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BONITA SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION
STAFF REPORT

TYPE OF CASE: REZONE – RESIDENTIAL PLANNED DEVELOPMENT (RPD)
CASE NAME: BONITA SPRINGS GOLF COURSE RPD REZONE
CASE NUMBER: PD21-78545-BOS
HEARING DATE: January 11, 2022
PLANNERS: Mike Fiigon II, Senior Planner

APPLICATION SUMMARY:

- A. Applicant: BSGC Land Holdings, LLC
- B. Agent: Q. Grady Minor & Associates, P.A.; Pavese Law Firm
- C. Request: A request to rezone approximately 113 +/- acres from RS-1 and RM-2 to a Residential Planned Development (RPD) for a maximum of 350 dwelling units, pursuant to Division 43 of Chapter 4 of the Bonita Springs Land Development Code (LDC).
- D. Location: The subject parcels have the following STRAP numbers:
 - 14-47-25-B1-1400A.0000
 - 23-47-25-B1-01400.0860
 - 23-47-25-B1-0050A.0000
 - 23-47-25-B1-00500.0040
 - Bonita Springs, Florida 34135
- E. Future Land Use Map Designation: Moderate Density Residential; Medium Density Multi-Family Residential
- F. Current Zoning: RS-1; RM-2
- G. Current Land Use: Vacant (defunct golf course)

By this reference, the Applicant's Application in its entirety and correspondence is made part of this record and is available at the City Clerk's and Community Development's Offices.

BACKGROUND: The subject parcels comprise what is known as the Bonita Springs Golf and Country Club, a public golf course that was closed in the mid 2000's and has remained inactive since. Within the City, there were several courses that were being considered for redevelopment with residential uses, including the course in question. In an effort to plan for the possibility of development, the City in 2019 passed Ordinance 19-07, which establishes criteria for golf course redevelopment. The criteria included a limit on the allowable uses, requiring minimum design standards, and stormwater studies. The ordinance provides that redevelopment requires the property to obtain planned development (PD) zoning, which is what the Applicant's request entails. The ordinance also allows the Applicant to request deviations from code requirements. A list of the requested deviations and the Staff analysis and recommendations are contained in this Report.

The original request was for 500 dwelling units, comprised of single-family, zero-lot-line, duplex/two-family, and multi-family units. While the requested unit count was below the maximum potential of 618 units for the site, Staff had concerns about the proposed number of units, given that the property was also being viewed as a suitable location for a regional stormwater improvement project. The City has contracted with Singhofen & Associates, Inc., to help model a system and analyze data for improvements in which the surrounding communities of Bonita Golf and Country Club could benefit. The firm analyzed the existing system in order to identify problem areas and provided three (3) options in consideration of alleviating the issues. Additional information on the proposed options is contained in Attachment A. The purpose of providing a brief background at this point is to clarify that all three options would require significant acreage for stormwater capacity, and as a result, the available developable land would likely not support a request for 500 dwelling units. In October 2021, the Applicant revised the Application to propose a maximum of 350 units.

Uses: Most of the proposed uses provided by the Applicant are considered customary and consistent with the request for a Residential Planned Development (RPD). The following uses have been proposed:

1. Accessory Uses and Structures
2. Administrative Offices
3. Community Gardens
4. Dwelling Units
 - North Parcel
 - Single-Family
 - Two-Family Attached (Twin Villa)
 - South Parcel
 - Multiple Family
 - Single Family
 - Townhouse
 - Two-Family Attached (Twin Villa)
5. Entrance Gate
6. Excavation, Water Retention
7. Fences and Walls
8. Food and Beverage Service, Limited
9. Parking Lot Accessory

- 10. Recreation Facilities (Clubs), Private, On-Site with Consumption on Premises
- 11. Signs

Pursuant to Staff's analysis of Deviation 1 (below), Staff recommends removing Entrance Gates from the proposed schedule of uses. Additionally, the Applicant is put on notice that if the consumption on premises request includes outdoor seating and if the outdoor seating area is within 500 feet of a school (non-commercial), daycare, religious facility, park, or residential property under separate ownership, a special exception will be required, unless the outdoor consumption seating area is explicitly shown on the Master Concept Plan (MCP).

It is Staff's opinion that the remainder of the proposed uses are consistent with an RPD designation and the Future Land Use categories, as further analyzed in Attachment A of this Report.

