

RESOLUTION NUMBER Z-96-063

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

WHEREAS, Alagold Communities, Ltd. filed an application for a rezoning from Mobile Home Planned Development (MHPD) to Residential Planned Development (RPD) and Mobile Home Planned Development (MHPD), in reference to Bonita Fairways; and

WHEREAS, the subject property is located at 26771 Storybook Lane, Bonita Springs, and is described more particularly as:

LEGAL DESCRIPTION: In Sections 26 and 27, Township 47 South, Range 25 East, Lee County, Florida:

RPD

A parcel of land lying in Section 27 and the Northwest Quarter (NW¼) of Section 26, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 27, Township 47 South, Range 25 East, Lee County, Florida;
THENCE run N00°48'18"W along the East line of said Section 27 for a distance of 30.28 feet to the POINT OF BEGINNING of the parcel of land herein described, the same being a point on the Northerly right-of-way line of West Terry Street (a 60.00 foot wide right-of-way);
THENCE run N83°02'59"W along the North line of said right-of-way for a distance of 2,733.57 feet to a point on the Easterly line of a 100.00 foot wide Florida Power & Light easement, recorded in Official Records Book 2213 at Pages 4695 through 4697 of the Public Records of Lee County, Florida;
THENCE run N00°59'55"W along said Easterly line for a distance of 1,487.23 feet;
THENCE run N88°35'50"E for a distance of 5.65 feet to the Southwest corner of Imperial Harbor Unit No. 7, according to the plat thereof recorded in Plat Book 35 at Pages 130 through 131 of the Public Records of Lee County, Florida;
THENCE along the Southerly line of said Imperial Harbor Unit No. 7 the following eight courses:
N88°35'50"E for a distance of 570.00 feet;
N01°25'30"W for a distance of 481.35;
N69°36'08"E for a distance of 154.98 feet to the beginning of a tangential circular curve concave to the Northwest;
Northeasterly along the arc of said curve to the left, having a radius of 2,404.01 feet, through a central angle of 05°28'47", subtended by a chord

11/18/96

of 229.83 feet at a bearing of N66°51'45"E for an arc length of 229.91 feet to the end of said curve;
 S28°55'09"E for a distance of 72.59 feet to the beginning of a tangential circular curve concave to the Northeast;
 Southeasterly along the arc of said curve to the left, having a radius of 190.00 feet, through a central angle of 91°23'23", subtended by a chord of 271.94 feet at a bearing of S74°37'37"E, for an arc length of 303.06 feet to a Point of Compound Curvature;
 Northeasterly along the arc of said curve to the left, having a radius of 2,663.99 feet, through a central angle of 17°56'23", subtended by a chord of 830.71 feet at a bearing of N50°42'30"E for an arc length of 834.12 feet to the end of said curve;
 N41°42'22"E for a distance of 466.60 feet to the Southeast corner of said Imperial Harbor Unit No. 7;
 THENCE along the Easterly line of said Imperial Harbor Unit No. 7, the following four courses:
 N48°17'38"W for a distance of 525.00 feet;
 S41°42'22"W for a distance of 100.00 feet;
 N48°17'38"W for a distance of 53.61 feet;
 N33°59'47"E for a distance of 10.09 feet to a point on the Southwesterly line of Parcel "F" of Imperial Harbor Unit No. 1, as recorded in Plat Book 11 at Pages 56 through 57 of the Public Records of Lee County, Florida;
 THENCE run N48°16'19"W, along the Southwesterly line of said Parcel "F", for a distance of 5.88 feet;
 THENCE along the Northwesterly line of said Parcel "F" the following four courses:
 N24°36'01"E for a distance of 195.93 feet;
 N31°10'51"E for a distance of 237.63 feet;
 N38°59'41"E for a distance of 191.18 feet;
 N44°36'01"E for a distance of 178.39 feet to the Southwesterly corner of Parcel "A" of said Imperial Harbor Unit No. 1;
 THENCE run N33°59'51"E, along the Southeasterly line of said Parcel "A", for a distance of 50.46 feet to the Southerlymost corner of Parcel "G" of said Imperial Harbor Unit No. 1;
 THENCE run N48°16'19"W, along the Southerly line of said Parcel "G", for a distance of 10.00 feet;
 THENCE run N11°43'41"E, along the Westerly line of said Tract "G", for a distance of 92.38 feet to the Northwesterly corner of said Parcel "G";
 THENCE run S48°16'19"E, along the Northeasterly line of said Parcel "G", for a distance of 45.32 feet to the Easterlymost corner of said parcel "G" and a point on the Easterly line of said Imperial Harbor Unit No. 1;
 THENCE run N33°59'47"E, along the Easterly line of said Imperial Harbor Unit No. 1, for a distance of 30.28 feet to the Northeasterly corner of said Imperial Harbor Unit No. 1 and a point on the Southerly right-of-way line of the Seminole Gulf Railroad;

