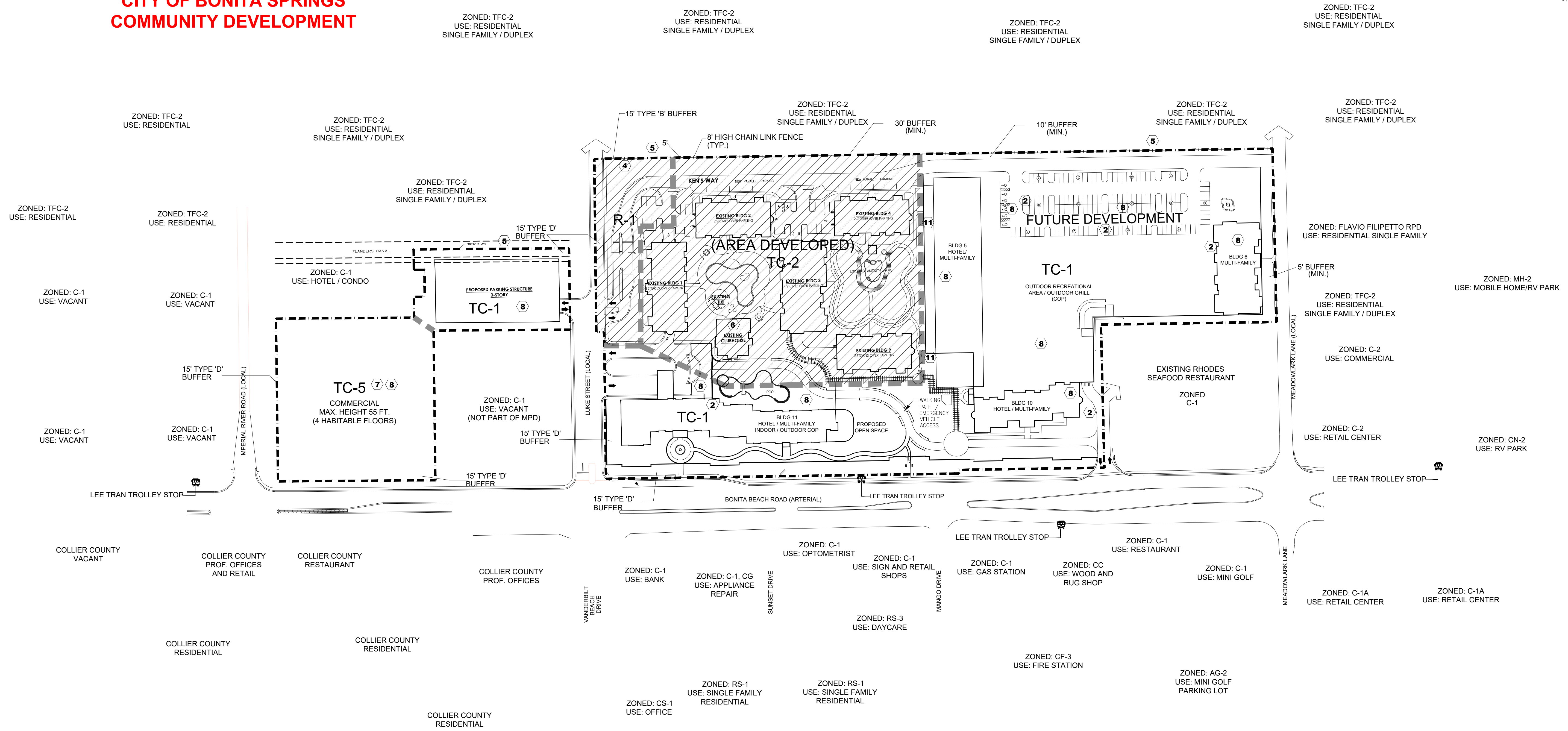
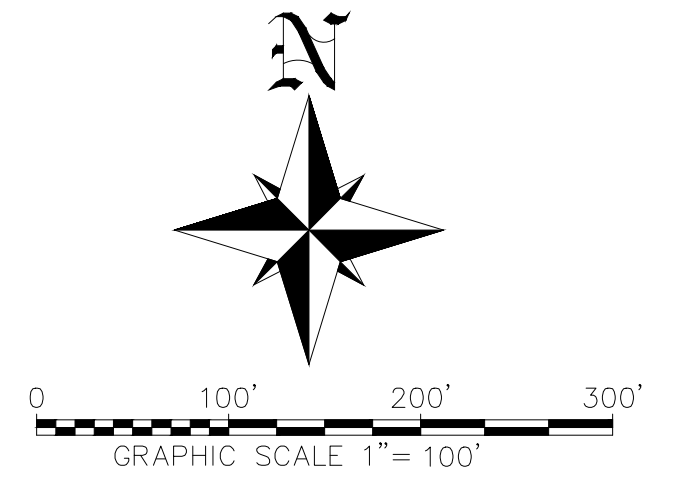