Property Development Regulations: The submitted property development regulations are contained in Exhibit C. The Applicant has outlined the regulations for the north parcel, recreation area/clubhouse/amenity area, and the south parcel. It should be noted that the Applicant is proposing a preserve setback of twenty-five (25) feet, which is less than the minimum requirement of thirty (30) feet. LDC 3-417(b)(6)(a) will require the Applicant to adhere to special mitigation measures as determined by the Bonita Springs Fire Control and Rescue District, in accordance with the National Fire Protection Association (NFPA) standards. If these measures are not adhered to or cannot be achieved, the Applicant shall not be permitted to develop within thirty (30) feet of a preserve area.

Additionally, the Applicant is proposing a maximum height of thirty-five (35) feet for all structures in the northern and southern parcels, except for the clubhouse/amenity area, which is being proposed at a maximum height of forty-five (45) feet. Based on the proposed MCP, the proposed amenity area is located on the northern tract, which is located in the Moderate Density Residential Future Land Use category. Policy 1.1.7.b of the Future Land Use Element of the Bonita Plan restricts height in this Future Land Use category to a maximum allowance of thirty-five (35) feet. In order to avoid inconsistencies with the Bonita Plan, it is Staff's opinion that the maximum permitted height of any development on the amenity tract should be limited to thirty-five (35) feet.

Deviations:

Deviations may be requested during the review process in accordance with [LDC 4-326](#). The Zoning Board may recommend to approve, approve with modification, or reject each requested deviation based upon a finding that each item:

1. Enhances the achievement of the objectives of the planned development; and
2. Preserves and promotes the general intent of this chapter to protect the public health, safety, and welfare.

The City Manager or designee is also authorized to grant deviations from the technical standards for specific sections in LDC Chapter 3 based upon the review criteria set forth in [LDC 3-81\(b\)](#). In those instances, the City Staff has evaluated those deviations as a part of this review process.

Deviation No. 1: Requesting relief from Sec. 4-2312(d)(5) – Golf Course Redevelopment Regulations – Development Approval and Standards, which prohibits gates or walls along the project boundary, to allow gates at the project entrances and walls along the project boundary.

Applicant's Justification: Vehicular Gates: *The project site consists of two parcels (the north and south golf course parcels). The north golf course parcel has two locations with frontage on public rights-of-way (at Carnoustie Court and Paradise Road via Lot 86). Based on discussions with adjacent property owners and City staff, the access to the north golf course parcel is proposed to be limited to a single location from Paradise Road through Lot 86. The proposed plan has been limited to one vehicular access point to the north parcel to avoid the adverse impacts to adjacent property owners that may occur if a secondary access is built from Carnoustie Court. Additionally, the elimination of the second access from Carnoustie Court will allow for the former golf course area between Carnoustie Court and Paradise Road to be used for water management purposes which will provide the significant enhancements noted in Sec. 4-2312(d)(13). If the north parcel is limited to a single access point as described above, the inclusion of vehicular gates will not undermine the intent of interconnectivity in the golf course conversion standards because interconnection to adjacent properties is not available due to a lack of other points of connection. The pedestrian facilities within the development will remain open to the public.*

Perimeter Fences and Walls: *The regulations included in Sec 4-2312 are based on the presumption that the existing drainage facilities are adequate and that existing vegetation at the perimeter of the golf course will be generally sufficient to buffer adjacent uses. As identified in the neighborhood meetings and through the City's own independent studies, the existing drainage infrastructure is not sufficing, and significant construction will be required at the perimeter of the property to provide the significant enhancements required per Sec. 4-2312(d)(13). Because native vegetation will be impacted to perform the drainage improvements required, the applicant would like the option to install fences or walls to provide buffering if required adjacent to existing residential uses. The Master Concept Plan includes the locations of required and optional (at the Developer's discretion) fences / walls and typical cross sections at the edge conditions of the community.*

Staff Analysis: With respect to vehicular gates, the intent of the regulation is to foster compatibility and consistency with surrounding residential areas. It is intended to help create development that is part of the existing residential community, and not cut off or segregated from it. The Applicant explains that the proposed pedestrian facilities will be open to the public and because of this, the addition of gated vehicle access would not undermine interconnectivity. While Staff acknowledges the proposed pedestrian facilities as a vital part of achieving interconnectivity, it is Staff's opinion that the Applicant has not provided a suitable justification to require gated access. Surrounding neighborhoods including (but not limited to) Fairwinds, The Greens, Fairway Dunes, Golf Villas of Bonita Springs, and Lakeside Hideaway are examples of non-gated [deed-restricted] communities.

