

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Tesone Development Corporation and Tesone Land Company have properly filed an application for a rezoning from IL (Light Industrial), CC (Community Commercial), C-1 (Commercial), RM-2 (Residential Multiple-Family), TFC-2 (Two-Family Conservation), MHPD (Mobile Home Planned Development) and AG-2 (Agricultural) to RPD (Residential Planned Development) and CPD (Commercial Planned Development), in reference to The Village of Bonita Springs; and

WHEREAS, the subject property is located at 26300 Southern Pines Drive, Bonita Springs, and is described more particularly as:

LEGAL DESCRIPTION: In Section 26, Township 47 South, Range 23 East, Lee County, Florida:

RPD

A tract or parcel of land lying in Section 26, Township 47 South, Range 25 East, Lee County Florida, which tract or parcel is described as follows:

From the Northeast corner of said Section 26, run S82°52'26"W along the North line of the Northeast Quarter (NE¼) of said Section 26 for 75.69 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run S00°36'55"W 75.00 feet West of and parallel to the East line of the Northeast Quarter (NE¼) of said Section 26 for 3,307.17 feet to an intersection with the East-West Quarter Section line of said Section 26;

THENCE run S89°02'10"W along said Quarter Section line for 2,263.53 feet;

THENCE run the following courses:

N01°25'50"W for 265.35 feet;

S86°39'58"W for 60.82 feet;

N84°10'37"W for 52.43 feet;

N81°36'51"W for 50.85 feet;

N18°20'46"W for 96.07 feet;

N07°13'39"W for 107.66 feet;

N20°12'42"E for 134.57 feet;

N71°43'26"E for 96.57 feet;

S89°29'33"W for 41.02 feet to a Point of Curvature;

THENCE run Westerly along an arc of a curve to the left of radius 650.00 feet (chord bearing S66°59'33"W) (chord 497.49 feet) (delta 45°00'00") for 510.51 feet to a Point of Tangency;

continued...

THENCE run S44°29'33"W for 268.05 feet to an intersection with the Easterly right-of-way line of State Road 45 (Old US 41);
THENCE run N45°30'27"W along said Easterly line for 100.00 feet;
THENCE run the following courses:
N44°29'33"E for 268.05 feet to a Point of Curvature;
Northeasterly along an arc of a curve to the right of radius 750.00 feet (chord bearing N64°55'54"E) (chord 523.82 feet) (delta 40°52'42") for 535.10 feet to a point on a non-tangent line;
N29°14'44"W for 522.58 feet;
S42°09'01"W for 119.29 feet;
S69°40'27"W for 72.86 feet;
S48°49'23"W for 81.04 feet;
S75°25'57"W for 60.41 feet;
S80°11'08"W for 79.24 feet;
N64°56'59"W for 34.36 feet;
S64°13'53"W for 48.31 feet;
N75°21'19"W for 65.88 feet;
S38°03'32"W for 38.16 feet;
S60°39'04"W for 41.41 feet;
S33°37'11"E for 67.17 feet;
S76°04'42"W for 48.01 feet;
S33°37'11"E for 67.17 feet;
S76°04'42"W for 48.01 feet;
N79°11'27"W for 83.08 feet;
S05°42'53"E for 36.04 feet;
S11°43'34"W for 128.84 feet;
N85°44'57"W for 41.57 feet;
N31°26'48"W for 41.57 feet;
S78°26'36"W for 36.49 feet;
N45°02'53"W for 84.48 feet;
N56°24'00"E for 56.22 feet;
N78°06'54"E for 113.49 feet;
N48°15'50"E for 93.99 feet;
N15°10'17"W for 138.11 feet;
S88°50'25"W for 41.02 feet;
S89°06'26"W for 35.02 feet;
S47°32'09"W for 59.96 feet;
S24°43'02"W for 37.27 feet;
S78°36'25"W for 58.96 feet;
S33°37'13"W for 51.80 feet;
S59°24'34"W for 54.68 feet;
N52°00'13"W for 44.17 feet;
S58°54'42"W for 31.07 feet;
S58°25'55"W for 42.99 feet;
S44°00'19"W for 16.66 feet to an intersection with the Easterly right-of-way line of State Road 45 (Old US 41);

continued...

