

ADMINISTRATIVE AMENDMENT (MCP) ADD17-38682-BOS
TO ZONING ORDINANCE NO. 05-12
BONITA BEACH ROAD ESATES RPD
BONITA SPRINGS, FL

ADMINISTRATIVE ACTION
BONITA SPRINGS, FLORIDA

WHEREAS, Bonita Springs Associates I, LLLP filed an application for an administrative amendment to a Residential Planned Development (RPD) on a project known as Bonita Beach Road Estates RPD (aka Reserve at Silverstone and Valencia Bonita) to allow a revision to the Master Concept Plan (MCP) to request the following:

1. Amend the Master Concept Plan (MCP) Sheet 2 to reflect the following modifications to the MCP consistent with MCP General Note 1.
 - a. Amend the Development Regulations to allow temporary accessory structures in the front yards of model homes on the model row; and
 - b. Amend the Development Regulations to allow for 1' side yard setback for mechanical equipment that is placed on an exterior concrete pad; and
2. Amend the Master Concept Plan (MCP) Sheet 3 to reflect the following modifications to the MCP consistent with MCP General Note 1.
 - a. Show the location of the temporary, resident-only, recreational uses and the associated parking within the limits of the Valencia Bonita Plat Two parcel; and
 - b. Show the location of the Temporary Sale Trailer located adjacent to Bonita Beach Road; and
 - c. Update the location of the temporary construction ingress and egress; and
 - d. Update the (sinuous) lake configurations; and
 - e. Update the southern buffer adjacent to the (sinuous) lake configurations; and
 - f. Update the Site Summary Table; and
 - g. Update the Site Summary Table based on the current site design for Plats One through Five.

WHEREAS, the subject property is located south of Bonita Beach Road east of Bonita Springs Village Walk in Bonita Springs, described more particularly as:

LEGAL DESCRIPTION: In Sections 1 and 2, Township 48 South, Range 26 East, Lee County Florida.

See legal description attached hereto as "Exhibit A"

WHEREAS, Bonita Springs Associates I, LLLP has authorized John Asher of GL Homes to pursue this administrative amendment; and

WHEREAS, the subject property is located in the Urban Fringe Community District Future Land Use category as designated by the City of Bonita Springs Comprehensive Plan; and

WHEREAS, the Bonita Beach Road Estates RPD was originally approved for a total of 1,200 dwelling units and up to 30,000 square feet of amenity center uses in Zoning Ordinance No. 05-12 and was subsequently amended in 10BOS-ADD00016 and ADD15-23641-BOS; and

WHEREAS, the applicant is requesting an amendment to MCP Sheets 2 and 3; and

WHEREAS, the applicant is requesting amendments to Sheet 2 of the MCP to add notes 14 and 15 to the Development Standards Table; and

WHEREAS, the applicant is requesting to add note 14 to allow accessory structures, such as trellises and fountains, closer to the street than the principal structure on model homes; and

WHEREAS, the trellises provide seating areas with shade for visitors to rest while viewing model homes and the fountains provide white noise and ambiance; and

WHEREAS, the applicant is requesting to add note 15 to allow for a 1' side yard setback for mechanical equipment that is placed on an exterior concrete pad; and

WHEREAS, the intent of this regulation is to protect adjacent property owners from noise and potential drainage and maintenance concerns; and

WHEREAS, current HVAC systems contain a higher seasonal energy efficiency ratio (SEER) and energy efficiency ratio (EER) which result in less noise; and

WHEREAS, data shows that noise reduces by 6 decibels for every 1 foot from a noise source; and

WHEREAS, based on the setback requested, the noise generated from any piece of mechanical equipment will be reduced by 36 decibels from the source to an adjacent single-family structure; and

WHEREAS, modern home construction materials provide additional noise reduction controls; and

WHEREAS, the use of generators is infrequent and only in the event to power homes during a power outage as a means to maintain public health, safety, and welfare; and

WHEREAS, the city's Noise Control ordinance restricts sound levels by receiving land use at 66dBA from 7:00 am -10:00 pm and 55 dBA from 10:00 pm – 7:00 am, yet

provides exemptions for emergency work in the public interest, which includes restoration work to return property to a safe condition following an emergency; and

WHEREAS, the applicant is recommending that a minimum 10' lateral separation be required from any mechanical equipment utilizing the minimum 1' side yard setback on the adjacent lots to facilitate side yard drainage; and

WHEREAS, this is a new community and the developer is required to disclose to all purchasers the minimum side yard setback and separation requirements for all mechanical equipment including, but not limited to HVAC, pool equipment, generators; and

WHEREAS, the applicant is requesting amendments to Sheet 3 of the MCP to show the location of the temporary, resident-only, recreational uses and the associated parking within the limits of the Valencia Bonita Plat Two parcel on platted single family lots. Specifically, the parking and recreational facilities will be located on Lots 42-47; and

WHEREAS, the temporary recreational facilities and the associated parking are currently permitted uses in Residential Tracts and will remain until the permanent recreational facility is constructed and operational; and

WHEREAS, the applicant has amended the MCP to show the location of the Temporary Sale Trailer located adjacent to Bonita Beach Road; and

WHEREAS, the applicant has amended the MCP to update the location of the temporary construction ingress and egress; and.