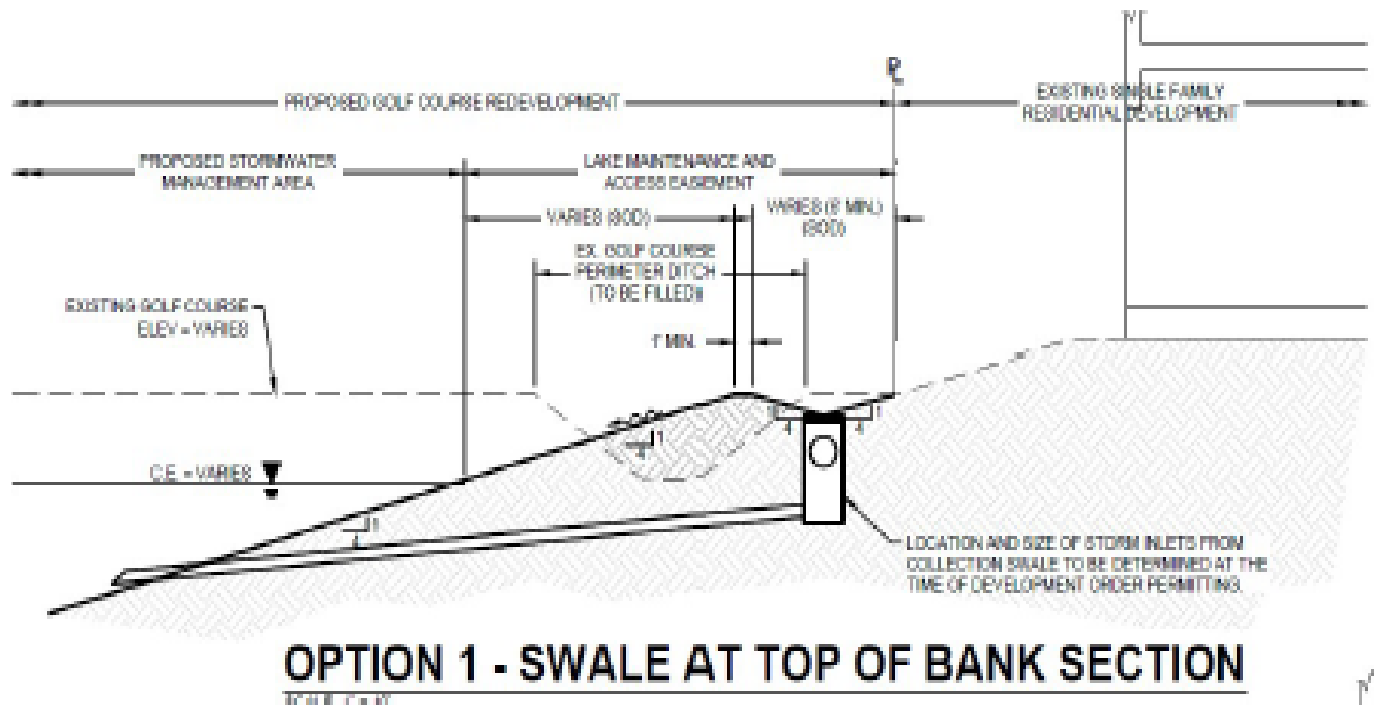
Regarding perimeter fences and walls, the intent of this regulation is similar to that of gates in that it is intended to foster a development that is not cut off or segregated from the surrounding communities. However, the existence of walls is more prevalent in surrounding neighborhoods on certain perimeter boundaries, or as decorative accents along a primary entryway. The code preference is to provide a landscape buffer in lieu of a physical wall or fence. However, the Applicant is accurate in its explanation that certain site constraints are prevalent due to the amount land that is intended to be utilized for stormwater attenuation, collection, and treatment. This results in certain development areas that are aligned more closely to a perimeter boundary to make room for additional stormwater areas and achieve the capacity necessary for this improvement and public benefit.