THENCE run N45°30'27"W along said Easterly line for 26.42 feet to an intersection with the Northwesterly line of Lot 3, of the HELFENSTEIN ESTATE as shown on plat recorded in Plat Book 8 at Page 40 of the Public Records of Lee County, Florida;

THENCE run N44°31'00"E along said Northwesterly line for 1,270.22 feet;

THENCE run the following courses:

N88°34'16"E for 639.81 feet;

N25°34'13"E for 1,271.39 feet;

N42°43'52"E for 42.99 feet;

N21°28'27"E for 69.30 feet;

N19°43'06"E for 75.85 feet to an intersection with the North line of the Northeast Quarter (NE¼) of said Section 26;

THENCE run N82°52'26"E along said North line for 1,600.72 feet to the POINT OF BEGINNING.

Containing 178.72 acres more or less.

CPD AREA 1

A tract or parcel of land lying in Section 26, Township 47 South, Range 25 East, Bonita Springs, Florida, which tract or parcel is described as follows:

From the center of said Section 26 run N01°25'44"W along the West line of the Northeast Quarter (NE¼) of said Section 26 for 1,064.84 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run the following courses:

S29°14'44"E for 381.30 feet to an intersection with a non-tangent curve;

THENCE run Southwesterly along an arc of a curve to the left of radius 750.00 feet (chord bearing S64°55'54"W) (chord 523.82 feet) (delta 40°52'42") for 535.10 feet to a Point of Tangency;

S44°29'33"W for 268.05 feet to an intersection with the Easterly right-of-way line of State Road 45 (old US 41);

THENCE run the following courses along said Easterly line:

N45°30'27"W for 269.51 feet;

S44°29'33"W for 5.00 feet;

N45°30'27"W for 561.56 feet leaving said Easterly line;

THENCE run the following courses:

N44°00'19"E for 16.66 feet;

N58°25'55"E for 42.99 feet;

N58°54'42"E for 31.07 feet;

S52°00'13"E for 44.17 feet;

N59°24'34"E for 54.68 feet;

N33°37'13"E for 51.80 feet;

N78°36'25"E for 58.96 feet;

N24°43'02"E for 37.27 feet;

continued...

N47°32'09"E for 59.96 feet;
 N89°06'26"E for 35.02 feet;
 N88°50'25"E for 41.02 feet;
 S15°10'17"E for 138.11 feet;
 S48°15'50"W for 93.99 feet;
 S78°06'54"W for 113.49 feet;
 S56°24'00"W for 56.22 feet;
 S45°02'53"E for 84.48 feet;
 N78°26'36"E for 36.49 feet;
 S31°26'48"E for 41.57 feet;
 S85°44'57"E for 41.57 feet;
 N11°43'34"E for 128.84 feet;
 N05°42'53"W for 36.04 feet;
 S79°11'27"E for 83.08 feet;
 N76°04'42"E for 48.01 feet;
 N33°37'11"W for 67.17 feet;
 N60°39'04"E for 41.41 feet;
 N38°03'32"E for 38.16 feet;
 S75°21'19"E for 65.88 feet;
 N64°13'53"E for 48.31 feet;
 S64°56'59"E for 34.36 feet;
 N80°11'08"E for 79.24 feet;
 N75°25'57"E for 60.41 feet;
 N48°49'23"E for 81.04 feet;
 N69°40'27"E for 72.86 feet;
 N42°09'01"E for 119.29 feet;
 S29°14'44"E for 141.28 feet to the POINT OF BEGINNING.

Containing 11.23 acres more or less.

CPD AREA 2

A tract or parcel of land lying in Section 26, Township 47 South, Range 25 East, Bonita Springs, Lee County, Florida, which tract or parcel is described as follows:

From the center of said Section 26 run N01°25'44"W along the West line of the Northeast Quarter (NE¼) of said Section 26 for 590.48 feet to a point on a non-tangent curve and the POINT OF BEGINNING.

From said POINT OF BEGINNING run the following courses: Easterly along an arc of a curve to the right of radius 650.00 feet (chord bearing N79°08'58"E) (chord 233.40 feet) (delta 20°41'09") for 234.67 feet to a Point of Tangency;

N89°29'33"E for 41.02 feet;
 S71°43'26"W for 96.57 feet;
 S20°12'42"W for 134.57 feet;
 S07°13'39"E for 107.66 feet;
 S18°20'46"E for 96.07 feet;
 S81°36'51"E for 50.85 feet;
 S84°10'37"E for 52.43 feet;

continued...