WHEREAS, the applicant has amended the MCP to update sinuous lake configurations and the southern buffer adjacent to the lake; and

WHEREAS, the applicant has provided a landscape buffer comprising of native upland forest plant species for the area adjacent to Collier County consistent with the Urban Fringe Community District buffer policies; and

WHEREAS, the applicant is requesting to update the Site Summary Table based on the current site design for Plats One through Five consistent with MCP General Note 1; and

WHEREAS, the Urban Fringe Community District requires 40% open space and defines open space as preserved natural areas, buffers, lakes, parks, golf courses, nature trails, retention areas, conservation areas, scenic resources, green belts, wetlands and associated areas; and

WHEREAS, the open space acreages delineated on the Site Summary Table as consistent with the Urban Fringe Community District; and

WHEREAS, the Bonita Springs 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 City of Bonita Springs Community Development Department in accordance with the applicable regulations for compliance with all terms of the administrative approval procedures; 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 to preservation areas; and does not otherwise adversely impact surrounding land uses; and

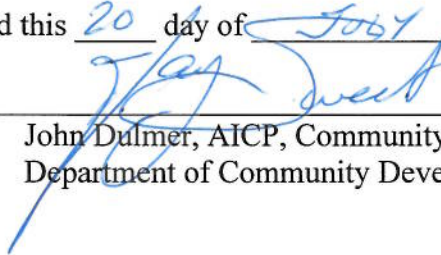
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Bonita Beach Road Estates RPD MCP is **APPROVED, subject to the following conditions:**

1. The Development must be in compliance with the amended Master Concept Plan, stamped "received" on June 2, 2017 ("**Attachment A**"). A reduced copy is attached herein.
2. Master Concept Plan Sheet 2, Note 14 of the Development Standards are approved. The Development Orders approval(s) shall depict time frames for the proposed temporary structures throughout this community and the estimated time of removal.
3. Master Concept Plan Sheet 2, Note 15 of the Development Standards are approved subject to the following;
 - a. Mechanical equipment, including but not limited to HVAC, pool equipment, and generators, is limited to a minimum side yard setback of 1'; and
 - b. All mechanical equipment shall maintain a minimum 10' separation between other mechanical equipment on the same and/or adjacent lots; and
 - c. Generators
 - i. In addition to the above, every effort shall be made to site generators at the furthest possible distance from the abutting single-family dwelling unit's windows and/or doors; and
 - ii. All generators shall have user preselected exercise times limited between the hours of 11:00am - 5:00pm; and
 - d. Implementation of this minimum setback may require the use of gutters and/or underground pipe/bubblers between homes to properly direct drainage consistent with the approved Development Order; and
 - e. At time of building permit, a site plan and drainage plan shall be submitted showing the location of mechanical equipment on the property and adjacent properties with full measurements to demonstrate compliance with this condition. This condition only applies to those properties utilizing the Note 15 for the minimum 1' setback.
 - f. All Single Family homes will require final grading/engineering inspection prior to Certificate of Occupancy (CO) of that Single Family building permit.

4. All local Development Order(s) shall reflect all amendments mentioned in this Administrative Amendment approval; and
5. The southern buffer as identified on Master Concept Plan Sheet 3 is approved subject to ("**Attachment B**"); and
6. Any change not consistent with this approval will require approval from the City of Bonita Springs Community Development Department.
7. The terms and conditions of the original zoning ordinance remain in full force and effect.

DULY signed this 20 day of July, A.D., 2017

BY:


John Dulmer, AICP, Community Development Director
Department of Community Development