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SEP 09 2020

PD20-71494-BOS

CITY OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT



BUILDING SUMMARY

LOCATION	MAXIMUM HEIGHT
TC-1	75'

PREVIOUS APPROVALS:  
 ORDINANCE NO. 02-07  
 ADD 2004-00003  
 DOS 2004-00272  
 ADD 2006-00022  
 ORDINANCE NO. 07-08  
 ADD 2008-00004  
 ORDINANCE 16-05

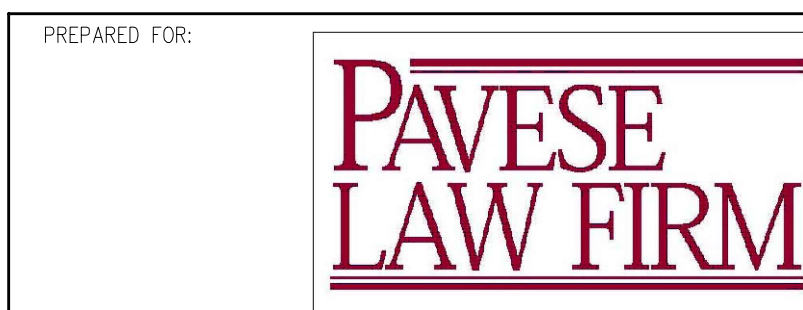
LAND USE SUMMARY

PARCEL	RESIDENTIAL UNITS (MAXIMUM) (1)	COMMERCIAL/PROFESSIONAL SQUARE FEET (MAXIMUM) (2)	HOTEL/MOTEL UNITS (3)	ACRES
TOWN CENTER				
TC-1	140	5,000	390(TOTAL TC)	10.98
TC-2	80	5,000		5.02
TC-5	0	18,000	40(TOTAL TC)	2.13
RESIDENTIAL				
R-1	0	N/A		0.88
<b>TOTAL</b>	<b>220 MAXIMUM</b>	<b>23,000 SQUARE FEET MAXIMUM</b>	<b>390 MAXIMUM</b>	<b>19.01</b>

(1) Total Residential Units will not exceed 220 dwellings.  
 (2) Total Commercial/Professional area will not exceed 23,000 square feet.  
 (3) Total Hotel/Motel units will not exceed 390

GENERAL NOTES:

- CONSISTENT WITH LDC SECTION 34-414, OPEN SPACE WITHIN THE TOWN CENTER PARCELS WILL BE MET OVER THE ENTIRE DEVELOPMENT, BUT IN NO CASE WILL OPEN SPACE WITHIN AN INDIVIDUAL TOWN CENTER PARCEL BE LESS THAN 10%
- ANY TRAILS OR PATHS WITHIN THE INDIGENOUS PRESERVE AREA WILL CONSIST OF A NATURAL, PERVIOUS MATERIAL
- ROADWAY ABUTTING 30' WIDE BUFFER (PARCEL RC-2) CAN ENCROACH UP TO 10' INTO BUFFER IN ORDER TO PRESERVE NATIVE VEGETATION
- LEE TRAN ROUTE 150 HAS A DEDICATED STOP LOCATED AT BONITA BEACH ROAD AND WINDSOR ROAD. THE LEE TRAN TROLLEY HAS DEDICATED STOPS LOCATED AT MEADOWLARK LANE AND BONITA BEACH ROAD AND ALSO IN FRONT OF THE PROJECT ON BONITA BEACH ROAD. THE PROJECT HAS ACCESS TO ALL OF THESE BUS STOPS VIA SIDEWALK.



10511 SIX MILE CYPRESS PARKWAY  
 FORT MYERS, FLORIDA 33966  
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 ENGINEERING LICENSE # EB 6469  
 SURVEY LICENSE # LB 6690  
 WWW.BANKSENG.COM

MASTER CONCEPT PLAN  
BONITA VILLAGE MPD  
BONITA SPRINGS, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
08/31/2020	8348	MCP	KG	KG	DBA	1"=100'	01