N86°39'58"E for 60.82 feet;
S01°25'50"E for 265.35 feet to an intersection with the
East-West Quarter Section line of said Section 26;
THENCE run S89°02'10"W along said Quarter Section line for
160.96 feet;
THENCE run S01°25'50"E for 322.89 feet;
THENCE run S69°52'37"W for 204.59 feet to an intersection
with the Easterly right-of-way line of State Road 45 (Old
US 41) and a point on a non-tangent curve;
THENCE run the following courses along said Easterly
right-of-way:
Northwesterly along an arc of a curve to the left of radius
1,692.02 feet (chord bearing N32°48'55"W) (chord 743.52
feet) (delta 25°23'04") for 749.64 feet to a Point of
Tangency;
N45°30'27"W for 20.00 feet leaving said Easterly line;
THENCE run N44°29'33"E for 268.05 feet to a Point of
Curvature;
THENCE run Northeasterly along an arc of a curve to the
right of radius 650.00 feet (chord bearing N56°38'59"E)
(chord 273.77 feet) (delta 24°18'51") for 275.84 feet to
the POINT OF BEGINNING.

Containing 9.31 acres more or less.

WHEREAS, the applicant has indicated the property's current
STRAP numbers are 26-47-25-03-0000E.0110, 26-47-25-03-0000E.0020,
26-47-25-00-00010.0010, 26-47-25-03-0000E.0100, 26-47-25-03-0000E.
0070, 26-47-25-00-00002.0000, 26-47-25-01-00003.0000, 26-47-25-01-
00003.0010, 26-47-25-01-00011.0000, 26-47-25-01-00013.0000, 26-47-
25-00-00002.0010, 26-47-25-01-00014.0000; and

WHEREAS, Tesone Land Company and Tesone Development Corporation,
the fee simple title holder and owner of record of the subject
parcel, authorized Pavese, Garner, Haverfield, Dalton, Harrison &
Jenson, P.A., Canin Associates, and Sunshine Realty to act as agents
to pursue this zoning application; and

WHEREAS, a public hearing was properly advertised and held on
June 27, 1995 before the Lee County Hearing Examiner who gave full
consideration of all the evidence available; and

WHEREAS, a public hearing was properly advertised and held on
August 7, 1995 before the Lee County Board of County Commissioners
who gave full and complete consideration to the recommendations of
the staff, the Hearing Examiner, the documents on file with the
county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMIS-
SIONERS, that the Board APPROVES with conditions a rezoning from IL,
CC, C-1, RM-2, TFC-2, MHPD and AG-2 to RPD and CPD.

SECTION A. CONDITIONS:

The rezoning and Master Concept Plan are subject to the following conditions:

1. The development of this project will be in accordance with the Master Concept Plan entitled "The Village of Bonita Springs," prepared by Johnson Engineering, Inc., stamped received May 18, 1995 and the "Traffic Management Plan" stamped received March 23, 1995, except as modified by the conditions herein.
2. CPD Area 1 is limited to a total of 94,000 square feet of retail commercial uses and 15,000 square feet of office commercial uses. CPD Area 2 is limited to a total of 96,000 square feet of retail commercial uses. The RPD is limited to a total of 809 multi-family dwelling units.
3. The approved Schedule of Uses is as follows:

RPD

Multi-Family Units
Residential Accessory Uses
Real Estate Sales Office (for on-site sales only)
Recreation Facilities, Private
Signs in compliance with Lee County Land Development Code
[Except as modified by Deviation (1)]
Entrance Gates
Essential Services
Essential Service Facility, Group I
Excavation/Water Retention
Gatehouse
Home Occupation
Model Homes, Model Units, Model Display Center
Temporary Construction/Sales Trailer

CPD

Administrative Office (df)
Animal Clinic (df)
Auto Parts Store (df)
Automobile Service Station (df)
Automotive Repair and Services - Group I [Section 34-622(c)(2)]
Banks and Financial Establishments - Groups I and II [Section 34-622(c)(3)]
Boat Parts Stores (df)
Building Materials - Sales [Section 34-622(c)(4)]
Business Services - Groups I and II [Section 34-622(c)(5)]
Carport (covered parking) (df)
Car Wash (df)
Cleaning and Maintenance Services [Section 34-622(c)(7)]
Clothing Stores, General [Section 34-622(c)(8)]
Clubs, Commercial, Fraternal, Membership Organizations [limited by Section 34-2111]