JUN 02 2017

EXHIBIT "A"Legal DescriptionCOMMUNITY DEVELOPMENT
DEPARTMENT

A PARCEL OF LAND LOCATED IN SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 2, THENCE N.01°11'55"W., ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 2,692.24 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE N.01°11'55"W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 778.05 FEET; THENCE N.89°35'50"E., A DISTANCE OF 2,258.30 FEET; THENCE N.35°48'43"E., A DISTANCE OF 970.47 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT OF WAY LINE OF BONITA BEACH ROAD; THENCE S.23°30'43"E. ALONG SAID WESTERLY LINE, A DISTANCE OF 881.03 FEET TO THE POINT OF A CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,080.00 FEET, A CENTRAL ANGLE OF 66°53'44", A CHORD BEARING OF S.56°57'17"E., A CHORD LENGTH OF 1,190.54 FEET, AN ARC DISTANCE OF 1,260.95 FEET TO THE POINT OF TANGENCY; THENCE N.89°35'32"E., ALONG THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF BONITA BEACH ROAD, A DISTANCE OF 1,786.27 FEET; THENCE LEAVING SAID RIGHT OF WAY, N.89°36'42"E., A DISTANCE OF 241.16 FEET; THENCE S.01°26'25"W., A DISTANCE OF 49.38 FEET TO THE POINT OF A CURVE; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 18°49'35", A CHORD BEARING OF S.07°58'22"E., A CHORD LENGTH OF 49.07 FEET, AN ARC DISTANCE OF 49.29 FEET TO A POINT OF A NON-TANGENT LINE; THENCE S.19°20'45"E., A DISTANCE OF 91.04 FEET; THENCE S.15°34'51"E., A DISTANCE OF 94.35 FEET TO A POINT OF A CURVE; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 36°39'21", A CHORD BEARING OF S.02°44'50"W., A CHORD LENGTH OF 62.89 FEET, AN ARC DISTANCE OF 63.98 FEET TO THE POINT OF TANGENCY; THENCE S.21°04'30"W., A DISTANCE OF 40.89 FEET; THENCE S.31°02'01"W., A DISTANCE OF 30.17 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING: A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 63°49'19", A CHORD BEARING OF S.56°33'10"W., A CHORD LENGTH OF 10.57 FEET, AN ARC DISTANCE OF 11.14 FEET TO THE POINT OF TANGENCY; THENCE S.88°27'49"W., A DISTANCE OF 102.48 FEET TO A POINT OF A CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 39°01'36", A CHORD BEARING OF S.68°57'01"W., A CHORD LENGTH OF 10.02 FEET, AN ARC DISTANCE OF 10.22 FEET TO THE POINT OF TANGENCY; THENCE S.49°26'13"W., A DISTANCE OF 38.86 FEET TO A POINT OF A CURVE; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 53°55'17", A CHORD BEARING OF S.22°28'35"W., A CHORD LENGTH OF 22.67 FEET, AN ARC DISTANCE OF 23.53 FEET TO THE POINT OF TANGENCY; THENCE S.04°29'04"E., A DISTANCE OF 61.10 FEET TO A POINT OF A CURVE; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 59°31'00", A CHORD BEARING OF S.34°14'34"E., A CHORD LENGTH OF 49.63 FEET, AN ARC DISTANCE OF 51.94 FEET TO THE POINT OF TANGENCY; THENCE S.64°00'03"E., A DISTANCE OF 70.98 FEET TO A POINT OF A CURVE; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 21°50'41", A CHORD BEARING OF S.53°04'42"E., A CHORD LENGTH OF 9.47 FEET, AN ARC DISTANCE OF 9.53 FEET TO THE POINT OF TANGENCY; THENCE S.42°09'22"E., A DISTANCE OF 52.05 FEET TO A POINT OF A CURVE; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 65°31'14", A CHORD BEARING OF