THENCE run S48°14'59"E, along the Southerly line of said right-of-way, for a distance of 2,016.26 feet to the beginning of a tangential circular curve concave to the Southwest;

THENCE run Southeasterly along the arc of said curve to the right, having a radius of 3,754.83 feet, through a central angle of 06°53'58", subtended by a chord of 451.87 feet at a bearing of S44°48'49"E, for an arc length of 452.14 feet to the end of said curve;

THENCE run S89°07'54"W, along the Southerly line of Lots 5 and 6 of the Helfenstein Estates, as recorded in Plat Book 8 at Page 40 of the Public Records of Lee County, Florida, for a distance of 1,334.34 feet to the Southwest corner of said Northwest Quarter (NW¼) of Section 26;

THENCE run S00°48'18"E, along the West line of said Section 26, for a distance of 967.43 feet;

THENCE run S89°11'59"W, for a distance of 475.00 feet;

THENCE run S00°49'12"E for a distance of 45.00 feet to a point on a circular curve concave to the Southwest, whose radius point bears S44°11'59"W, a distance of 30.00 feet therefrom;

THENCE run Southeasterly, along the arc of said curve to the left, having a radius of 30.00 feet, through a central angle of 90°00'00", subtended by a chord of 42.43 feet at a bearing of S45°48'01"E, for an arc length of 47.12 feet to the end of said curve;

THENCE run S00°48'01"E for a distance of 17.50 feet to the beginning of tangential circular curve concave to the West;

THENCE run Southerly along the arc of said curve to the right, having a radius of 77.50 feet, through a central angle of 15°30'00", subtended by a chord of 20.90 feet at a bearing of S06°56'59"W, for an arc length of 20.97 feet to the end of said curve;

THENCE run S14°41'59"W for a distance of 164.00 feet;

THENCE run N75°18'01"W for a distance of 100.00 feet;

THENCE run S14°41'59"W for a distance of 430.15 feet to the beginning of tangential circular curve concave to the East;

THENCE run Southerly along the arc of said curve to the left, having a radius of 272.50 feet, through a central angle of 19°44'42", subtended by a chord of 93.44 feet at a bearing of S04°49'37"W, for an arc length of 93.91 feet to the end of said curve;

THENCE run S05°02'44"E for a distance of 370.34 feet;

THENCE run N61°02'44"W for a distance of 36.37 feet to the beginning of a tangential circular curve concave to the Southwest;

THENCE run Northwesterly along the arc of said curve to the left, having a radius of 322.50 feet, through a central angle of 27°00'37", subtended by a chord of 150.63 feet at a bearing of N74°33'02"W, for an arc length of 152.03 feet to the end of said curve;

THENCE run S01°56'40"W for a distance of 245.00 feet to a point on a circular curve concave to the South, whose radius point bears S01°56'40"W, a distance of 77.50 feet therefrom;

THENCE run Southeasterly, along the arc of said curve to the right, having a radius of 77.50 feet, through a central angle of 27°00'28", subtended by a chord of 36.19 feet at a bearing of S74°33'06"E, for an arc length of 36.53 feet to the end of said curve;

THENCE run S61°02'52"E for a distance of 75.01 feet to the beginning of tangential circular curve concave to the North;

THENCE run Easterly along the arc of said curve to the left, having a radius of 222.50 feet, through a central angle of 56°29'52", subtended by a chord of 210.62 feet at a bearing of S89°17'48"E, for an arc length of 219.40 feet to the end of said curve;

THENCE run N62°27'16"E for a distance of 40.00 feet to the beginning of tangential circular curve concave to the South;

THENCE run Easterly along the arc of said curve to the right, having a radius of 27.50 feet, through a central angle of 51°00'00", subtended by a chord of 23.68 feet at a bearing of N87°57'16"E, for an arc length of 24.48 feet to the end of said curve;

THENCE run S66°32'44"E for a distance of 207.29 feet to the beginning of tangential circular curve concave to the Northwest;

THENCE run Northeasterly along the arc of said curve to the left, having a radius of 222.50 feet, through a central angle of 114°15'34", subtended by a chord of 373.76 feet at a bearing of N56°19'29"E, for an arc length of 443.71 feet to the end of said curve, to a point on the East line of said Section 27;

THENCE run S00°48'18"E for a distance of 436.63 feet to the POINT OF BEGINNING.