Consumption on Premises [Section 34-1261 et seq.]
 Contractors and Builders - Group I [Section 34-622(c)(9)]
 Convenience Food and Beverage Store (df)
 Cultural Facilities [Section 34-622(c)(10)]
 Day Care Center - Child and/or Adult (df)
 Department Store (df)
 Drive-thru Facility (df) - accessory to a permitted use
 Drugstore (df)
 Emergency Medical Services
 Essential Services (df)
 Excavation - water retention [limited by Section 34-1651]
 Flea Market, Indoor or Open (df)
 Food and Beverage Service, Limited (df)
 Food Stores - Groups I and II [Section 34-622(c)(16)]
 Freight and Cargo Handling Establishments
 [Section 34-622(c)(17)]
 Garage, Public (df)
 Government Services [Section 34-622(c)(19)]
 Hardware Store (df)
 Health Care Facilities - Group III [Section 34-622(c)(20)]
 Hobby, Toy and Game Shops [Section 34-622(c)(21)]
 Household/Office Furnishings [Section 34-622(c)(22)]
 Insurance Companies [Section 34-622(c)(23)]
 Laundry or Dry Cleaning - Group I [Section 34-622(c)(24)]
 Lawn and Garden Supply Store (df)
 Music Store (df)
 Non-Store Retailers - All Groups [Section 34-622(c)(30)]
 Offices - Medical
 Package Store [Limited by Section 34-1261 et seq.]
 Paint, Glass and Wallpaper Store (df)
 Personal Services - All Groups [Section 34-622(c)(33)]
 (excluding massage parlors)
 Pet Services (df)
 Pet Shop (df)
 Pharmacy (df)
 Recreation Commercial - All Groups [Section 34-622(c)(38)]
 Recreation Facilities - Personal, Private, Public (df)
 Religious Facilities (df)
 Rental Establishments - GROUPS I and II [Section 34-622(C)(39)]
 Repair Shops - Groups I and II [Section 34-622(c)(40)]
 Restaurants, Fast Food (df)
 Restaurants - All Groups [Section 34-622(c)(43)]
 Schools Commercial and Non-Commercial [Sections 34-622(c)(45)
 and 34-2381]
 Self-Service Fuel Pump Station
 Signs in compliance with Lee County Sign Ordinance [except as
 modified by Deviation (1)]
 Social Services - Groups I and II [Section 34-622(c)(46)]
 Specialty Retail Shops - All Groups [Section 34-622(c)(47)]
 Storage - Indoor and Enclosed (df)
 Studios [Section 34-622(c)(49)]
 Transportation Services - Groups II and III [Section
 34-622(c)(53)]

US Post Office and Annex
Used Merchandise Stores - All Groups [Section 34-3071]
Variety Store (df)

3. The approved Development Regulations are as follows:

RPD

Minimum lot width	100 feet
Minimum lot depth	120 feet
Minimum lot area	12,000 square feet
Maximum lot coverage	45% Structural Coverage

MINIMUM SETBACKS

Street	In accordance with LDC Section 34-2192
Side	20 feet
REAR	20 feet
Waterbody	25 feet [see limited exception in Deviation (2)]
Perimeter	25 feet (plus 1/2 foot for every foot a structure exceeds 35 feet in height)
Minimum Building Separation	20 feet (plus 1/2 foot for every foot a structure exceeds 35 feet in height)

Parking will be in accordance with Lee County Standards for multi-family developments

CPD

Minimum Lot Width	100 feet
Minimum Lot Depth	100 feet
Minimum Lot Area	10,000 square feet

MINIMUM SETBACKS

Side	15 feet
Rear	20 feet (15 feet for CPD Area 1 Office uses)
Waterbody	25 feet [see limited exception in Deviation (2)]
Perimeter	25 feet (plus 1/2 foot for every foot a structure exceeds 35 feet in height)
Minimum Building Separation	20 feet (plus 1/2 feet for every foot a structure exceeds 35 feet in height)

Parking will be in accordance with Lee County Standards

5. Maximum building heights are permitted as follows:

- a. CPD Areas 1 and 2 are limited to a maximum building height of 50 feet with no more than three habitable floors. However, any structure within 100 feet of the property line that abuts the existing residential development to the south and east will be limited to a maximum height of 35 feet.

- b. RPD Parcels A and B are limited to a maximum building height of 50 feet and no more than three habitable floors.
- c. RPD Parcel C is limited to a maximum building height of 35 feet.