JUN 02 2017

S.09°23'45"E., A CHORD LENGTH OF 27.06 FEET, AN ARC DISTANCE OF 28.59 FEET TO THE POINT OF TANGENCY; THENCE S.23°21'52"W., A DISTANCE OF 45.88 FEET TO A POINT OF A CURVE; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 48°28'34", A CHORD BEARING OF S.00°52'25"E., A CHORD LENGTH OF 20.53 FEET, AN ARC DISTANCE OF 21.15 FEET TO THE POINT OF TANGENCY; THENCE S.25°06'42"E., A DISTANCE OF 35.23 FEET TO A POINT OF A CURVE; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 24°22'25", A CHORD BEARING OF S.12°55'30"E., A CHORD LENGTH OF 63.33 FEET, AN ARC DISTANCE OF 63.81 FEET TO THE POINT OF TANGENCY; THENCE S.00°44'17"E., A DISTANCE OF 212.03 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 179.22 FEET, A CENTRAL ANGLE OF 21°17'50", A CHORD BEARING OF N.53°06'10"W., A CHORD LENGTH OF 66.23 FEET, AN ARC DISTANCE OF 66.62 FEET TO A POINT OF A COMPOUND CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 67.00 FEET, A CENTRAL ANGLE OF 35°55'45", A CHORD BEARING OF N.81°42'57"W., A CHORD LENGTH OF 41.33 FEET, AN ARC DISTANCE OF 42.01 FEET TO A POINT OF A COMPOUND CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.12 FEET, A CENTRAL ANGLE OF 42°08'26", A CHORD BEARING OF S.59°14'58"W., A CHORD LENGTH OF 107.94 FEET, AN ARC DISTANCE OF 110.41 FEET TO THE POINT OF NON-TANGENT LINE; THENCE S.31°24'44"W., A DISTANCE OF 25.94 FEET; THENCE S.78°14'25"W., A DISTANCE OF 14.32 FEET; THENCE N.55°39'30"W., A DISTANCE OF 80.48 FEET; THENCE N.32°07'30"W., A DISTANCE OF 47.62 FEET; THENCE N.15°53'07"W., A DISTANCE OF 51.84 FEET; THENCE N.23°48'41"W., A DISTANCE OF 58.79 FEET; THENCE N.13°52'27"W., A DISTANCE OF 45.17 FEET; THENCE N.88°38'00"W., A DISTANCE OF 117.73 FEET; THENCE S.87°16'28"W., A DISTANCE OF 72.99 FEET; THENCE S.71°29'53"W., A DISTANCE OF 87.94 FEET; THENCE S.34°40'06"W., A DISTANCE OF 60.05 FEET; THENCE S.35°15'08"W., A DISTANCE OF 59.35 FEET; THENCE S.20°35'23"W., A DISTANCE OF 12.53 FEET; THENCE S.00°29'26"E., A DISTANCE OF 26.64 FEET; THENCE S.34°00'49"E., A DISTANCE OF 14.44 FEET; THENCE S.64°30'53"E., A DISTANCE OF 24.03 FEET; THENCE S.40°35'28"W., A DISTANCE OF 12.40 FEET; THENCE N.67°29'51"W., A DISTANCE OF 18.65 FEET; THENCE N.88°58'46"W., A DISTANCE OF 23.08 FEET; THENCE S.61°01'22"W., A DISTANCE OF 22.78 FEET; THENCE S.30°08'03"W., A DISTANCE OF 65.71 FEET; THENCE S.05°19'42"W., A DISTANCE OF 46.89 FEET; THENCE S.16°18'25"E., A DISTANCE OF 60.68 FEET; THENCE S.02°00'09"W., A DISTANCE OF 42.74 FEET; THENCE S.21°26'11"W., A DISTANCE OF 33.47 FEET; THENCE S.00°47'31"W., A DISTANCE OF 108.96 FEET; THENCE S.68°26'07"E., A DISTANCE OF 17.69 FEET; THENCE S.49°18'24"E., A DISTANCE OF 12.73 FEET; THENCE S.13°24'59"E., A DISTANCE OF 43.68 FEET; THENCE S.46°45'16"E., A DISTANCE OF 34.71 FEET; THENCE S.67°31'14"E., A DISTANCE OF 24.83 FEET; THENCE S.07°57'09"W., A DISTANCE OF 22.66 FEET; THENCE S.44°45'50"W., A DISTANCE OF 17.24 FEET; THENCE S.56°14'27"E., A DISTANCE OF 45.41 FEET; THENCE S.15°15'39"W., A DISTANCE OF 10.86 FEET; THENCE S.45°10'39"E., A DISTANCE OF 39.62 FEET; THENCE S.14°03'24"E., A DISTANCE OF 33.10 FEET; THENCE N.89°55'30"W., A DISTANCE OF 116.93 FEET; THENCE N.63°18'50"W., A DISTANCE OF 63.98 FEET; THENCE N.72°39'04"W., A DISTANCE OF 80.89 FEET; THENCE N.12°08'03"E., A DISTANCE OF 5.00 FEET; THENCE N.79°35'52"W., A DISTANCE OF 53.89 FEET; THENCE S.88°59'34"W., A DISTANCE OF 164.39 FEET; THENCE S.86°44'12"W., A DISTANCE OF 379.68 FEET; THENCE N.70°21'26"W., A DISTANCE OF 98.29 FEET; THENCE N.83°26'05"W., A DISTANCE OF 70.94 FEET; THENCE S.84°40'32"W., A DISTANCE OF 62.90 FEET; THENCE S.55°41'03"W., A DISTANCE OF 30.67 FEET; THENCE S.33°37'58"W., A DISTANCE OF 114.26 FEET; THENCE S.03°56'48"W., A DISTANCE OF 42.43 FEET; THENCE N.73°01'55"W., A DISTANCE OF 42.10 FEET; THENCE S.42°09'30"W., A DISTANCE OF 71.81 FEET; THENCE S.53°19'32"W., A DISTANCE OF 15.03 FEET; THENCE S.77°52'15"W., A DISTANCE OF 24.33 FEET; THENCE N.75°21'46"W., A DISTANCE OF