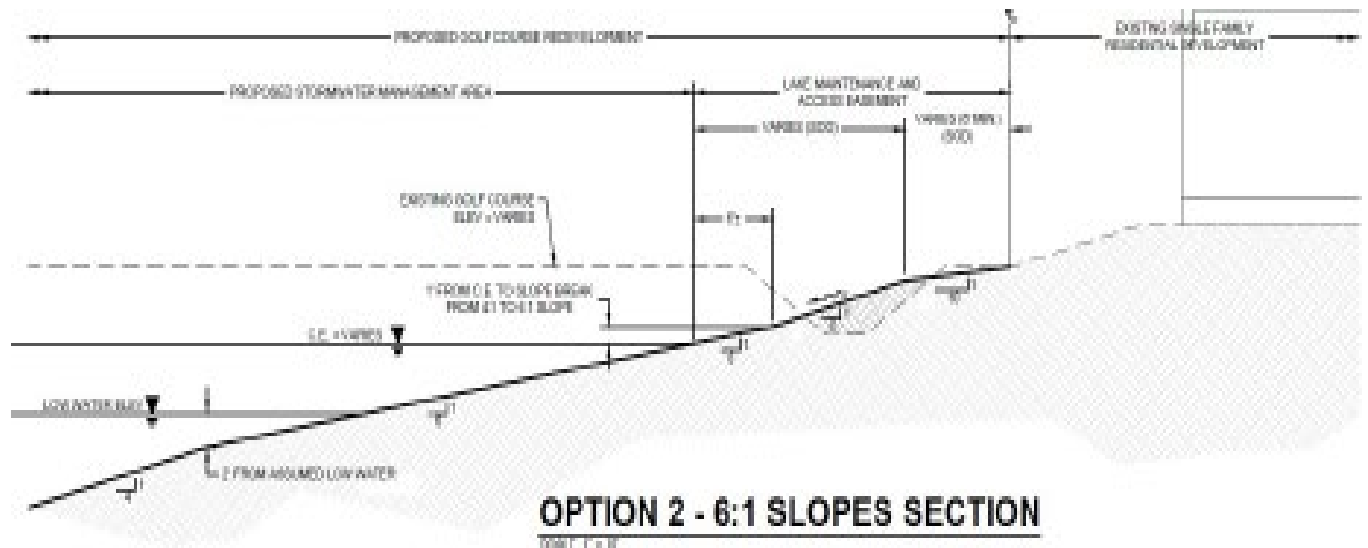
Staff recommends **DENIAL** of the proposed vehicular gated access. Staff recommends **APPROVAL** of the request to add walls in locations identified on the MCP, with the understanding

that it be treated as a residential project wall, subject to the standards of LDC 4-1466, specifically subsection 3, which requires landscaping on the exterior side and a minimum planting width of 7.5 feet.

Deviation No. 2: Requesting relief from LDC 3-331(d)(5) – Excavations for water retention and detention, which states that at the discretion of the City Manager or Designee, a 4-foot-tall fence may be required around excavations located less than 100 feet from any property under separate ownership, to not require fences around water management lakes.

Applicant's Justification: *The development proposes a series of regional stormwater improvements that will provide lake views for adjacent residential uses. Lake views will be an aesthetic benefit for adjacent residential lots that would be diminished with the required fencing. The proposed lake banks will be constructed in general accordance with one of the two lake cross sections options shown below to minimize erosion. The options consist of either collector swales at the top of bank or 6:1 slopes from one foot above the control elevation to six feet below control elevation (see typical options below).*





Staff Analysis: While Staff understands the Applicant’s justification that the stormwater area would also serve as a “lake view” for surrounding residential properties, it is Staff’s opinion this is a safety issue to be evaluated at time of local development order submittal and that a deviation is not appropriate at this time. The code provides discretionary authority to the City Manager or Designee to require fencing, if warranted. It is standard practice for the review of such a request to take place during the development order phase, which is where the final review of the drainage plan and analysis will be conducted. In a response letter to Staff, the Applicant also indicated there are multiple instances where golf course lakes are immediately adjacent to existing residences without fences or walls around the property boundary or said lakes. Staff acknowledges this existing condition but is of the opinion that due to the increased amount of land area that will be utilized for stormwater retention and collection, the final decision of whether or not a fence should be required should be done at the development order stage. At this time, Staff recommends **DENIAL** of this deviation.

Deviation No. 3: Requesting relief from LDC 3-263(b)(2) – Bikeways Facilities and Pedestrian Facilities, which requires the developer to construct bike and pedestrian facilities in the public road rights-of-way if proposed in the City’s Bicycle and Pedestrian Master Plan, to provide an alternative pathways plan.

Applicant’s Justification: *The City’s Bicycle and Pedestrian Master Plan show a proposed multi-use pathway within the Paradise Road Right-of-Way (with the existing sidewalk to remain). Due to limited ROW availability on Paradise Road and a lack of downstream connections, the developer has proposed an alternative pathways plan within the development in lieu of constructing the multiuse pathway proposed in the City’s Bicycle and Pedestrian Master Plan. The internal paved pathway is located adjacent to the open space lakes and will be available for the use by the general public with connections made to the existing sidewalks along Paradise Road and Cockleshell Drive. The City staff and their drainage consultant have requested that we prioritize public, health, safety, and welfare related to flood control as the highest priority. Sidewalks will be provided on all local streets constructed by the developer. The proposed*

sidewalk system and its interconnectivity with the existing pedestrian network is shown as an exhibit in the MCP.

