ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, DCI Communities, Inc. filed an application for administrative approval to a Residential Planned Development on a project known as The Villages of Bonita **to amend Condition 4 (Property Development Regulations) of Resolution Z-98-027 to change the required side setbacks for Zero-Lot-Line dwelling units within Area 1 only from zero (0) feet on one side and five (5) feet on the opposite side to between zero (0) and five (5) feet on one side and no less than five (5) feet on the opposite side** for property located on the east side of Old 41 Road, approximately 1.5 miles south of the intersection of Old 41 Road and U.S. 41 in Bonita Springs, described more particularly as:

LEGAL DESCRIPTION: In Section 22, Township 47 South, Range 25 East, Lee County, Florida:

All of The Villages of Bonita, a subdivision located in a portion of Section 22, Township 47 South, Range 25 East, Lee county, Florida, as recorded in Plat Book 59 at Pages 1 thru 8 of the public records of Lee County, Florida.

LESS AND EXCEPT

Lots 1 thru 8, Block "A", Lots 8 thru 18, Block "B", Lots 2 thru 4, and 21, Block "C", of said The Villages of Bonita Plat and Phase 1, 2 and 11 of the Villages of Bonita, A Condominium.

WHEREAS, the property was originally rezoned in case number 96-05-158.02Z 01.01; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, staff finds the setbacks proposed will maintain the same or increased building separation between dwelling units; and

WHEREAS, the changed setbacks will permit a flexible building and project design, while not resulting in increased impacts on the public's health, safety, and welfare; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval to this Residential Planned Development **to amend Condition 4 (Property Development Regulations) of Resolution Z-98-027 to change the required side setbacks for Zero-Lot-Line dwelling units within Area 1 only from zero (0) feet on one side and five (5) feet on the opposite side to between zero (0) and five (5) feet on one side and no less than five (5) feet on the opposite side** is **APPROVED.**

Approval is subject to the following conditions:

1. **The Development must be in compliance with the three-page amended Master Concept Plan, dated July, 1999, stamped received July 23, 1999. Site Plan PUD-99-045 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

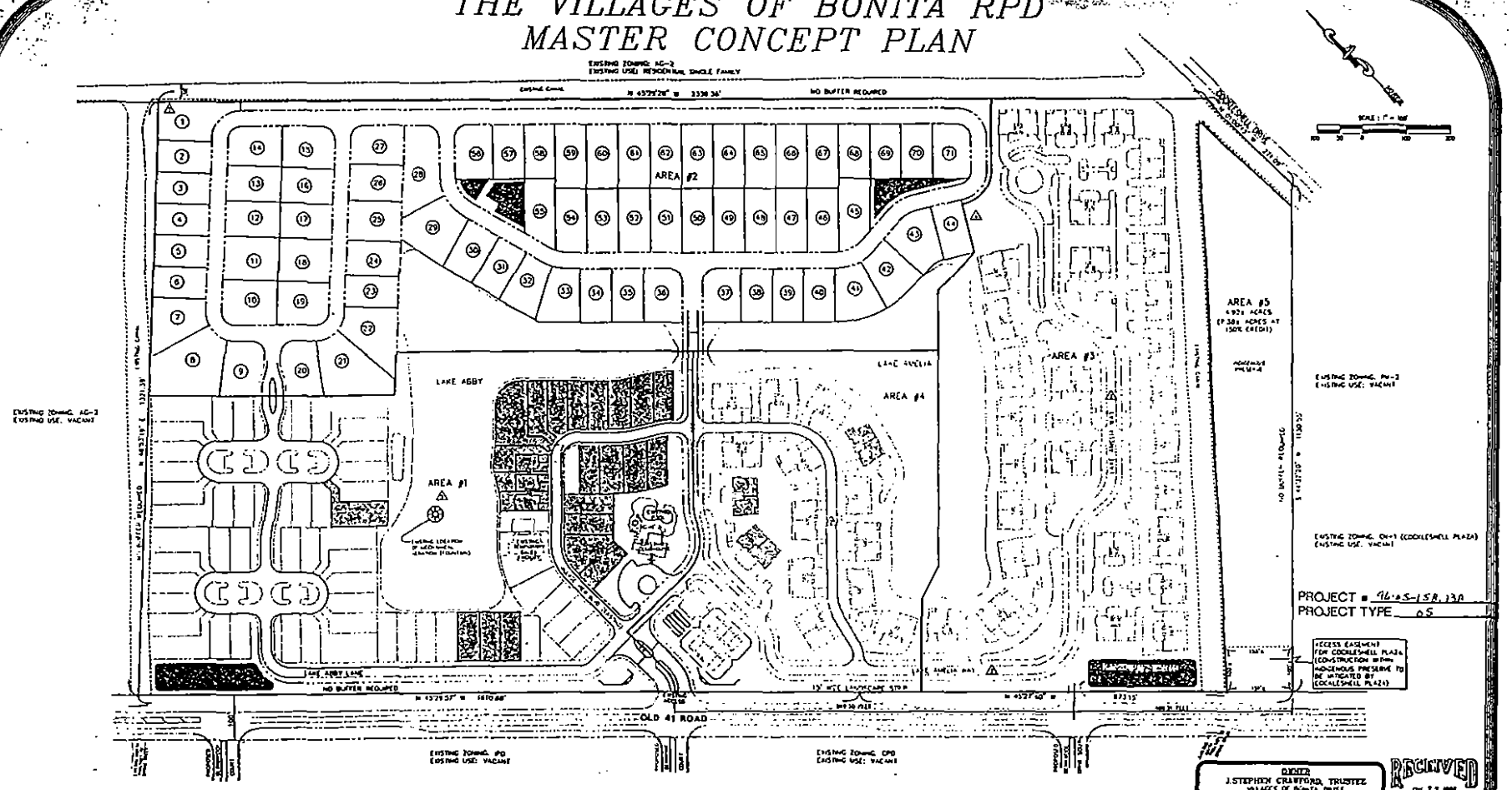
2. **The terms and conditions of the original zoning resolution, with the exception of Condition 4 as amended herein, remains in full force and effect. Exhibit B of Condition 4 is here by amended and a copy of this Exhibit is attached to this action.**

