CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 01-14

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY VILLAGES OF BONITA TO AMEND THE EXISTING RESIDENTIAL PLANNED DEVELOPMENT (RPD) ZONING ON LAND LOCATED AT 9450 VILLAGE VIEW BLVD., BONITA SPRINGS, FLORIDA (STRAP NOS. 22-47-25-B3-00800.000A, 22-47-25-B3-00800.00CE, 22-47-25-B3-0080A.0000) ON 77.07 ± ACRES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Villages of Bonita has filed an application to amend its existing Residential Planned Development (RPD) to permit the addition of 22 dwelling units to Area No. 3. The overall number of dwelling units would be increased from 321 to 343 units.

WHEREAS, the subject property is located at 9450 Village View Blvd., Bonita Springs, Florida, and is described more particularly as:

"See Schedule A"

WHEREAS, a Public Hearing was advertised and heard on May 4, 2001 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case No. DCI2000-00091 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 4, 2001 Staff Report prepared by Lee County Development Services Division and evidence submitted at the Zoning Board hearing is on file with the City Clerk.

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

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves amending the existing Residential Planned Development (RPD) zoning to permit the addition of 22 dwelling units to Area #3, with the following conditions:

1. This amendment only pertains to the total number of dwelling units allowed within the project and the adjustment in the number of dwelling units allowed in Area 3 on the Master Concept Plan. The remaining portion of the development must still comply with all of the requirements of the planned development, as amended, found in Resolution Z-98-027 and Administrative Amendment PUD-99-045. The development of Area 3 of this project must be consistent with the one-page Master Concept Plan entitled "The Villages of Bonita RPD Amendment," stamped received

February 9, 2001, last revised 02/05/01, except as modified by the conditions below. This development must comply with all requirements of the City of Bonita Springs LDC at time of local Development Order Approval, except as may be granted by deviation as part of this planned development.. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. The maximum permitted number of dwelling units allowed in the planned development is 343 and within Area 3 the maximum number of permitted dwelling units is 138.

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

4. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Comprehensive Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Comprehensive Plan provisions.

5. 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.

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 25th day of June, 2001.

AUTHENTICATION:

Mayor

City Clerk

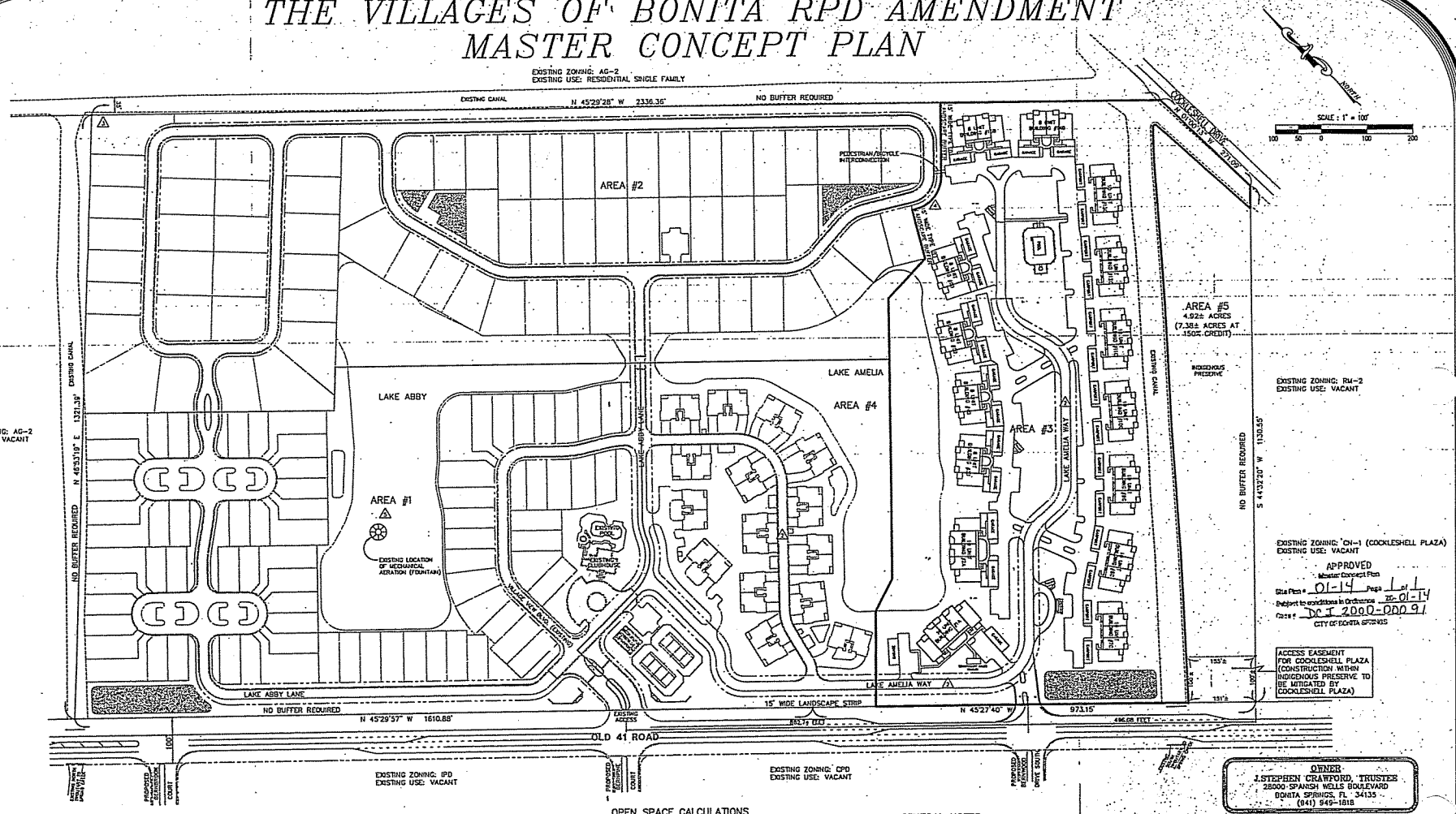
APPROVED AS TO FORM: _____
City Attorney