Staff Analysis: As part of the analysis that went into creating the Bicycle Pedestrian Master Plan, McMahon Associates, Inc. (the firm that developed the plan), conducted a needs assessment utilizing the area's existing bike-ped inventory in order to identify gaps in the multi-modal network. The purpose of the plan is to create a network of sidewalks, pathways, cycle lanes and multi-use trails for pedestrians and cyclists. Corridors that were studied were broken down into north-south corridors and east-west corridors. Paradise Road is a north-south corridor that was evaluated, as was Shangri La Road (east-west). As the Applicant indicates, a sidewalk currently exists along Paradise Road. However, the corridor has been identified as an area needing improvement to the network. The long-range plan calls for a 6-8-foot wide sidewalk, and a 10-12-foot wide multiuse pathway. At this time, only a 4-5-foot sidewalk exists. The Applicant is correct in that the Paradise Road right-of-way could be considered constrained and is further hindered by the existing open drainage swales, which would need to be enclosed and piped in order to create additional space to construct the required facilities. While the Applicant has primarily focused on exceeding the requirements for stormwater facilities, it has opted to provide an alternate pathways plan, which would take bike-ped traffic off the constrained Paradise Road right-of-way and route it through the proposed development via a 6-foot-wide pathway and connect to the existing sidewalk facilities on Cockleshell Drive towards the southwest end of the project. This pathway system is proposed to be available to the general public and can be used by residents and passers-by outside of the project's proposed development. With regards to the existing sidewalk on Paradise Road, due to the constrained right-of-way, the existing sidewalk is located approximately 2-3 feet away from the vehicular travel lanes. Staff is aware of public concern regarding the speed at which cars travel down the road in such close proximity to the existing pedestrian network. The current code requires a separation of a least 5-6 feet between the vehicular travel lanes and the sidewalk/pedestrian facilities. Because of the close proximity and speed, residents have expressed safety concerns about utilizing the existing sidewalk. To this end, the Applicant is proposing to construct a round-about as a traffic-calming device, aligning with the intersection of [a reconfigured] Maddox Lane and Paradise Road. Staff's opinion is that consideration should be given towards the Applicant's intent to address traffic-calming on Paradise Road, and the role it can play in providing a safer pedestrian experience within the existing network. At this time, Staff's opinion is that the alternate pathway plan meets the general intent of providing multimodal interconnectivity for the project area. Staff recommends **APPROVAL** of this deviation request, with the condition that the width of the alternate pathway be increased from a 6 foot minimum width, to a minimum of 8 feet in width.

Deviation No. 4: Requesting relief from LDC 3-297(3) – Access to Street Required, which requires that any residential development more than five acres provide two or more means of ingress and egress to the project, to allow a single access to the northern residential tract and a single access to the southern residential tract.

Applicant's Justification: *The proposed deviation is being requested for the north golf course parcel and for the south golf course parcel. A description of the justification for the deviation to allow a single access point for each parcel is provided below. It is important to note that the City is prioritizing flood control for an area wide public drainage system above all other criteria.*

North Parcel:

The north parcel of the project site has frontage on public rights of way from Carnoustie Court and Paradise Road (via Lot 86). The applicant is pursuing remedies to allow for a single access point across Lot 86 to the north golf course parcel. One of the justifications for deviations described in Section 4-2312(d)(13) is for the applicant to demonstrate a “bona fide need for the deviation and agree to provide significant enhancements to the subject property in exchange for the deviation.” Additionally, deviations are required (either singularly or in combination) to “not undermine the integrity of adjacent residential zoning districts.” This deviation is requested to allow for use a single access point from Paradise Road (across Lot 86) to access the north golf course parcel. If the deviation were not granted, the portion of the golf course between Carnoustie Court and Paradise Road would be required to be used as a secondary access road to the proposed project. The use of the portion of the golf course that is contiguous to Carnoustie Court as an access road would prohibit its use for regional stormwater facilities and eliminate the significant enhancements associated with the regional drainage improvements.

South Parcel:

The south parcel of the project site has frontage on public rights of way from Paradise Road and at a single frontage on Cockleshell Drive. The applicant is currently working with the City of Bonita Springs and their consultant to identify potential portions of the site that can be utilized for regional stormwater storage. The portion of the project site adjacent to Cockleshell Drive is also adjacent to the point of discharge to the headwaters of Spring Creek and areas that are among the most susceptible to flooding in significant storm events. The deviation is necessary to provide flexibility in the landplan to maximize the regional stormwater benefits; the proposed use of the portion of the site adjacent to Cockleshell Drive to provide stormwater benefits would be consistent with the requirements in Section 4-2312(d)(13) to satisfy a “bona fide need” (flooding of surrounding areas) and to allow for “significant enhancements” to the subject property.