6. The following buffers must be provided:

- a. Buffer Section A-A must be located along the internal CPD/ RPD property line as depicted on the Village of Bonita Springs Master Concept Plan (MCP). This buffer must be a minimum of 25 feet in width with a fence eight feet in height. A vegetative screen must be installed on the residential side of the fence. This vegetative screen must be a minimum of six feet in height at planting with 50 percent opacity. The vegetative screen must obtain 75 percent opacity within 12 months of planting. The size and type of plantings must comply with LDC Section 10-416 except as modified herein. This buffer must be installed prior to a Certificate of Compliance of the first vertical construction in both CPD Areas 1 and 2.
- b. Buffer Section B-B must be located along the property line between the CPD and the existing residential development to the south and east as depicted on the Village of Bonita Springs MCP. Buffer Section B-B must be a minimum 26 feet in width with a fence eight feet in height. A vegetative screen must be installed on the residential side of the fence. This vegetative screen must be six feet in height with 75 percent opacity at planting. The size and type of plantings will comply with LDC Section 10-416 except as modified herein. This buffer must be installed prior to a Certificate of Compliance for the first vertical construction in CPD Area 2.
- c. Landscaped strips must be provided along the northern property line of RPD Parcel B that abuts Shangrila Road and Haven Lane. The landscaping must comply with LDC Section 10-415(b)(2). If the Developer provides a minimum 150-foot-wide preservation strip composed of native vegetation along the northern boundary of RPD Parcel B then a landscaped strip is not required.
- d. Landscaped strips 10 feet in width must be provided along the southern property line of RPD Parcel C. The landscaping must comply with LDC Section 10-415(a)(3).

7. The Developer of the RPD must establish an Emergency Hurricane Preparedness Plan with the Lee County Division of Emergency Management. The homeowner's association must provide continuing information on hurricane evacuation and shelters to the residents.

8. The internal east/west street that accesses both the RPD and CPD must be constructed to the technical specifications of a collector street in accordance with the LDC.
9. The Developer(s) of the CPD/RPD must remove all invasive exotic vegetation on site. Priority must be given to the removal of invasive exotic vegetation located within preserve areas. The project must be maintained free of invasive exotics in perpetuity. Invasive exotic vegetation includes those plants listed in LDC Section 10-413(f).
10. This development must be served by a public water and sanitary sewer system.
11. This zoning approval does not address the mitigation of the project's traffic impacts. Additional conditions may be established at the time of local Development Order in accordance with the Lee County Land Development Code or other County Ordinance.
12. Approval of the rezoning does not give the Developer the undeniable right to receive any local Development Order approval that exceeds the Year 2010 (Roberts) Overlay use allocation for the applicable district.

SECTION B. DEVIATIONS:

The Village of Bonita Springs Master Concept Plan deviates from several Lee County development standards. The proposed deviations are granted or denied as set forth below:

Deviation (1) requests relief from LDC Sections 30-152 and 30-153, which outline permitted signs in commercial developments, to allow at the main entrance boulevard the placement of identification signs for both the residential and commercial developments. The requested deviation is **APPROVED** with the following conditions:

- a) The required sight distance must be provided;
- b) The sign face is limited to a maximum of 200 square feet; and
- c) The height of the sign may not exceed 24 feet.

Deviation (2) requests relief from LDC Section 34-2194(b) which requires a minimum 25 foot building setback from a waterbody, to allow a zero foot setback between a structure and the existing borrow pit only for the proposed commercial and residential uses. The requested deviation is **APPROVED**.

Deviation (3) requests relief from LDC Section 10-285(a) Table 1 which requires connection separation spacing on arterial roads

be a minimum of 660 feet, to allow 526, 582, 555, 560, 280 and 305 feet connection separations on Old US 41. The requested deviation is APPROVED with the condition that connection separation spacing must be in accordance with the "Traffic Management Plan" stamped received March 23, 1995.

Deviation (4) requests relief from LDC Section 10-283(a) which requires that access streets be constructed paralleling certain arterial or collector streets, to eliminate the frontage road requirement. The requested deviation is APPROVED.

SECTION C. MASTER CONCEPT PLAN:

A one-page reduced copy of the Village of Bonita Springs Master Concept Plan and a one-page reduced copy of the Traffic Management Plan are attached to and incorporated into this Resolution by reference.