Containing 162.796 acres, more or less.

AND

MHPD

A parcel of land lying in the Southeast Quarter (SE¼) of Section 27, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 27, Township 47 South, Range 25 East, Lee County, Florida;

THENCE run N00°48'18"W, along the East line of said Section 27, for a distance of 466.91 feet to the POINT OF BEGINNING of the parcel of land herein described;

THENCE continue N00°48'18"W, along said East line, for a distance of 1,222.52 feet;

THENCE run S89°11'59"W for a distance of 475.00 feet;

THENCE run S00°49'12"E for a distance of 45.00 feet to a point on a circular curve concave to the Southwest, whose radius point bears S44°11'59"W, a distance of 30.00 feet therefrom;

THENCE run Southeasterly, along the arc of said curve to the right, having a radius of 30.00 feet, through a central angle of 90°00'00" subtended by a chord of 42.43 feet at a bearing of S45°48'01"E, for an arc length of 47.12 feet to the end of said curve;
 THENCE run S00°48'01"E for a distance of 17.50 feet to the beginning of tangential circular curve concave to the West;
 THENCE run Southerly along the arc of said curve to the right, having a radius of 77.50 feet, through a central angle of 15°30'00", subtended by a chord of 20.90 feet at a bearing of S06°56'59"W, for an arc length of 20.97 feet to the end of said curve;
 THENCE run S14°41'59"W for a distance of 164.00 feet;
 THENCE run N75°18'01"W for a distance of 100.00 feet;
 THENCE run S14°41'59"W for a distance of 430.15 feet to the beginning of tangential circular curve concave to the East;
 THENCE run Southerly along the arc of said curve to the left, having a radius of 272.50 feet through a central angle of 19°44'42", subtended by a chord of 93.44 feet at a bearing of S04°49'37"W, for an arc length of 93.91 feet to the end of said curve;
 THENCE run S05°02'44"E for a distance of 370.34 feet;
 THENCE run N61°02'44"W for a distance of 36.37 feet to the beginning of tangential circular curve concave to the Southwest;
 THENCE run Northwesterly along the arc of said curve to the left, having a radius of 322.50 feet, through a central angle of 27°00'37", subtended by a chord of 150.63 feet at a bearing of N74°33'02"W, for an arc length of 152.03 feet to the end of said curve;
 THENCE run S01°56'40"W for a distance of 245.00 feet to a point on a circular curve concave to the South, whose radius point bears S01°56'40"W, a distance of 77.50 feet therefrom;
 THENCE run Southeasterly, along the arc of said curve to the right, having a radius of 77.50 feet through a central angle of 27°00'28", subtended by a chord of 36.19 feet at a bearing of S74°33'06"E, for an arc length of 36.53 feet to the end of said curve;
 THENCE run S61°02'52"E for a distance of 75.01 feet to the beginning of circular curve concave to the North;
 THENCE run Easterly along the arc of said curve to the left, having a radius of 222.50 feet, through a central angle of 56°29'52", subtended by a chord of 210.62 feet at a bearing of S89°17'48"E, for an arc length of 219.40 feet to the end of said curve;
 THENCE run N62°27'16"E for a distance of 40.00 feet to the beginning of tangential circular curve concave to the South;
 THENCE run Easterly along the arc of said curve to the right, having a radius of 27.50 feet, through a central angle of 51°00'00", subtended by a chord of 23.68 feet at a bearing of N87°57'16"E, for an arc length of 24.48 feet to the end of said curve;

THENCE run S66°32'44"E for a distance of 207.29 feet to the beginning of tangential circular curve concave to the Northwest;

THENCE run Northeasterly along the arc of said curve to the left, having a radius of 222.50 feet through a central angle of 114°15'34", subtended by a chord of 373.76 feet at a bearing of N56°19'29"E, for an arc length of 443.71 feet to the end of said curve and the POINT OF BEGINNING, Containing 21.382 acres, more or less.