Staff Analysis: Staff acknowledges that a significant amount of land area is being reserved for stormwater purposes. As such, there is a perceived limitation on the availability of suitable ingress/egress locations. It is Staff’s opinion that the intent of the code section is to help alleviate capacity issues by overburdening a single access point. It is also intended to help with emergency scenarios and situations where the single access point may be blocked or unusable. As a result, Staff would consider a recommendation of **APPROVAL**, subject to the Applicant meeting the notification standards and the provisions of a suitable emergency access plan to be reviewed at time of local development order. The applicable code section reads as follows: “...a notice to all future property owners must be recorded by the developer in the public records prior to the issuance of a local development order allowing construction of the access to the development. The notice must articulate the emergency access plan and provide information as to where a copy of this plan may be obtained from the developer or developer’s successor.”

If, after reviewing the plan, Staff is of the opinion that it is not suitable for emergency situations, the Applicant will need to amend the MCP to show the required ingress/egress locations for both development tracts.

Deviation No. 5: Requesting relief from LDC 3-303(b) – Complete Streets Design, which establishes the minimum dimensional standards and required facilities for public and privately maintained streets, to provide an alternative street design.

Applicant's Justification: *The master concept plan includes the proposed roadway cross section for the development that satisfies the requirements of the City's LDC. The street cross sections shown on the MCP support multi-modal transportation and will maintain public health, safety and welfare. The proposed street design (included as a part of the MCP) provides six foot sidewalks and a shared bike lane which is appropriate for a local roadway with low travel speeds.*

Staff Analysis: The Applicant is providing the required 6-foot-wide sidewalk on both sides and has agreed to mark the roadway with sharrows. As a result, the deviation request is not needed. Staff recommends the deviation be **WITHDRAWN**.

Deviation No. 6: Requesting relief from LDC 3-303(e)(14)(1) – Complete Streets Design, which establishes the requirement for street trees, to require street trees on private streets internal to the development only where practical given separation requirements with BSU facilities.

Applicant's Justification: *The development proposes a 50 foot wide right-of-way cross section as shown on the MCP; the applicant proposes to install street trees where feasible given the proposed right-of-way width and the required separation to BSU water mains and force mains. At the time of final Development Order Permitting and the Subdivision Plat, the developer will propose street trees at an average of 50 foot spacing in all locations where practicable.*

Staff Analysis: Based on the cross section provided on Page 3 of the MCP, the Applicant is providing street trees adjacent to the proposed sidewalks and vehicular travel lanes. The existing code provides for conflicts with utilities, stating that trees may not be placed where they will interfere with drainage, subsurface or overhead utilities, or in areas that would require frequent pruning due to overhead lines. Additionally, the LDC does not provide a spacing requirement for street trees. It is unclear as to the purpose of this deviation. It is Staff's opinion this deviation is not needed. Staff recommends the deviation be **WITHDRAWN**.

Deviation No. 7: Requesting relief from LDC 4-2312(d)(7) – Golf Course Redevelopment Regulations, Development Approval Standards, which requires a 50-foot-wide buffer with screening at a minimum height of six (6) feet to allow reduced buffers in locations identified on the MCP and to not require screening for buffers adjacent to the lakes.

Applicant's Justification: *Section 4-2312(d)(7) specifically requires that the 50-foot buffers be vegetative in nature and have a minimum screening height of six feet. In locations where proposed lakes are used as buffers, the buffers will not be vegetative in nature; it is not proposed to obstruct the view of the lakes from existing residences. In cases where existing residences are separated from the proposed project by an off-site preserve, it is not proposed to include a vegetative screen between the preserve and the proposed project. In instances in which proposed single family residential areas will be located within 25 feet of existing residences, the applicant is proposing a to install landscaping and a six-foot wall or fence (reference the exhibits in the MCP for locations) within the buffer to provide screening between the uses. The site design has been constrained due to the City's request to prioritize regional drainage improvements that exceed those required by code. Due to the City's request to expand the lakes throughout the project, the remaining developable areas require additional consideration. The regional drainage improvements that would be provided to surrounding properties by the allocation of more than the typical required space for water management facilities within the golf course is consistent with the requirement for significant enhancements identified in Section 4-2312(d)(13).*