DULY SIGNED this 13th day of August, A.D., 1999.

BY: Mary Gibbs

Mary Gibbs, Director
Department of Community Development

THE VILLAGES OF BONITA RPD
MASTER CONCEPT PLAN



SITE PLANNING DATA

LEE PLAN DESIGNATION:	URBAN COMMUNITY
ZONING DESIGNATION:	RM-2, RESIDENTIAL MULTI-FAMILY
EXISTING LAND USE:	RESIDENTIAL TWO-FAMILY ATTACHED, MULTI-FAMILY, VACANT
PROPOSED ZONING DESIGNATION:	RPD, RESIDENTIAL PLANNED DEVELOPMENT
GROSS AREA:	77.07± ACRES
AREA 1 (TWO-FAMILY ATTACHED)	19.82± ACRES
AREA 2 (SINGLE FAMILY)	24.52± ACRES
AREA 3 (SINGLE OR MULTI-FAMILY)	17.83± ACRES
AREA 4 (MULTI-FAMILY)	9.82± ACRES
AREA 5 (INDIGENOUS PRESERVE)	4.92± ACRES

OPEN SPACE CALCULATIONS

AREA 1:	7.94± ACRES (NOT SINGLE FAMILY, TWO-FAMILY ATTACHED)
AREA 2:	NOT REQUIRED (SINGLE FAMILY)
AREA 3:	NOT REQUIRED (IF SINGLE FAMILY)
AREA 3:	7.16± ACRES (NOT MULTI-FAMILY OR TOWNHOUSE)
AREA 4:	3.93± ACRES (NOT MULTI-FAMILY)
AREA 5:	NOT REQUIRED (INDIGENOUS PRESERVE)

LEGEND

- PROJECT BOUNDARY — NOT INCLUDED IN REZONING
- INDIGENOUS MITIGATION (1.09 AC.)

INDIGENOUS OPEN SPACE CALCULATIONS

REQUIRED:	(70.5% ACRES=) 6.92± ACRES
AREA 1:	3.97± ACRES (50% SINGLE FAMILY, TWO-FAMILY ATTACHED)
AREA 2:	NOT REQUIRED (SINGLE FAMILY)
AREA 3:	NOT REQUIRED (IF SINGLE FAMILY)
AREA 3:	3.58± ACRES (50% IF MULTI-FAMILY OR TOWNHOUSE)
AREA 4:	1.97± ACRES (50% MULTI-FAMILY)
AREA 5:	0.96± ACRES (INDIGENOUS PRESERVE)
PROVIDED:	
AREA 5:	7.38± ACRES (150% CREDIT OF 4.92 AC. ±)

GENERAL NOTES

1. PROPERTIES NOT INCLUDED IN REZONING REQUEST HAVE BEEN INCLUDED IN THE SITE DATA, OPEN SPACE AND INDIGENOUS CALCULATIONS.
2. MECHANICAL AERATION (FOUNTAIN) APPROVED BY LEE COUNTY HEARING EXAMINER, CASE 96-05-158.01S 02.01

