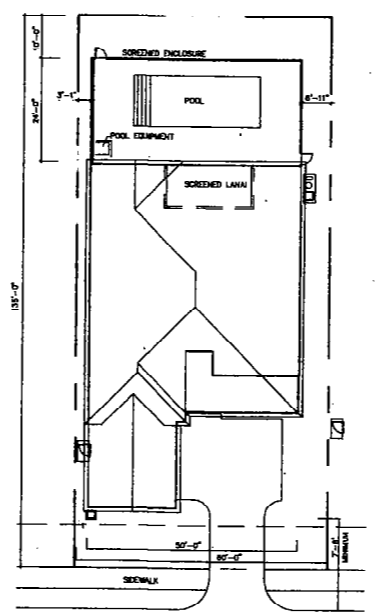
DATE: FEB 2003  
PROJECT NO: CR-009101  
FILE NO: 2003/NOV  
SHEET NUMBER: 2  
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DRAWN: [initials]  
R.E.C.  
CHECKED: [initials]  
P.A.L.



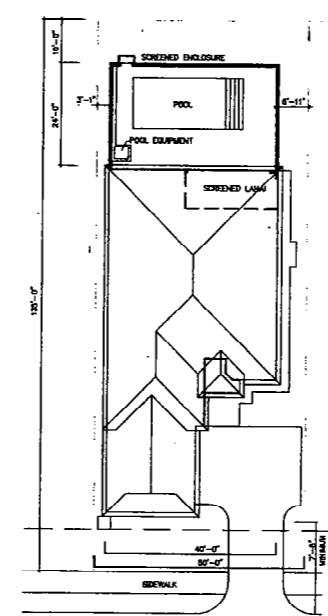
50' RIGHT-OF-WAY  
**'COMMODORE'**  
 SINGLE FAMILY



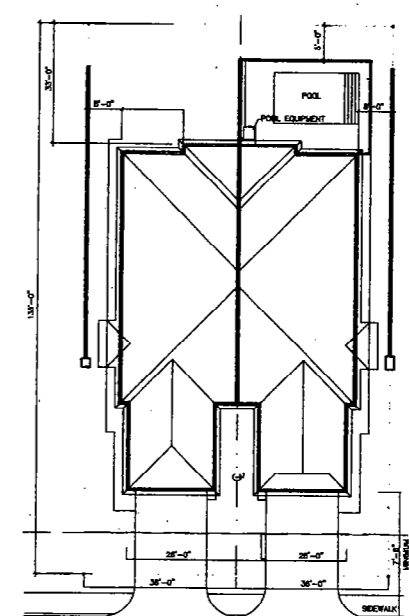
50' RIGHT-OF-WAY  
**'ADMIRAL'**  
 SINGLE FAMILY



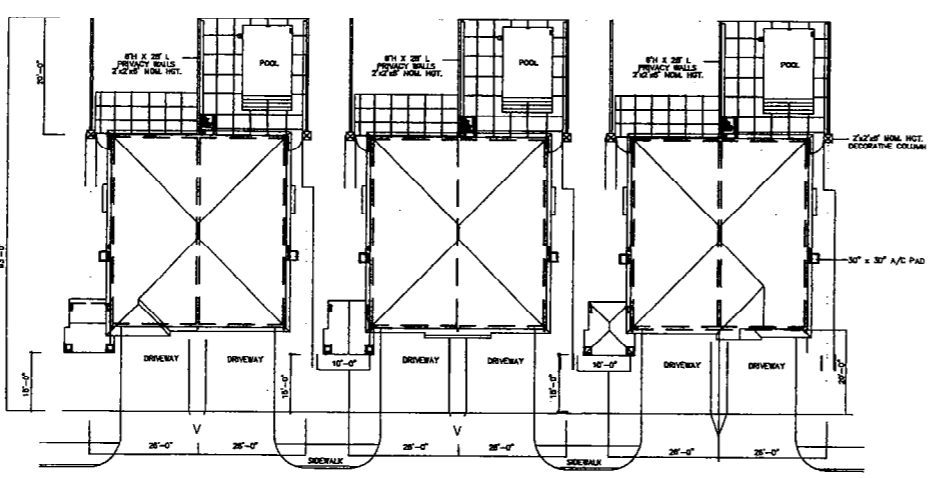
50' RIGHT-OF-WAY  
**'CARLYLE'**  
 ZERO LOT LINE