SECTION D. FINDINGS AND CONCLUSIONS:

The following findings and conclusions were made in conjunction with the approval of the requested CPD and RPD zoning:

- A. The predominant uses of the surrounding property make approval of the CPD/RPD, as conditioned, appropriate.
- B. The CPD/RPD zoning, as conditioned:
 - (1) will not have an adverse impact on the intent of the Land Development Code.
 - (2) is consistent with the goals, objectives, policies, and intent of the Lee Plan, and with the densities, intensities, and general uses set forth for the proposed uses.
 - (3) meets or exceeds all performance and locational standards set forth for the proposed uses.
 - (4) will protect, conserve, and preserve all protected and endangered species, natural habitat and vegetation, in accordance with the Lee Plan and other County development regulations.
 - (5) will be compatible with existing or planned uses and will not cause damage, hazard, nuisance, or other detriment to persons or property.
 - (6) will not place an undue burden upon existing transportation or other services and facilities. The development will be served by streets with the capacity to carry traffic generated by the development.

- C. Commercial and residential uses, as conditioned, will be in compliance with all applicable general zoning provisions and supplemental regulations pertaining to the uses, set forth in the Land Development Code.
- D. The proposed use is appropriate on the subject property and in the vicinity of the property.
- E. The recommended conditions are reasonably related to the impacts expected from or created by the proposed development.
- F. The recommended conditions and other Lee County development regulations provide sufficient safeguards to the public health, safety and welfare.
- G. The deviations, as conditioned, enhance the achievement of the objectives of the CPD/RPD and preserve and promote the protection of the public health, safety and welfare.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Judah, and seconded by Commissioner Manning and, upon being put to a vote, the result was as follows:

John E. Manning	Aye
Douglas R. St. Cerny	Absent
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 7th day of August, A.D., 1995.

ATTEST:
CHARLIE GREEN, CLERK

BY: Ruth J. Green
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: John E. Albion
Chairman

FILED

AUG 9 1995

Approved as to form by:

Annaliese Allen
County Attorney's Office

CLERK CIRCUIT COURT
BY: Ruth J. Green D.C.

CASE NO. 95-01-043.03Z
ZON5170

RESOLUTION NUMBER Z-95-046
Page 12 of 12

SUBMITTED BY:
TESONE DEVELOPMENT CORPORATION AND
TESONE LAND COMPANY

Figure 1 consists of two diagrams, (a) and (b), showing the layout of a 1000 m² plot. Both diagrams are square plots with a side length of 100 m. In the center of each plot is a dashed square representing a 100 m x 100 m area. This central area is divided into four quadrants, each measuring 25 m x 25 m. The quadrants are labeled as follows: Top-left (TL), Top-right (TR), Bottom-left (BL), and Bottom-right (BR). The legend for the diagrams is as follows:

- TL: Tall grass (100 m²)
- TR: Tall grass (100 m²)
- BL: Tall grass (100 m²)
- BR: Tall grass (100 m²)
- TL: Tall grass (100 m²)
- TR: Tall grass (100 m²)
- BL: Tall grass (100 m²)
- BR: Tall grass (100 m²)

The scale bar for both diagrams is 100 m.