OWNER
J. STEPHEN CRAWFORD, TRUSTEE
VILLAGES OF BONITA TRUST
3129 CASTELLO DRIVE, SUITE 2
NAPLES, FLORIDA 34103

RECEIVED
JUL 23 1999
PERMIT COUNTER

PREPARED BY
Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (941) 947-1144 FAX : (941) 947-0370

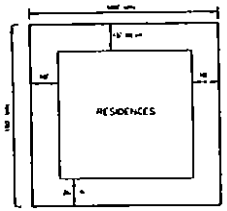
PRINTED
JUL 23 1999

EXHIBIT B-8-2
EXHIBIT B-1-3
EXHIBIT B-7

THE VILLAGES OF BONITA

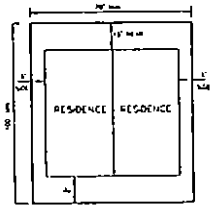
MASTER CONCEPT PLAN

GENERAL NOTES

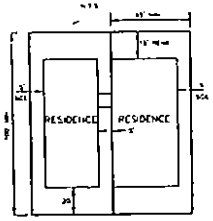


MULTIPLE FAMILY

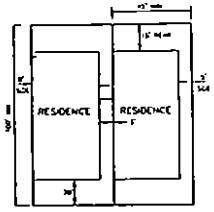
* 15' TO SIDE LOADED GARAGE



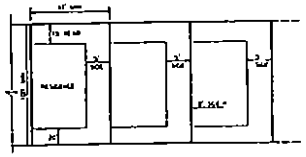
DUPLEX



TWO FAMILY ATTACHED

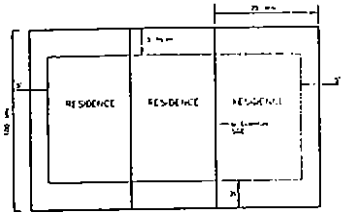


TWO FAMILY ATTACHED

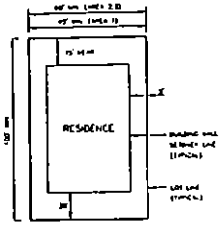


ZERO LOT LINE*

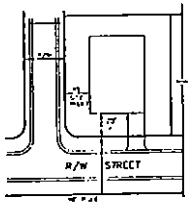
* SEE SIDE SETBACKS FOR AREA 1



TOWNHOUSE



SINGLE FAMILY



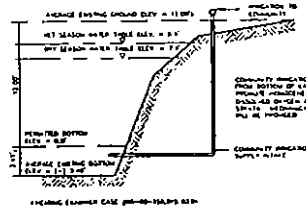
RESIDENTIAL STREET SETBACK

SCHEDULE OF USES

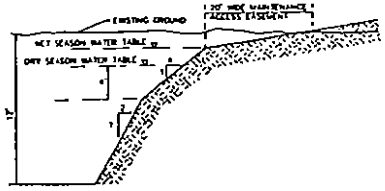
ADMINISTRATIVE OFFICE
CLUBS, PRIVATE
DWELLING UNIT, SINGLE FAMILY, DUPLEX, TWO FAMILY ATTACHED, MULTIPLE FAMILY, TOWNHOUSE
ESSENTIAL SERVICES FACILITIES, GROUP I
ENTRANCE GATES AND GATEHOUSE
EXCAVATION WATER RETENTION
FENCE, WALLS
MODEL HOME, UNIT, DISPLAY CENTER
RESIDENTIAL ACCESSORY USES
SIGNS
TEMPORARY REAL ESTATE SALES OFFICE

SCHEDULE OF DEVIATIONS

1. 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.
2. FROM THE REQUIREMENT THAT NO LESS THAN FIVE TREES AND EIGHTEEN SHRUBS PER ONE HUNDRED LINEAR FEET MAY BE PLANTED IN EACH LANDSCAPE STRIP [SECTION 10-415 (B) (2)] TO NO LESS THAN FIVE TREES AND EIGHTEEN SHRUBS PER 100 LINEAR FEET OF STREET FRONTAGE MAY BE PLANTED AS GENERAL LANDSCAPING ADJACENT TO THE BUILDING (S)
3. FROM THE REQUIREMENT THAT ALL BUILDINGS AND STRUCTURES MUST BE SET BACK FROM THE DEVELOPMENT PERIMETER A DISTANCE OF FIFTEEN FEET [SECTION 34-935 (B) (1)] TO SEVEN AND ONE HALF FEET FROM THE EAST BOUNDARY LINE TEN LOT pt. AREA #2
4. FROM THE REQUIREMENT THAT THERE BE FIVE TREES PER 100 LINEAR FEET FOR EACH LOT LINE THAT ABUTS EXISTING SINGLE-FAMILY OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS [SECTION 10-415 (3)] TO NO TREES FOR EACH LOT LINE THAT ABUTS EXISTING SINGLE-FAMILY OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS
5. FROM THE REQUIREMENT THAT THE MINIMUM INDIGENOUS OPEN SPACE BE 10.51± ACRES, BASED UPON A MINIMUM OPEN SPACE AREA OF 21.02± ACRES [(BC SECTIONS 10-413 AND 34-935), TO A MINIMUM EXISTING INDIGENOUS OPEN SPACE AREA OF 7.36± ACRES (150% CREDIT OF 4.92± ACRES) AND AN ADDITIONAL 5.59± ACRES OF INDIGENOUS VEGETATION AREAS, AS SHOWN ON THE MASTER CONCEPT PLAN