WHEREAS, the applicant has indicated the property's current STRAP numbers are 27-47-25-00-00002.0000 and 26-47-25-01-00004.0010; and

WHEREAS, Alagold Communities, Ltd., the owner of the subject parcel, authorized Q. Grady Minor & Associates, P.A. to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was advertised and held on October 15, 1996 before the Lee County Hearing Examiner who gave full consideration of the evidence available; and

WHEREAS, a public hearing was advertised and held on November 18, 1996 before the Lee County Board of County Commissioners who gave full and complete consideration to the recommendations of 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 COMMISSIONERS, that the Board **APPROVES with conditions** the requested rezoning from Mobile Home Planned Development (MHPD) to Residential Planned Development (RPD) and Mobile Home Planned Development (MHPD).

SECTION A. CONDITIONS:

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

1. The development and use of the subject property is to be in substantial compliance with the approved Master Concept Plan entitled "Master Concept Plan" and identified as Exhibits IV-E-1 and IV-F (File Nos. BF2MCP, BF2ZDEV, and BF2PVMAP stamped received October 14, 1996, Drawing Numbers 2, 3 and 6 of 8) as prepared by Q. Grady Minor and Associates, except as may be modified by the conditions herein.
2. In the RPD, the project may not exceed 1,002 dwelling units. In the MHPD, the project may not exceed 103 conventional single-family and/or mobile home dwelling units.
3. The following uses are permitted:

RESIDENTIAL PLANNED DEVELOPMENT

ADMINISTRATIVE OFFICE

CLUB, COUNTRY AND PRIVATE
 CONSUMPTION ON PREMISES (in conjunction with the clubhouse)
 RESTAURANTS, Groups I, II, and III (only within the existing club house)
 SPECIALTY RETAIL SHOP, Groups I and II (only within the existing club house)
 DWELLING UNIT: Duplex, Two-Family Attached, Multiple Family, and Townhouse
 ESSENTIAL SERVICE FACILITIES, Group I
 ENTRANCE GATE AND GATEHOUSE
 EXCAVATION, water retention
 FENCE AND WALL
 GOLF COURSE
 GOLF DRIVING RANGE (only in conjunction with a golf course)
 MODEL: Home, Unit, Display Center
 RESIDENTIAL ACCESSORY USES
 SIGNS, in conformance with the Lee County Land Development Code
 TEMPORARY REAL ESTATE SALES OFFICE (limited to sales of lots or units within
 this planned development)

MOBILE HOME PLANNED DEVELOPMENT

DWELLING UNITS: Mobile Home and Single-family
 ENTRANCE GATE AND GATEHOUSE
 EXCAVATION, Water Retention
 GOLF COURSE
 MODEL: Home, Display Center
 RESIDENTIAL ACCESSORY USES
 SIGNS, in conformance with the Lee County Land Development Code
 TEMPORARY REAL ESTATE SALES OFFICE (limited to sales of lots or units within
 this planned development)

4.a. Development of the RPD will comply with the following Property Development Regulations:

MINIMUM LOT AREA AND DIMENSIONS:

<u>Use</u>	<u>Lot Area</u>	<u>Lot Width</u>	<u>Lot Depth</u>
Two-Family attached	3,200 square feet	40 feet	80 feet
Duplex	6,400 square feet	80 feet	80 feet
Townhouse	2,000 square feet	25 feet	80 feet
Multiple Family	10,000 square feet	100 feet	100 feet
All other uses	10,000 square feet	100 feet	100 feet

MINIMUM SETBACKS: (dimensions in feet)

<u>Use</u>	<u>Street</u>	<u>Side Street</u>	<u>Side</u>	<u>Rear</u>	<u>Water Body</u>
Two-Family attached	20	15	0/7	15	25
Duplex	20	15	5	15	25
Townhouse	20	15	-	15	25

Multiple Family	20	15	10	15	25
All other uses	20	15	10	15	25

Minimum Building Separation: 10 feet for Two-Family, Duplex and Townhouse
20 feet for Multiple Family and all other land uses

Maximum Building Height: As depicted on the approved Master Concept Plan, all Two (2) story residential areas may be permitted a maximum height of 35 feet. These areas are limited to Two-Family, Duplex, and Townhouse dwelling unit types. All four (4) story residential areas may be permitted a maximum height of 48 feet. Only the Multiple Family dwelling unit type may be four stories in height. The Clubhouse may have a maximum building height of 40 feet.