TYPICAL LOT LAYOUTS

• **EXTRA**

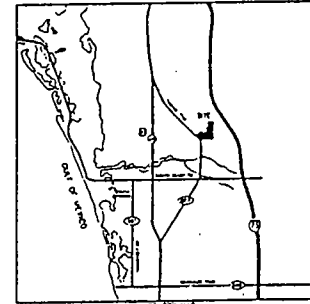
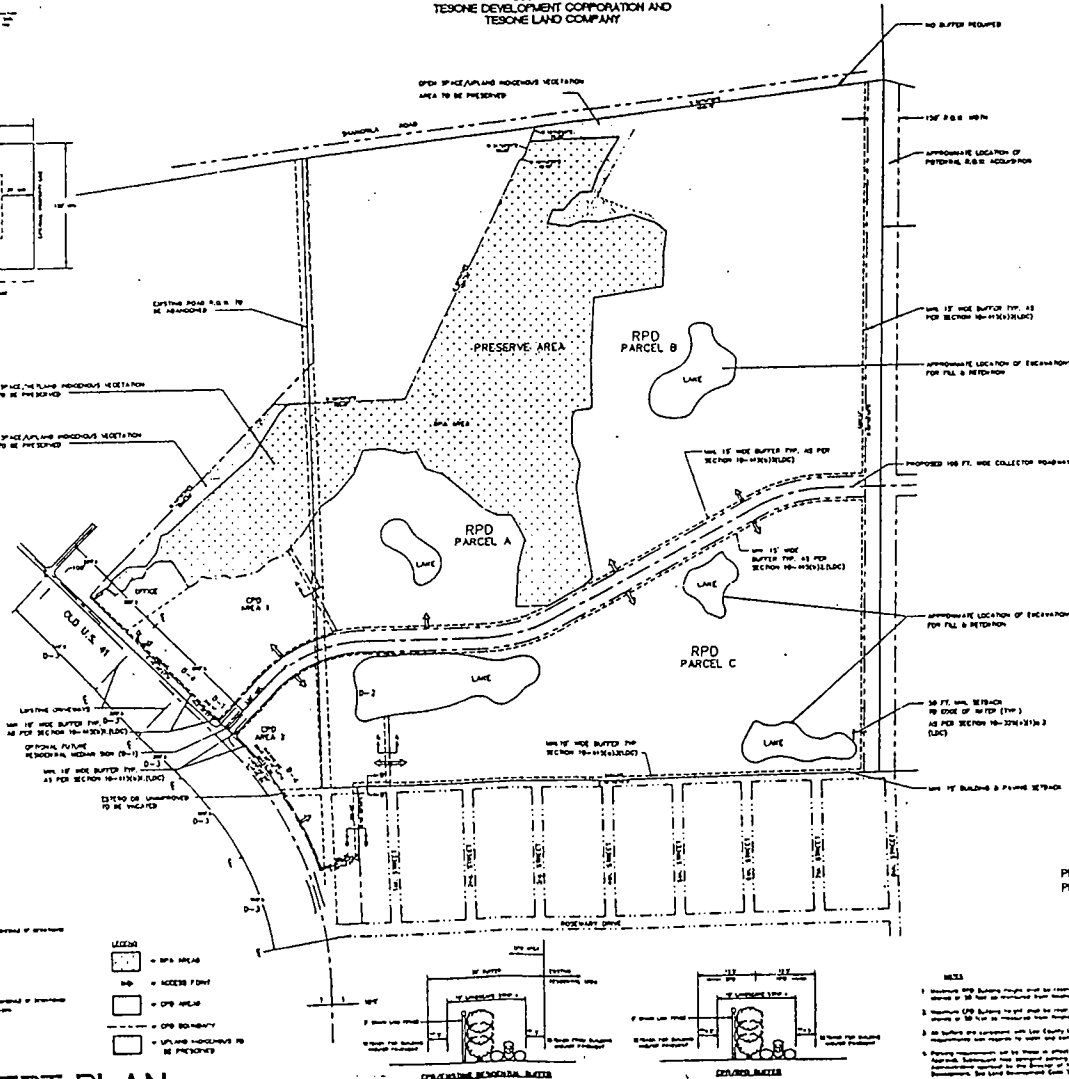
1. General Information
 2. Personal Data
 3. Education
 4. Employment
 5. Family
 6. Health
 7. Interests
 8. References
 9. Comments
 10. Signature
 11. Date
 12. Place
 13. Initials
 14. Markings
 15. Notes
 16. Remarks
 17. Observations
 18. Findings
 19. Conclusions
 20. Recommendations
 21. Actions
 22. Results
 23. Outcomes
 24. Impacts
 25. Effects
 26. Consequences
 27. Reactions
 28. Responses
 29. Behaviors
 30. Attitudes
 31. Beliefs
 32. Values
 33. Norms
 34. Standards
 35. Criteria
 36. Measures
 37. Indicators
 38. Variables
 39. Parameters
 40. Factors
 41. Elements
 42. Components
 43. Parts
 44. Sections
 45. Divisions
 46. Departments
 47. Bureaus
 48. Offices
 49. Units
 50. Teams
 51. Groups
 52. Committees
 53. Boards
 54. Councils
 55. Assemblies
 56. Conferences
 57. Seminars
 58. Workshops
 59. Conventions
 60. Exhibitions
 61. Fairs
 62. Shows
 63. Displays
 64. Presentations
 65. Performances
 66. Productions
 67. Shows
 68. Exhibitions
 69. Fairs
 70. Shows
 71. Displays
 72. Presentations
 73. Performances
 74. Productions
 75. Shows
 76. Exhibitions
 77. Fairs
 78. Shows
 79. Displays
 80. Presentations
 81. Performances
 82. Productions
 83. Shows
 84. Exhibitions
 85. Fairs
 86. Shows
 87. Displays
 88. Presentations
 89. Performances
 90. Productions
 91. Shows
 92. Exhibitions
 93. Fairs
 94. Shows
 95. Displays
 96. Presentations
 97. Performances
 98. Productions
 99. Shows
 100. Exhibitions
 101. Fairs
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Legend

-  = 4 bits address
-  = access point
-  = 1 bit address
-  = 1 bit boundary
-  = 1 bit and 2 molecules to be produced