TYPICAL LAKE SECTION W/AERATION



TYPICAL LAKE SECTION W/O AERATION

PROPERTY DEVELOPMENT REGULATIONS

AREA 1

MINIMUM LOT AREA AND DIMENSIONS

USE	AREA (SQ.FT.)	WIDTH	DEPTH
SINGLE FAMILY	4,500	45 FEET	100 FEET
ZERO LOT LINE	4,500	45 FEET	100 FEET
TWO FAMILY ATTACHED	4,500	45 FEET	100 FEET
DUPLEX	7,000	70 FEET	100 FEET

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'	0'/5'	15'	20'	10'

NOTE: THE CUL-DE-SAC AND LOT CONFIGURATIONS SHOWN IN AREA 1 ON THE MASTER CONCEPT PLAN ARE APPROVED BY D.O. #93-06-030.000

* 0' SIDE SETBACK MAY BE GREATER THAN 0' BUT NOT GREATER THAN 5'; 5' SIDE SETBACK MAY BE GREATER THAN 5' BUT NOT LESS THAN 5'

AREA 2

MINIMUM LOT AREA AND DIMENSIONS

USE	AREA (SQ.FT.)	WIDTH	DEPTH
SINGLE FAMILY	8,500	85 FEET	100 FEET

MINIMUM SETBACKS

USE	FRONT	CORNER	SIDE	REAR	WATER
SINGLE FAMILY	20'	15'	5'	15'	20'

AREA 3

MINIMUM LOT AREA AND DIMENSIONS

USE	AREA (SQ.FT.)	WIDTH	DEPTH
SINGLE FAMILY	8,500	85 FEET	100 FEET
ZERO LOT LINE	8,500	85 FEET	100 FEET
TWO FAMILY ATTACHED	7,000	70 FEET	100 FEET
DUPLEX	2,500	25 FEET	100 FEET
TOWNHOUSE	10,000	100 FEET	100 FEET
MULTI-FAMILY			

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'	0'/5'	15'	20'	10'
TOWNHOUSE	20'	15'	10'	15'	20'	15'
MULTI-FAMILY	20'	15'	10'	15'	20'	15'

AREA 4 (EXISTING)

MINIMUM LOT AREA AND DIMENSIONS

USE	AREA (SQ.FT.)	WIDTH	DEPTH
MULTI-FAMILY	10,000	100 FEET	100 FEET

MINIMUM SETBACKS

USE	FRONT	CORNER	SIDE	REAR	WATER	BLDG. SEPARATION
MULTI-FAMILY	20'	15'	10'	15'	20'	15'

MAXIMUM BUILDING HEIGHT

SINGLE FAMILY	35 FEET OR 2 STORY
ZERO LOT LINE	35 FEET OR 2 STORY
TWO FAMILY ATTACHED	35 FEET OR 2 STORY
DUPLEX	35 FEET OR 2 STORY
TOWNHOUSE	35 FEET OR 2 STORY
MULTI-FAMILY	35 FEET OR 3 STORY

PROJECT # 94-05-150.13A

PROJECT TYPE DS

OWNER
A STEPHEN CRAWFORD, TRUSTEE
VILLAGES OF BONITA TRUST
5120 CASTELLO DRIVE, SUITE 2
NAPLES, FLORIDA 34103

RECEIVED
JUL 23 1999
PERMIT COUNTER

PREPARED BY
Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (941) 947-1144 FAX : (941) 947-0375

PRINTED
JUL 23 1999

P.)PERTY DEVELOPMENT REG)ATIONS

AREA 1

MINIMUM LOT AREA AND DIMENSIONS

USE	AREA (SQ.FT.)	WIDTH	DEPTH
SINGLE FAMILY	4,500	45 FEET	100 FEET
ZERO LOT LINE	4,500	45 FEET	100 FEET
TWO FAMILY ATTACHED	4,500	45 FEET	100 FEET
DUPLEX	7,000	70 FEET	100 FEET

MINIMUM SETBACK

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'	5'
DUPLEX	20'	15'	0'/5'	15'	20'	10'

NOTE: THE CUL-DE-SAC AND LOT CONFIGURATIONS SHOWN IN AREA 1 ON THE MASTER CONCEPT PLAN ARE APPROVED BY D.O. #95-06-030.00D.