JUN 02 2017

46.45 FEET; THENCE S.35°08'07"W., A DISTANCE OF 9.80 FEET; THENCE N.47°55'51"W., A DISTANCE OF 12.64 FEET; THENCE N.58°22'43"W., A DISTANCE OF 52.16 FEET; THENCE N.75°10'56"W., A DISTANCE OF 16.72 FEET; THENCE N.30°16'44"W., A DISTANCE OF 17.26 FEET; THENCE N.70°20'22"E., A DISTANCE OF 73.30 FEET; THENCE N.09°14'11"W., A DISTANCE OF 44.10 FEET; THENCE N.19°19'33"E., A DISTANCE OF 25.77 FEET; THENCE N.52°19'04"E., A DISTANCE OF 114.87 FEET; THENCE S.82°19'57"W., A DISTANCE OF 185.19 FEET; THENCE N.87°29'52"W., A DISTANCE OF 103.58 FEET; THENCE S.83°47'56"W., A DISTANCE OF 98.72 FEET; THENCE S.02°40'33"E., A DISTANCE OF 42.57 FEET; THENCE S.66°13'43"W., A DISTANCE OF 11.78 FEET; THENCE N.59°41'38"W., A DISTANCE OF 29.68 FEET; THENCE S.65°01'06"W., A DISTANCE OF 46.06 FEET; THENCE S.56°43'44"W., A DISTANCE OF 43.23 FEET; THENCE S.63°17'18"W., A DISTANCE OF 35.61 FEET; THENCE N.27°06'52"E., A DISTANCE OF 26.20 FEET; THENCE N.14°42'25"W., A DISTANCE OF 58.08 FEET; THENCE S.75°47'09"W., A DISTANCE OF 60.29 FEET; THENCE S.57°14'47"W., A DISTANCE OF 49.02 FEET; THENCE S.05°25'22"W., A DISTANCE OF 31.42 FEET; THENCE S.55°19'47"W., A DISTANCE OF 22.31 FEET; THENCE S.05°42'35"E., A DISTANCE OF 37.65 FEET; THENCE S.50°56'15"W., A DISTANCE OF 17.32 FEET; THENCE S.78°25'09"W., A DISTANCE OF 75.32 FEET; THENCE S.15°29'11"W., A DISTANCE OF 5.57 FEET; THENCE S.76°28'03"W., A DISTANCE OF 51.14 FEET; THENCE S.82°01'54"W., A DISTANCE OF 37.03 FEET; THENCE N.38°05'21"E., A DISTANCE OF 64.60 FEET; THENCE N.51°54'39"W., A DISTANCE OF 22.09 FEET; THENCE N.31°22'52"E., A DISTANCE OF 18.46 FEET; THENCE N.66°32'18"E., A DISTANCE OF 31.94 FEET; THENCE N.28°01'05"E., A DISTANCE OF 85.73 FEET; THENCE S.77°49'43"W., A DISTANCE OF 106.68 FEET; THENCE N.08°51'14"W., A DISTANCE OF 14.61 FEET; THENCE N.89°41'08"W., A DISTANCE OF 38.13 FEET; THENCE N.86°21'23"W., A DISTANCE OF 72.94 FEET; THENCE N.74°47'39"W., A DISTANCE OF 66.34 FEET; THENCE S.88°08'58"W., A DISTANCE OF 204.68 FEET; THENCE S.79°48'19"W., A DISTANCE OF 60.20 FEET; THENCE N.87°17'50"W., A DISTANCE OF 91.54 FEET; THENCE S.19°10'29"W., A DISTANCE OF 83.31 FEET; THENCE S.57°27'58"W., A DISTANCE OF 24.86 FEET; THENCE N.32°58'34"W., A DISTANCE OF 160.61 FEET; THENCE S.55°58'41"W., A DISTANCE OF 198.37 FEET; THENCE S.39°21'39"E., A DISTANCE OF 168.09 FEET; THENCE S.49°47'35"W., A DISTANCE OF 46.33 FEET; THENCE S.02°54'00"W., A DISTANCE OF 56.38 FEET; THENCE S.14°32'18"W., A DISTANCE OF 70.83 FEET; THENCE S.24°17'52"W., A DISTANCE OF 39.37 FEET; THENCE S.02°08'00"W., A DISTANCE OF 121.80 FEET; THENCE S.07°11'57"E., A DISTANCE OF 50.24 FEET; THENCE S.15°21'01"W., A DISTANCE OF 40.48 FEET; THENCE S.05°17'50"E., A DISTANCE OF 83.01 FEET; THENCE S.15°33'59"W., A DISTANCE OF 42.02 FEET; THENCE S.03°03'33"W., A DISTANCE OF 31.72 FEET; THENCE S.38°37'38"E., A DISTANCE OF 28.11 FEET; THENCE S.06°01'23"E., A DISTANCE OF 27.70 FEET; THENCE S.05°19'50"W., A DISTANCE OF 84.09 FEET; THENCE S.01°50'36"E., A DISTANCE OF 59.47 FEET; THENCE S.04°24'43"E., A DISTANCE OF 146.48 FEET; THENCE S.27°26'06"W., A DISTANCE OF 36.50 FEET; THENCE S.24°06'50"E., A DISTANCE OF 35.33 FEET; THENCE S.13°10'37"E., A DISTANCE OF 45.08 FEET; THENCE S.00°38'06"E., A DISTANCE OF 45.77 FEET TO A POINT AT THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE S.89°21'45"W., ALONG SAID SOUTH LINE, A DISTANCE OF 39.83 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 2; THENCE S.89°22'21"W., ALONG THE SOUTH LINE OF SAID SOUTHWEST ¼ OF SECTION 2, A DISTANCE OF 2620.63 FEET TO THE POINT OF BEGINNING.