MASTER CONCEPT PLAN

[illegible]

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[illegible][illegible]

PROJECT # 95-01-073 037 0104
PROJECT TYPE 12

EXHIBIT IV-F
TO MASTER CONCEPT PLAN

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DOMINO COUNTRY



JOHNSON ENGINEERING INC
Poinciana Park - Suite 218
2840 Golden Gate Pkwy
Naples, Florida 33942

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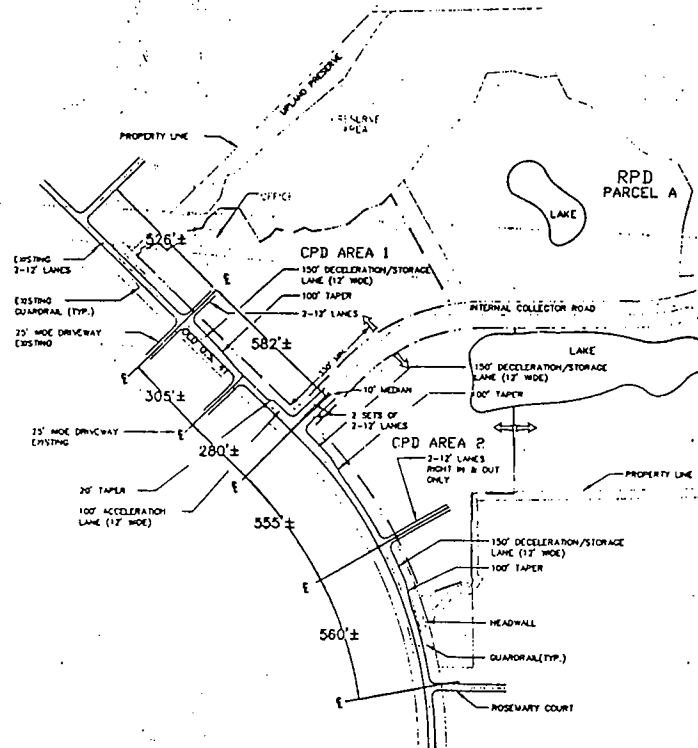
APPROVED

APPROVED
Under Concept Plan
The Plan of SEC-226 Page 12
Subject to conditions in Resolution SEC-226



NOTES:

1. RIGHT-IN / RIGHT-OUT ACCESS POINTS WILL COMPLY WITH CDC SECTION 10-285(C) OF THE SAND DEVELOPMENT CODE.
2. NON-MOUNTABLE CURBING AND / OR GUARDRAILS WILL BE USED WHERE THE LAKE IS LESS THAN 25' FROM THE RIGHT-OF-WAY IN CONFORMANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION REGULATIONS REGARDING CLEAR ZONE RECOVERY DISTANCES (SECTION 10-329 (E)(1)&(2)).
3. CPD ACCESS DRIVEWAYS OFF THE INTERNAL COLLECTOR ROAD WILL BE A MINIMUM OF 330' OFF OF THE OLD U.S. 41 INTERSECTION AS PER LDC SECTION 10-285 (A) (TABLE 1).
4. THE INTERNAL COLLECTOR ROAD WILL BE BUILT TO LDC STANDARDS.



THE VILLAGE OF BONITA SPRINGS

APPROVED
Master Control Plan

Site Plan # 15-0-017-032-01-01
Subject to conditions in Resolution 2-2002
Zoning Code # 60-0-0-2-012
Page # 1 of 1

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PROJECT # 15-0-017-032-01-01
PROJECT TYPE 12 ZONING COUNTER

REV	DATE	DESCRIPTION	BY	CHKD	DATE	NAME	DATE	JOHNSON ENGINEERING, INC.	TRAFFIC MANAGEMENT PLAN	THE VILLAGE OF BONITA SPRINGS
1	02/18/95	DESIGN			02/18/95	JOHNSON	02/18/95	JOHNSON ENGINEERING, INC.	TRAFFIC MANAGEMENT PLAN	THE VILLAGE OF BONITA SPRINGS
2	02/18/95	DESIGN			02/18/95	JOHNSON	02/18/95	JOHNSON ENGINEERING, INC.	TRAFFIC MANAGEMENT PLAN	THE VILLAGE OF BONITA SPRINGS
3	02/18/95	DESIGN			02/18/95	JOHNSON	02/18/95	JOHNSON ENGINEERING, INC.	TRAFFIC MANAGEMENT PLAN	THE VILLAGE OF BONITA SPRINGS