Maximum Lot Coverage: 40%

- b. Development of the MHPD will comply with the following Property Development Regulations:

Minimum lot area and dimensions:

Area: 5,000 square feet

Width: 50 feet

Depth: 100 feet

Minimum Setbacks:

Street: 20 feet

Side Street: 15 feet

Side: 5 feet

Rear: 10 feet

Water Body: 20 feet

Minimum separation between structures: 10 feet

Maximum Lot Coverage: 40%

Maximum Building Height: 25 feet

5. Prior to any local Development Order approval, a gopher tortoise management plan for on-site preservation must be submitted and approved by the Department of Community Development.
6. This zoning approval does not address the mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions may be required at the time of local Development Order.

7. Approval of this rezoning does not give the Developer the undeniable right to receive any local Development Order approval that exceeds the Year 2010 Overlay use allocation, if such allocation exists, for the applicable district.
8. This development is to comply with all of the requirements of the Lee County Land Development Code at the time of local Development Order approval, except as may be granted by deviation as part of this planned development.
9. Indigenous vegetation requirements may be reduced on the Bonita Fairways RPD/MHPD site to a minimum of 18.53 acres. The existing indigenous vegetation must be preserved on-site within those areas indicated on the Master Concept Plan and Exhibit IV-E-2P, dated stamped and printed on October 14, 1996. Any requested change to the on-site preserve acreage (18.53 ac.) or any substantial change in the configuration of the indicated preserve areas will require a public hearing in accordance with the applicable provisions of the Land Development Code.
10. No single-family units developed within the MHPD may be replaced with or converted to a mobile home unit. Any mobile home within the MHPD may be replaced with a single-family dwelling unit, but that single-family unit may not be replaced with or converted back to a mobile home unit.
11. All single-family units developed within the MHPD must be substantially similar in architectural appearance to existing mobile homes in the district. This condition will no longer apply if all lots within the MHPD are developed as, replaced, or converted to single family residences.
12. The developer has agreed to construct a sidewalk facility along the property's frontage on West Terry Street. The sidewalk facility may be located in the road right-of-way or within any easement if approved by the effected utility companies and the Director of Zoning and Development Services. Upon acceptance of the sidewalk facility by the County, the developer will be eligible for road or park impact fee credits in accordance with Chapters 2 and 10 of the Land Development Code.

SECTION B. DEVIATIONS:

The Master Concept Plan deviates from several Lee County development standards. The proposed deviations are granted or withdrawn as set forth below:

1. Deviation (1) - WITHDRAWN
2. Deviation (2), requesting relief from LDC Section 10-283(a) to allow elimination of the requirement for an access road paralleling West Terry Street, is hereby **APPROVED**.
3. Deviation (3) - WITHDRAWN

4. Deviation (4), requesting relief from LDC Section 10-329(e)(1)3 to eliminate the required 50-foot setback for an excavation from a private property is hereby **APPROVED** with the following conditions:
 1. This deviation is only effective for "Lake F" as depicted on the approved Master Concept Plan; and
 2. The shoreline is adequately fenced.
5. Deviation (5) - WITHDRAWN
6. Deviation (6), requesting relief from LDC Section 34-2020(4)d to allow a total of 100 parking spaces for the clubhouse and golf course, is hereby **APPROVED**.
7. Deviation (7), requesting relief from LDC Section 10-355(a)(1) and 10-715 to allow a minimum five foot wide planting area to be located between the local road right-of-way and the 10-foot-wide utility easement, is hereby **APPROVED** with the condition that adequate access is provided from the road right-of-way to the public utility easement subject to review and approval by all affected utility companies prior to approval of a local development order.
8. Deviation (8), requesting relief from LDC Section 10-294 to eliminate the requirement that streets in a proposed project shall be connected to the streets in the adjacent area, is hereby **APPROVED**.
9. Deviation (9), requesting relief from LDC Section 10-295 to eliminate the requirement for street stubs to adjoining property, is hereby **APPROVED**.
10. Deviation (10), requesting relief from LDC Section 10-413(c)(1) to allow a reduction in the required on-site provision of indigenous vegetation of 36.86 acres to allow the provision of 18.53± acres of on-site indigenous vegetation, is hereby **APPROVED as provided in Condition 9 above**.
11. Deviation (11), requesting relief from LDC Section 34-935(b)(1)(b) to eliminate the required 15-foot setbacks for buildings, structures, and pavement for an RPD controlled by the applicant adjacent to land that is vacant, is hereby **APPROVED**.