Vote:

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

Date filed with City Clerk: 6-25-01

THE VILLAGES OF BONITA RPD AMENDMENT
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)	19.85± ACRES
AREA 2 (SINGLE FAMILY)	24.52± ACRES
AREA 3 (MULTI-FAMILY)	17.95± ACRES
AREA 4 (MULTI-FAMILY)	9.83± ACRES
AREA 5 (INDIGENOUS PRESERVE)	4.92± ACRES

SITE DENSITY DATA BY AREA

EXISTING AREA 1 (TWO-FAMILY ATTACHED)	74 UNITS
EXISTING AREA 2 (SINGLE FAMILY)	71 UNITS
* AREA 3 (MULTI-FAMILY)	138 UNITS
EXISTING AREA 4 (MULTI-FAMILY)	60 UNITS
EXISTING AREA 5 (INDIGENOUS PRESERVE)	N/A
MAXIMUM DWELLING UNITS:	343 UNITS

* AREA PREVIOUSLY APPROVED FOR 116 MULTI-FAMILY UNITS PER LEE COUNTY ZONING RESOLUTION 98-027, WHICH PERMITTED A TOTAL OF 321 DWELLING UNITS

OPEN SPACE CALCULATIONS

AREA 1:	7.94± ACRES (40% SINGLE FAMILY, TWO-FAMILY ATTACHED)
AREA 2:	NOT REQUIRED (SINGLE FAMILY)
AREA 3:	7.18± ACRES (40% ; MULTI-FAMILY)
AREA 4:	3.93± ACRES (40% ; MULTI-FAMILY)
AREA 5:	NOT REQUIRED (INDIGENOUS PRESERVE)

INDIGENOUS OPEN SPACE CALCULATIONS

REQUIRED:	(10.51± ACRES) 6.92± ACRES
AREA 1:	3.97± ACRES (20% : SINGLE FAMILY, TWO-FAMILY ATTACHED)
AREA 2:	NOT REQUIRED (SINGLE FAMILY)
AREA 3:	3.59± ACRES (20% : MULTI-FAMILY)
AREA 4:	1.97± ACRES (20% : MULTI-FAMILY)
AREA 5:	0.98± ACRES (INDIGENOUS PRESERVE)
Δ 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

LEGEND

INDIGENOUS MITIGATION (1.01 AC.)

OWNER
J.STEPHEN CRAWFORD, TRUSTEE
28000 SPANISH WELLS BOULEVARD
BONITA SPRINGS, FL 34135
(941) 949-1818

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
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0000161
SURVEYING CERTIFICATE OF AUTHORIZATION LB 0004164

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

DESIGN BY: J.L.S.
DRAWN BY: J.L.S.
APPROVED: G.G.M.
DATE: DECEMBER, 2000
REVISION DATE: 02/05/01
FILE NAME: VISZMCP
DRAWING NUMBER: 2 OF 3

PRINTED
FEB 06 2001
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS

RECEIVED
FEB 09 2001
ZONING COUNTER

DCI 2000-00091

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