JUN 02 2017

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UNDERGROUND PUBLIC UTILITIES, OVER AND ACROSS THE PROPERTY DESCRIBED AS EXHIBIT "A" IN THAT CERTAIN NON-EXCLUSIVE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2005000074820, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE N.89°18'12"E., ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,787.92 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,081.00 FEET, A CENTRAL ANGLE OF 67°11'18", A CHORD BEARING OF S.57°06'09" E., AND A CHORD LENGTH OF 1,196.25 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,267.65 FEET TO THE END OF SAID CURVE; THENCE S.23°30'29"E., A DISTANCE OF 1,353.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 66°53'44", A CHORD BEARING OF S.56°57'22"E., AND A CHORD LENGTH OF 1,052.75 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,115.01 FEET TO THE END OF SAID CURVE; THENCE N.89°35'46"E., A DISTANCE OF 1,089.23 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE CONTINUE N.89°35'46"E., A DISTANCE OF 698.09 FEET; THENCE S.00°04'22"W., A DISTANCE OF 125.00 FEET; THENCE S.89°35'46"W., A DISTANCE OF 695.74 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE CONTINUE S.89°35'46"W., A DISTANCE OF 1,090.53 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,080.00 FEET, A CENTRAL ANGLE OF 66°53'44", A CHORD BEARING OF N.56°57'22"W., AND A CHORD LENGTH OF 1,190.54 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,260.95 FEET TO THE END OF SAID CURVE; THENCE N.23°30'29"W., A DISTANCE OF 1,353.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 956.00 FEET, A CENTRAL ANGLE OF 67°11'18", A CHORD BEARING OF N.57°06'09"W., AND A CHORD LENGTH OF 1,057.92 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,121.06 FEET TO THE END OF SAID CURVE; THENCE S.89°18'12"W., A DISTANCE OF 1,786.83 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N.01°11'45"W., ALONG SAID WEST LINE, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

AND FURTHER TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UNDERGROUND UTILITY PURPOSES, OVER AND ACROSS THE PROPERTY DESCRIBED AS EXHIBIT 'A' IN THAT CERTAIN LIMITED GRANT OF EASEMENT RECORDED SEPTEMBER 27, 2001 IN OFFICIAL RECORDS BOOK 3491, PAGE 2184, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE N. 89°52'12" E. ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE

OF 2629.72 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE N. 89°52'32" E. ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 2629.85 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S. 00°37'08" E. ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 150.01 FEET; THENCE S. 89°52'32" W., A DISTANCE OF 2629.61 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE S. 89°52'12" W. A DISTANCE OF 2629.48 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE N. 00°48'13" W., A DISTANCE OF 150.01 FEET TO THE POINT OF BEGINNING.

BEARINGS REFER TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AS BEING AN ASSUMED BEARING OF N. 89°52'12" E.