Staff Analysis: The Applicant has provided several cross sections showing the interaction between existing development and proposed development in various areas throughout the project. Certain areas of the project are constrained in usable space due to the proposed stormwater system. In areas where the constraints yield a development area that is within twenty-five (25) feet of existing residential lots, the Applicant is proposing a fence/wall to meet the intent of providing screening between uses. Staff does not object to using existing off-site preserve areas (required for adjacent projects, such as Bonita Lakes) to meet the intent of the buffer requirement outlined in LDC 4-2313(d)(7) and is of the opinion that the proposed fencing in areas that are within twenty-five (25) feet of residential lots meets this intent as well. However, the preference would be for screening via enhanced landscaping and plantings instead of a fence, unless a fence is required by the LDC. Staff would consider a recommendation of **APPROVAL**, subject to the follow condition: In lieu of the proposed fence, the Applicant shall make every effort to provide additional landscaping that will meet the height and opacity standards of LDC 4-2312(d)(7) and (d)(8). At time of local development order, the Applicant can submit a justification for areas where the required standards of this code section cannot be met, to be considered for fencing in lieu of landscaping. Additionally, if it is determined that more area will be needed for the drainage project and to avoid issues with existing development, the buffer width shall be increased to the width specified in the drainage plans being prepared by Singhofen & Associates.

Deviation No. 8: Requesting relief from LDC 4-2312(d)(9) – Golf Course Redevelopment Regulations, which requires the inclusion of a tree-lined trail (12' in width) in instances when the buffer is reduced to less than 50', to provide for an alternative pathway ranging from 6'-12' in width, or no path, but added buffers when the City's staff and drainage consultant deems additional storage is needed for the area wide public system.

Applicant's Justification: *The project master plan includes locations of a proposed multi-use trail system. A pathway is proposed within the southern development tract and is identified on the MCP. A pathway on the north tract is not possible due to the extent of water management improvements. The City staff and their drainage consultant have requested that we prioritize public, health, safety, and welfare related to flood control as the highest priority. The improvements associated with the relief of flooding are consistent with the requirement for significant enhancements included in 4- 2312(d)(13). Sidewalks will be provided on all local streets constructed by the developer. In certain instances, in which the perimeter buffer has been reduced to less than 50 feet to accommodate the public area wide drainage system, it is proposed to dedicate area to landscaping and stormwater conveyance facilities rather than including a trail.*

Staff Analysis: It is Staff's opinion that it is the intent of the Applicant to request that the proposed alternate pathway, which has been put forth in lieu of providing bike-ped improvements along Paradise Road (Deviation 3), also serve as the tree-lined trail, which is required when the perimeter buffer width between the golf course redevelopment and existing residential development is less than fifty (50) feet in width. Staff acknowledges that a pathway system would be difficult on the northern tract, given the extent of proposed land area that will be utilized for stormwater, as shown on the proposed MCP. On the southern tract, a pathway is being provided through a portion of the perimeter of the property, in conjunction with Deviation 3. Staff recommends **APPROVAL** of this deviation request, with the condition of amending the appropriate cross sections to show a provision of enhanced buffers/planting areas where a pathway is not possible, and in areas where the pathway is provided, that the minimum width be increased to eight (8) feet.

Deviation No. 9: Requesting relief from LDC 4-2312(d)(12) – Minimum road width, which requires a minimum roadway width for any portion of a golf course considered for redevelopment of:
100 feet – if there is no existing development on either side of the roadway
200 feet – where there is existing development on one side of the proposed roadway
310 feet – where there is existing development on both sides of the proposed roadway,
To allow an access road to the northern tract that is 129.11 feet wide.

Applicant’s Justification: *The existing property has limited frontage on existing roadways and the deviation is necessary to access the northern tract. The north parcel of the project site has frontage on public rights of way from Carnoustie Court and Paradise Road (via Lot 86). One of the justifications for deviations described in Section 4-2312(d)(13) is for the applicant to demonstrate a “bona fide need for the deviation and agree to provide significant enhancements to the subject property in exchange for the deviation.” Additionally, deviations are required (either singularly or in combination) to “not undermine the integrity of adjacent residential zoning districts.” If the use of the access location requested in this deviation were not granted, the portion of the golf course between Carnoustie Court and Paradise Road would be required to be used as the access to the north parcel. The use of the portion of the golf course that is contiguous to Carnoustie Court as an access road would prohibit its use for regional stormwater facilities and eliminate the significant enhancements associated with the regional drainage improvements. As illustrated on the MCP, the development proposes access to the northern tract between Wood Ibis Avenue and Carnoustie Court. The access point into the northern tract is through Lot 86, which is 129.11’ wide. The access road will be located and screened to maximize separation and screening to the adjacent residential uses. Additionally, the developer is proposing to construct a traffic circle at this intersection to provide traffic calming to Paradise Road.*