Within the MHPD

12. Deviation (12), requesting relief from LDC Section 10-1 to allow lot widths on curvilinear streets to be measured at the midpoint of the side lot line, is hereby **APPROVED**.
13. Deviation (13) - WITHDRAWN

14. Deviation (14) - WITHDRAWN
15. Deviation (15), requesting relief from LDC Section 10-413(c)(1) to allow a reduction in the required on-site provision of indigenous vegetation of 36.86 acres to allow the provision of 18.53± acres of on-site indigenous vegetation, is hereby **APPROVED** as provided in Condition 9 above.
16. Deviation (16), requesting relief from LDC Section 34-935(b)(1)(b) to eliminate the required 15-foot setbacks for buildings, structures, and pavement for an MHPD controlled by the Applicant adjacent to land that is vacant, is hereby **APPROVED**.
17. Deviation (17), requesting relief from LDC Section 10-295 to eliminate the requirement for street stubs to adjoining property, is hereby **APPROVED**.

SECTION C. Master Concept Plan:

A three page reduced copy of the Master Concept Plan is attached 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 rezoning:

1. The applicant has proved entitlement to the rezoning or special exception by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes and regulations.
2. The requested zoning:
 - 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 Lee Plan;
 - c) is compatible with existing or planned uses in the surrounding area; and
 - d) will not adversely affect environmentally critical areas and natural resources.
3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. The proposed use or mix of uses is appropriate at the subject location.
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.

The foregoing resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner John E. Manning, and seconded by Commissioner Andrew W. Coy and, upon being put to a vote, the result was as follows:

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

DULY PASSED AND ADOPTED this 18th day of November, A.D., 1996.

ATTEST
CHARLIE GREEN, CLERK

BY: Ruth F. Ignace

Deputy Clerk

FILED

NOV 25 1996

CLERK CIRCUIT COURT
BY Ruth F. D.C.

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: [Signature]

Chairman

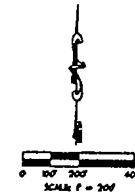
Approved as to form by:

[Signature]
County Attorney's Office

BONITA Fairways

A Country Club Community

MASTER CONCEPT PLAN



APPROVED

Master Concept Plan

Site Plan # 96-063 Page 1 Of 3

Subject to conditions in Resolution Z-96-063

Zoning Case # 96-06-116.032 01.0

SITE PLANNING DATA

USE PLAN DESIGNATION	URBAN COMMUNITY
EXISTING ZONING DESIGNATION	TH-10, FUTURE HOME PLANNED DEVELOPMENT
EXISTING LAND USE	FOREST, HOME DEVELOPMENT, VACANT
PROPOSED ZONING DESIGNATION	RESIDENTIAL, FUTURE HOME PLANNED DEVELOPMENT, RPD, TH-10
SITE AREA	184.38 ACRES
DENSITY (DENSE)	6.0 DWELLING UNITS/ACRE (UD 6.0)
OPEN SPACE (RECLINING)	73.71 ACRES (40%)
OPEN SPACE (RECREATION)	87.23 ACRES (47%)
GOLF COURSE	18.07 ACRES
LAKE (7% OF ISOLATED OPEN SPACE)	13.43 ACRES
HOUSEHOLDS	63.4 ACRES (INCLUDES 125 DENSITY WHERE APPLICABLE)