RECEIVED
CITY OF BONITA SPRINGS

JUN 02 2017

COMMUNITY DEVELOPMENT
DEPARTMENT

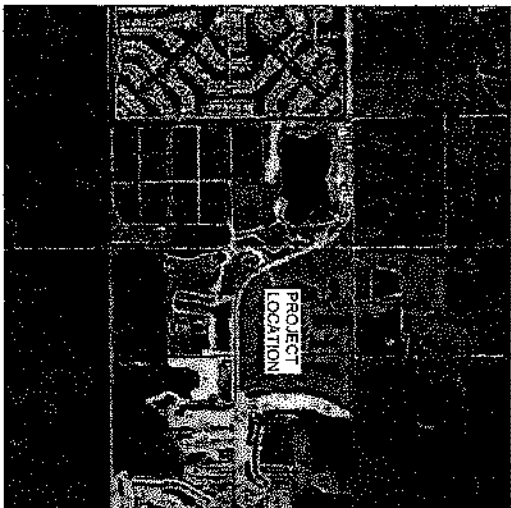
MASTER CONCEPT PLAN

FOR

BONITA BEACH ROAD ESTATES

SECTION 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

DATE: 02/20/17
PROJECT: BONITA BEACH ROAD ESTATES



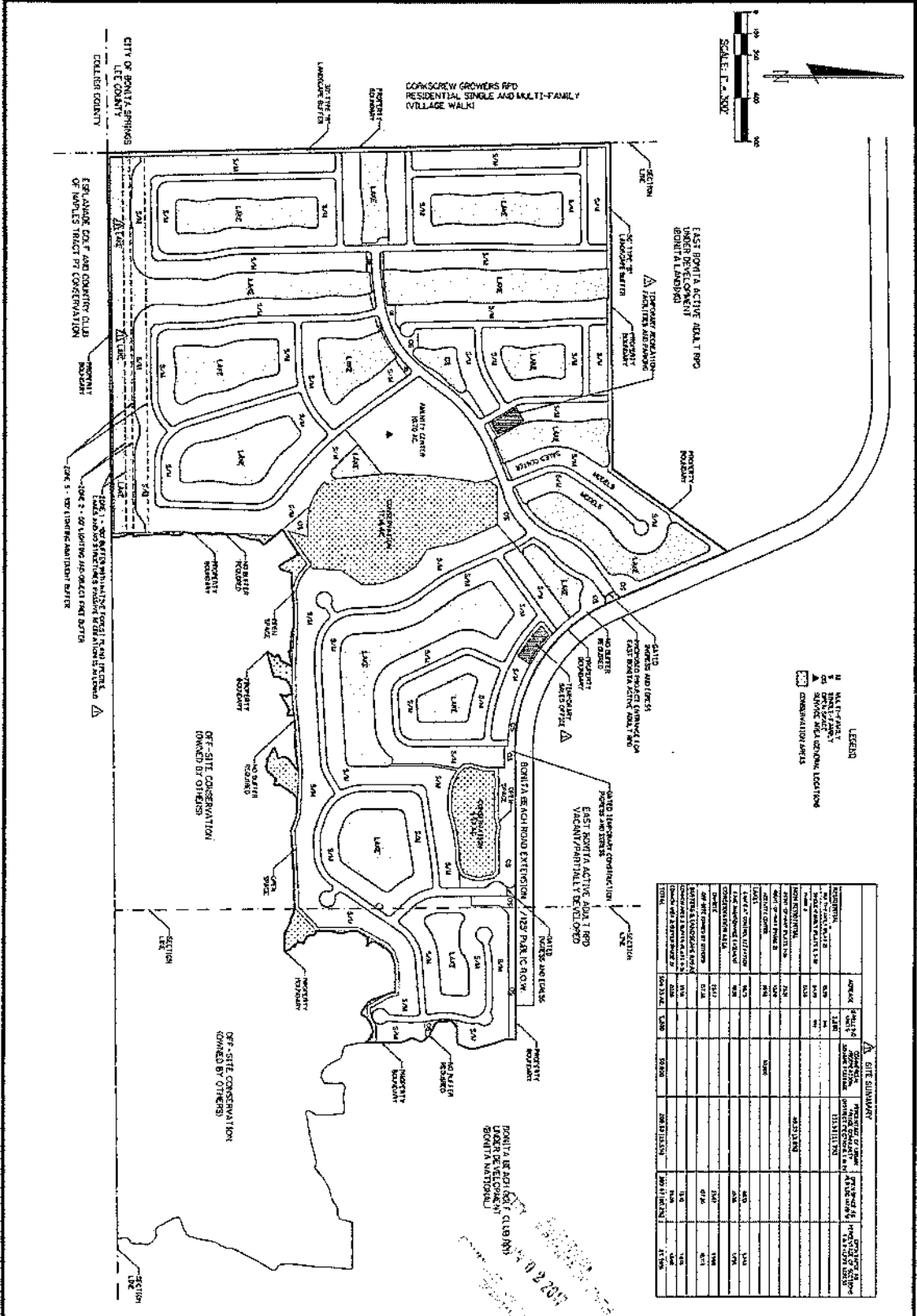
LOCATION MAP
N12

PREPARED FOR:
BONITA SPRINGS ASSOCIATES I, LLLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323

SHEET No.	DESCRIPTION
1	OWNER
2	OPERATIONAL
3	ADMINISTRATIVE

REVISED: JUNE 2017
JULY 2015

THOMAS JONES & ASSOCIATES	DATE: 02/20/17
15-1000	PROJECT: BONITA BEACH ROAD ESTATES
SHEET 1 OF 3	



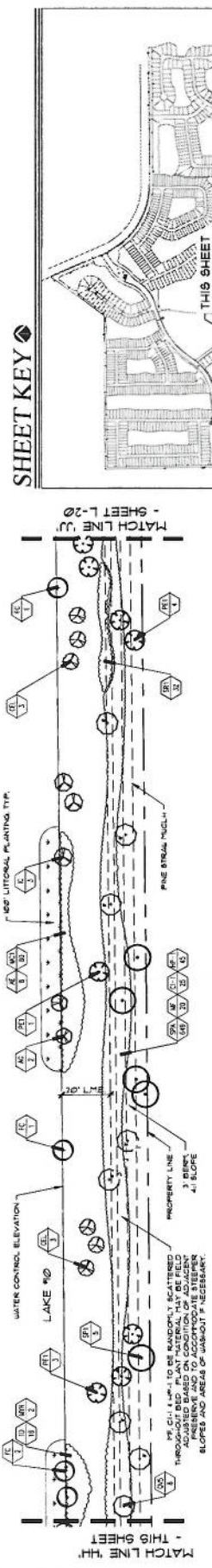
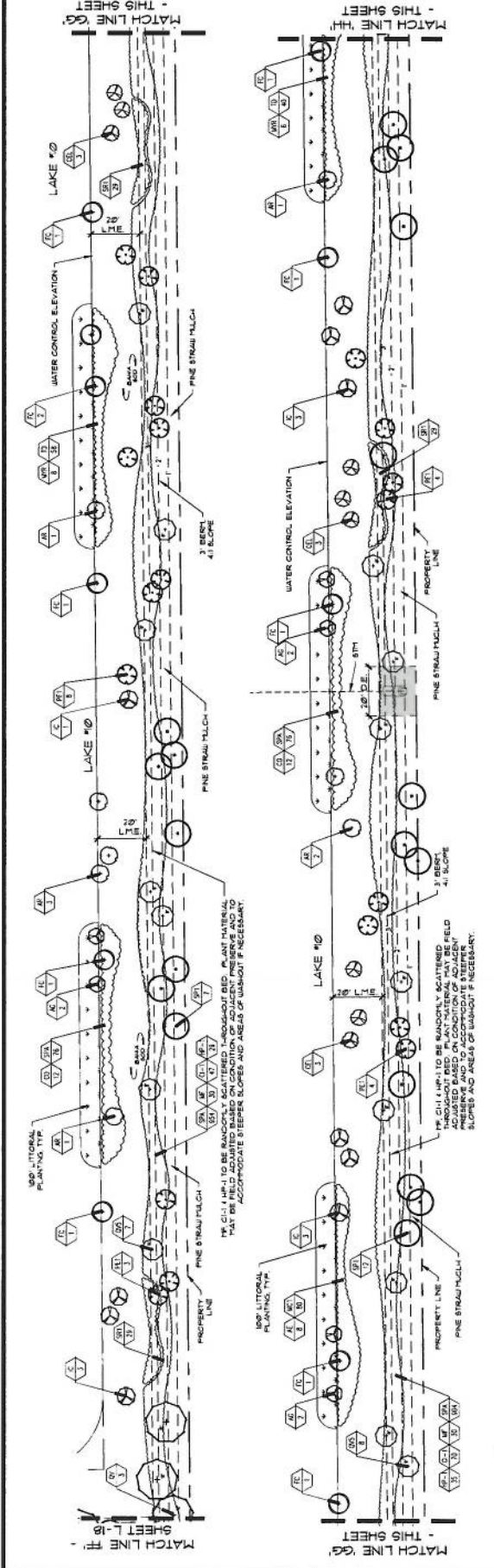
- LEGEND**
- MULTI-FAMILY
 - SINGLE-FAMILY
 - ▲ SINGLE-FAMILY LOT/CONSERVATION LOCATION
 - ▭ CONSERVATION AREAS

△ SITE SUMMARY

DESCRIPTION	AMOUNT	PERCENTAGE	REMARKS
TOTAL SITE AREA	1,200,000	100%	
CONSERVATION AREAS	150,000	12.5%	
OFF-SITE CONSERVATION	100,000	8.3%	
RESIDENTIAL	950,000	79.2%	
- Single-Family	800,000	66.7%	
- Multi-Family	150,000	12.5%	

MASTER CONCEPT PLAN FOR BONITA BEACH ROAD ESTATES

<p>GLH ENGINEERING, LLC 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400 SUNRISE, FLORIDA 33323 PHONE: (954) 753-1730</p>	<p>SCALE: 1"=80' DATE: JULY 2015 PREPARED BY: [Name] CHECKED BY: [Name] FILE NAME: [Name]</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISIONS</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	REVISIONS				
NO.	DATE	BY	REVISIONS							



Plant List

SYM	SIZE	NAME	REGENERATION
01	4-6"	Amorpha fruticosa / Frost Apple	1 gal, 4-6" H.
02	4-6"	Acer glabrum / Red Maple	1 gal, 4-6" H.
03	4-6"	Fraxinus caroliniana / Paper Birch	1 gal, 4-6" H.
04	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
05	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
06	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
07	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
08	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
09	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
10	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
11	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
12	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
13	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
14	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
15	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
16	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
17	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
18	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
19	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
20	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
21	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
22	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
23	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
24	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
25	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
26	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
27	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
28	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
29	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
30	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
31	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
32	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
33	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
34	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
35	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
36	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
37	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
38	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
39	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
40	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
41	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
42	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
43	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
44	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
45	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
46	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
47	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
48	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
49	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
50	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
51	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
52	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
53	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
54	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
55	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
56	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
57	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
58	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
59	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
60	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
61	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
62	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
63	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
64	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
65	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
66	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
67	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
68	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
69	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
70	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
71	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
72	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
73	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
74	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
75	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
76	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
77	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
78	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
79	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
80	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
81	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
82	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
83	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
84	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
85	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
86	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
87	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
88	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
89	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
90	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
91	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
92	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
93	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
94	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
95	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
96	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
97	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
98	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
99	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.
100	4-6"	Quercus virginiana / Live Oak	1 gal, 4-6" H.

NOTE:
1) ALL PLANTS TO BE RANDOMLY SCATTERED THROUGHOUT BED PLANT MATERIAL THAT BE FIELD ADJUSTED BASED ON CONDITION OF ADJACENT SLOPES AND AREAS OF WASHOUT IF NECESSARY.
2) SETBACK TREES AND SHRUBS TO BE PLANTED BETWEEN / ABOVE AND / BELOW LAKE CONTROL ELEVATION.
3) PERMANENT AGING PLANTS TO BE FIELD ADJUSTED AT THE OF PLANTING.