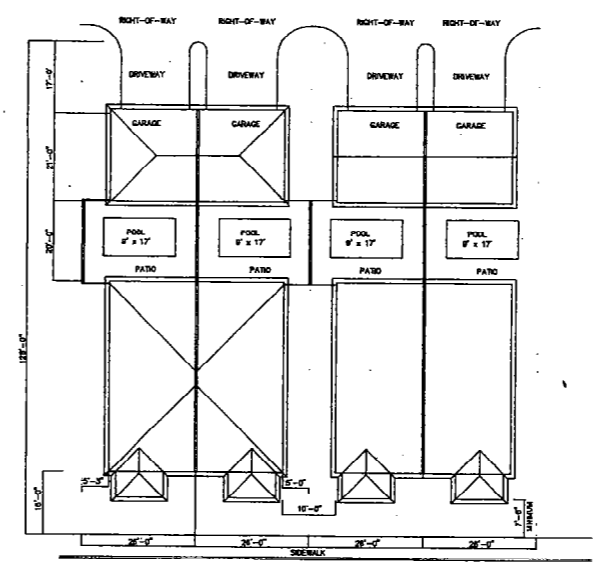
50' RIGHT-OF-WAY  
**'OAKMONT'**  
 ZERO LOT LINE



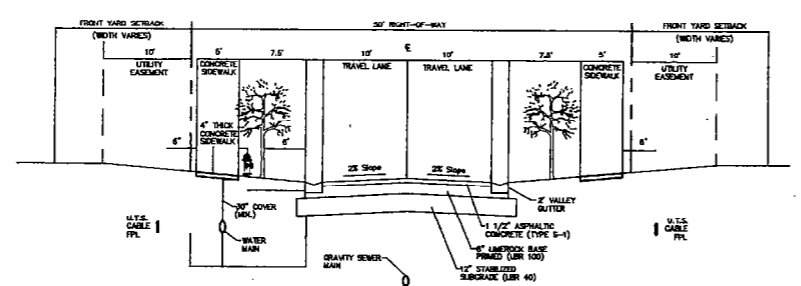
50' RIGHT-OF-WAY  
**'CAPRI III'**  
 TWO FAMILY ATTACHED



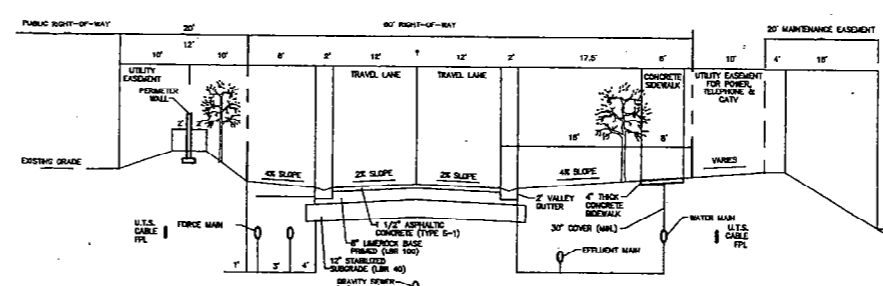
50' RIGHT-OF-WAY  
**'CATALINA'**  
 TOWNHOUSE



50' RIGHT-OF-WAY  
**'CAYMAN'**  
 TOWNHOUSE



TYPICAL LOCAL ROADWAY SECTION  
 50' RIGHT-OF-WAY



SECTION E-E  
 TYPICAL SECTION (60' RIGHT-OF-WAY)

APPROVED  
 Master Concept Plan  
 Site Plan # 03-019 Page 3 of 3  
 Subject to conditions in Ordinance 20-03-019  
 Case # DCI 2003-00005  
 CITY OF BONITA SPRINGS

RECEIVED  
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DCI 2003-00005

RWA, INC.  
 FEB 28 2003

**RWA** CONSULTING INC.  
 Engineers, Surveyors & Mappers  
 Planners, Project Managers  
 3000 North Horseshoe Drive, Suite 270, Naples, Florida 34104  
 (239) 949-1500 FAX: (239) 949-7058

PROJECT:  
 LEE COUNTY SECTION 3  
 CORKSCREW GROWERS

CLIENT:  
 HORSESHOE DEVELOPMENTS, INC.  
 TITLE:  
 PROTOTYPICAL BUILDINGS AND RIGHT-OF-WAY CROSS SECTIONS

DATE: FEB. 2003  
 PROJECT NO.: 02-0001.00  
 FILE NO.: 2003A04  
 SHEET NUMBER: 3 OF 3