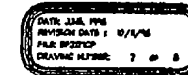
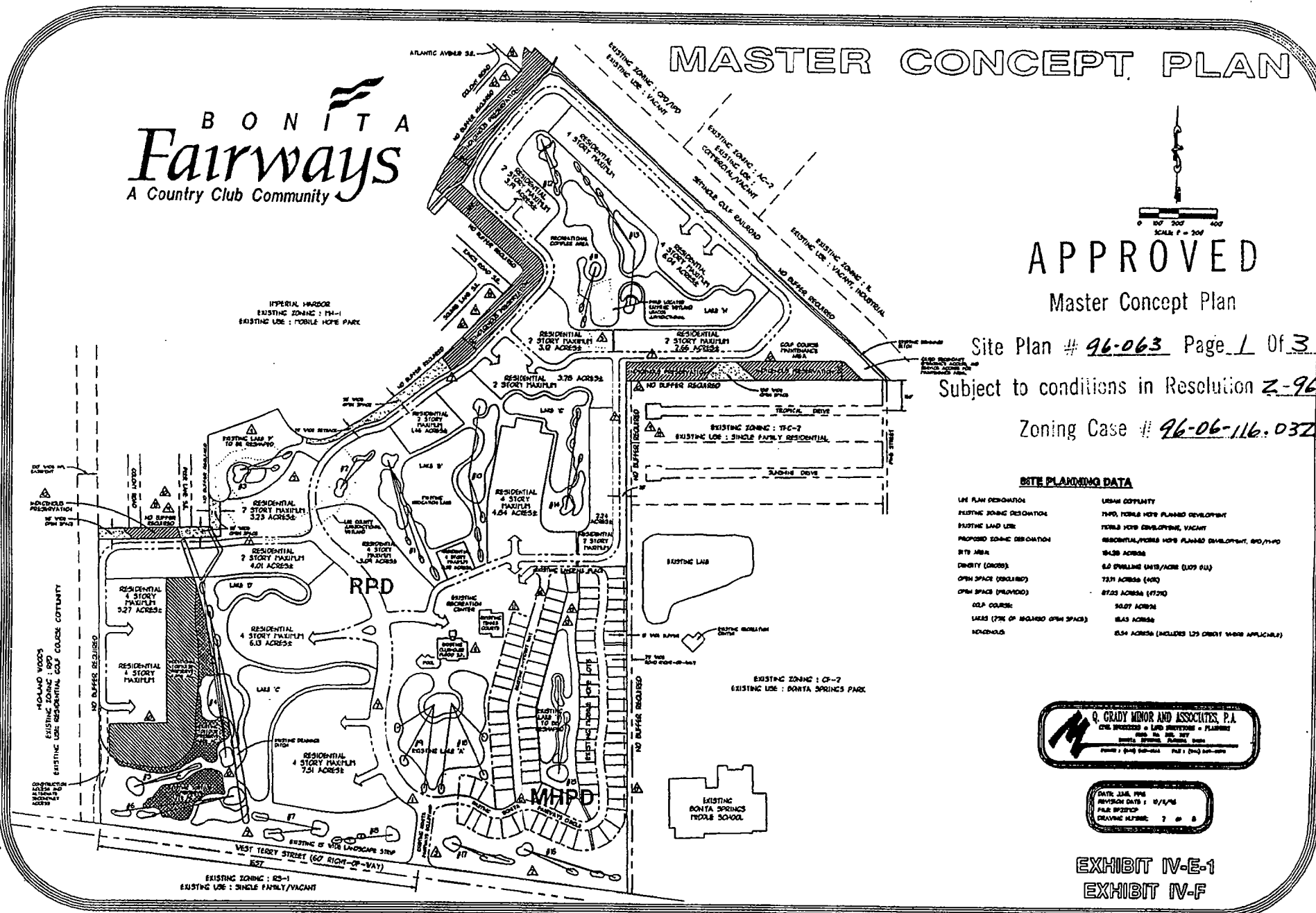