* 0' SIDE SETBACK MAY BE GREATER THAN 0' BUT NOT GREATER THAN 5'; 5' SIDE SETBACK MAY BE GREATER THAN 5' BUT NOT LESS THAN 5'

AREA 2

MINIMUM LOT AREA AND DIMENSIONS

USE	AREA (SQ.FT.)	WIDTH	DEPTH
SINGLE FAMILY	6,500	65 FEET	100 FEET

MINIMUM SETBACKS

USE	FRONT	CORNER	SIDE	REAR	WATER
SINGLE FAMILY	20'	15'	5'	15'	20'

AREA 3

MINIMUM LOT AREA AND DIMENSIONS

USE	AREA (SQ.FT.)	WIDTH	DEPTH
SINGLE FAMILY	6,500	65 FEET	100 FEET
ZERO LOT LINE	6,500	65 FEET	100 FEET
TWO FAMILY ATTACHED			
DUPLEX	7,000	70 FEET	100 FEET
TOWNHOUSE	2,500	25 FEET	100 FEET
MULTI-FAMILY	10,000	100 FEET	100 FEET

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'	5'
DUPLEX	20'	15'	0'/5'	15'	20'	10'
TOWNHOUSE	20'	15'	0'/5'	15'	20'	10'
MULTI-FAMILY	20'	15'	10'	15'	20'	15'

AREA 4 (EXISTING)

MINIMUM LOT AREA AND DIMENSIONS

USE	AREA (SQ.FT.)	WIDTH	DEPTH
MULTI-FAMILY	10,000	100 FEET	100 FEET

MINIMUM SETBACKS

USE	FRONT	CORNER	SIDE	REAR	WATER	BLDG. SEPARATION
MULTI-FAMILY	20'	15'	10'	15'	20'	15'

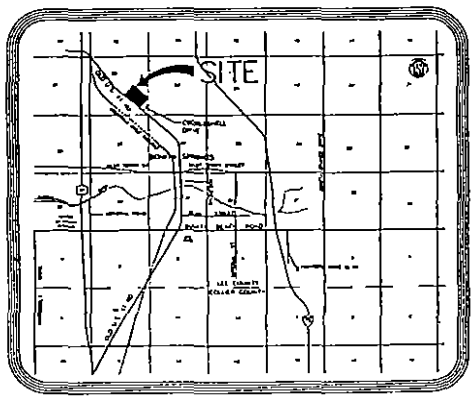
MAXIMUM BUILDING HEIGHT

SINGLE FAMILY	35 FEET OR 2 STORY
ZERO LOT LINE	35 FEET OR 2 STORY
TWO FAMILY ATTACHED	35 FEET OR 2 STORY
DUPLEX	35 FEET OR 2 STORY
TOWNHOUSE	35 FEET OR 2 STORY
MULTI-FAMILY	35 FEET OR 3 STORY

EXHIBIT B



The Villages Of Bonita RPD



LOCATION MAP

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

INDEX OF DRAWINGS

DWG. No.	DESCRIPTION
1	COVER SHEET AND INDEX OF DRAWINGS
2	MASTER CONCEPT PLAN (EXHIBIT II-B-2, II-F-3, IV-F)
3	GENERAL NOTES
4	SOILS, VEGETATION & TOPO MAP (EXHIBIT II-F-4, II-F-5)

OWNER:
J. STEPHEN CRAWFORD, TRUSTEE
Villages of Bonita Trust
5129 Castello Drive, Suite 2
Naples, FL 34103
(941) 591-4600

PREPARED BY:
Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (941) 947-1144 FAX : (941) 947-0375

APPROVED

Amendment to
Master Concept Plan
Subject to conditions in Resolution PUD 99-045
Zoning Case # 96-05-158.13A 01.01
Date 8/13/99

PRINTED
JUL 23 1999

RECEIVED
JUL 23 1999
PERMIT COUNTER

DATE: NOVEMBER, 1997 DRAWING NUMBER 1 OF 4
FILE NAME : VORPDCOV

PROJEC 96-05-158.13A
PROJEC. PE 05