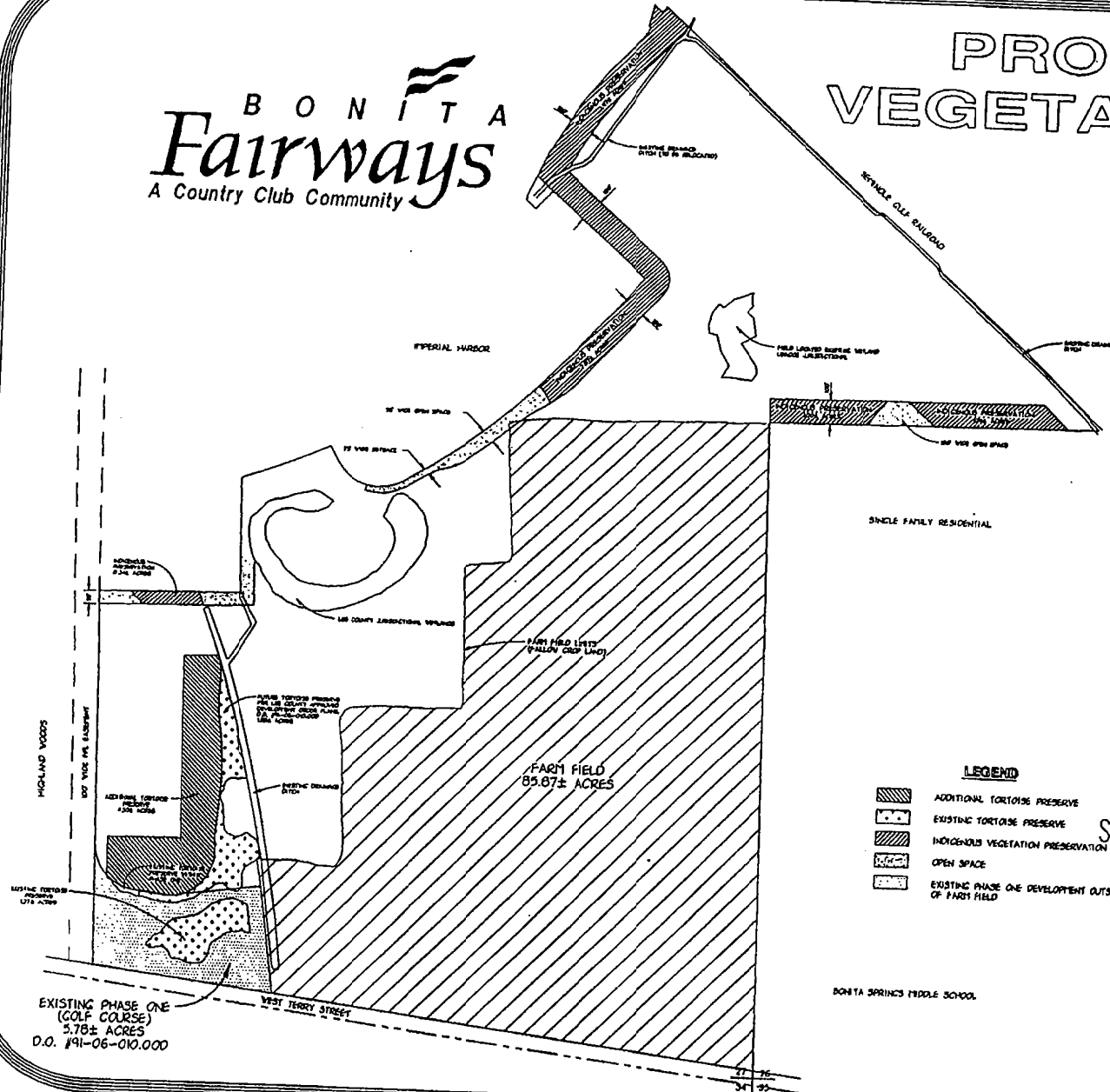
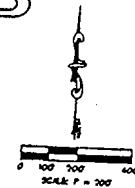
EXHIBIT IV-E-1
EXHIBIT IV-F



BONITA Fairways

A Country Club Community

PROPOSED VEGETATION MAP



INDIGENOUS VEGETATION PRESERVATION CALCULATIONS

ORIGINAL FARM FIELD:	89.87± ACRES
EXISTING PHASE ONE P.D.O.:	5.78± ACRES
TOTAL:	95.65± ACRES
TOTAL SITE:	154.70± ACRES
LESS EXISTING P.D.O. & FARM FIELD:	-95.65± ACRES
TOTAL:	59.05± ACRES ± 20% = 70.86± ACRES INDIGENOUS REQUIRED

EXISTING TORTOISE PRESERVES (2.70 X 125) =	3.38± ACRES
NEW TORTOISE PRESERVES (4.50 X 125) =	5.63± ACRES
INDIGENOUS VEGETATION PRESERVATION (0.34 X (2.70 X 125)) =	1.17± ACRES

TOTAL INDIGENOUS VEGETATION PRESERVATION PROVIDED = 10.18± ACRES

APPROVED

Master Concept Plan

Site Plan # 96-063 Page 3 OF 3

Subject to conditions in Resolution Z-96-063

Zoning Case # 96-06-116.03Z 01.01

- LEGEND**
- ADDITIONAL TORTOISE PRESERVE
 - EXISTING TORTOISE PRESERVE
 - INDIGENOUS VEGETATION PRESERVATION
 - OPEN SPACE
 - EXISTING PHASE ONE DEVELOPMENT OUTSIDE OF FARM FIELD

DONTA SPRINGS MIDDLE SCHOOL

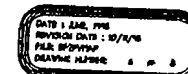
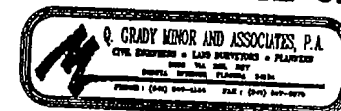


EXHIBIT IV-E-2P