Staff Analysis: Similar to the justifications of other requested deviations, Staff acknowledges that a significant portion of land area is being reserved for stormwater purposes, including the existing project frontage along Carnoustie Court. In the original iteration of the MCP, the portion of the golf course on the north and west side of Carnoustie Court was being proposed as a residential tract or a drainage tract. Staff requested the Applicant to decide with a level of certainty the intended use on this portion of the golf course and to amend the MCP accordingly. The revised MCP labeled this portion as being utilized for stormwater collection. The analysis provided by the City’s drainage consultants was in line with this decision – as additional capacity was warranted and necessary. However, by doing this, it effectively removed the option of having a project access point along the project frontage on Carnoustie Court (which would have been approximately 180 feet+/- wide and still below the LDC standard), and limited the remaining access to Lot 86, on the east side of Paradise Road. There are existing residential homes on both sides of this lot, which restricts the width of the accessway to below the standard conveyed in LDC 4-2312(d)(12) of 310 feet. However, the remainder of the northern tract is land locked. The Applicant provided a proposed planting and access cross section for this point of entry. It is Staff’s opinion the existing residential homes will be adequately buffered and screened, with the plantings to be maintained by the developer, its successors and assigns. It should be noted this deviation is applicable to the access point for the northern tract only. The access to the southern tract shall meet the requirements of LDC 4-2312(d)(12). Staff recommends **APPROVAL** of this deviation, for the access point to the northern tract only.

Deviation No. 10: Requesting relief from LDC 3-417(b)(1)(b)(4) – Indigenous Native Vegetation, which requires efforts to be made to preserve heritage trees and specifies sizing criteria for

replacement landscaping for impacted heritage trees, to require replacement trees at a one-to-one ratio with a minimum height of fourteen (14) feet.

Applicant's Justification: *Considerable portions of the project site will be devoted to providing stormwater storage and conveyance for surrounding developments, which provides a significant public benefit to the area. A large portion of the land within the project has been identified by the City and their consultant for an area wide public drainage system. The City is unable to buy the entire project but has asked the developer to prioritize a public drainage system over other items desired in the code. The applicant and the City will be required to replace heritage trees at a one to one ratio at a provided tree height of 14 feet.*

Staff Analysis: The original deviation request did not propose any replacement for impacted heritage trees, citing stormwater preferences above other code requirements. This was not an acceptable justification and Staff recommended the Applicant provide alternate language for consideration. The deviation now includes a provision for replacement plantings, but is requesting the planting size be reduced from twenty (20) to fourteen (14) feet. A justification for the height reduction was not provided, as plants of both sizes would require similar resources. However, Staff is aware that landscape supply of larger or fully-grown plantings has been an ongoing issue throughout the state since 2017. Staff recommends **APPROVAL** of this deviation, subject to the following: At time of local development order, the developer shall submit documentation that a reasonable effort was made to secure twenty (20) foot high plantings. In no instances shall the replacement trees be less than fourteen (14) feet in height.

Deviation No. 11: Requesting relief from LDC 3-417(d)(2)(c), which limits existing or proposed bodies of water, including stormwater management areas, to offset up to a maximum of 25% of the required open space, to allow stormwater management areas to offset up to a maximum of 40% of the required open space.

Applicant's Justification: *The proposed project includes a series of lakes within the former golf course to provide regional drainage enhancements for the surrounding area. These stormwater improvements include the construction of a series of stormwater lakes to provide additional storage, conveyance, and treatment for the surrounding residential areas. These lake areas associated with these stormwater improvements exceed what is required for the golf course redevelopment area but provide a much need public improvement to the community. This deviation would not be needed if the additional lakes for regional stormwater improvements were not proposed as part of this development.*

Staff Analysis: Staff acknowledges this deviation may not be warranted if the proposed stormwater improvements were not proposed as part of this development request. The proposed enhancement is intended to provide a public benefit of additional stormwater capacity as part of a regional project. Staff would consider a recommendation of approval if the Applicant can identify open space on the MCP and demonstrate that at least 20% of the open space is coming from features other than lakes such as dry detention areas, pedestrian ways, and required open space for the residential tracts. Staff would also suggest enhancing the non-lake open space as an offset for potentially exceeding the code threshold. Given the current justification and information, Staff recommends **DENIAL** of this deviation request, unless additional information can be provided for consideration.

Deviation No. 12: Requesting relief from LDC 6-39(c)(3) – Nonconforming Signs, which states that a legal nonconforming sign shall become illegal if more than 25 percent of the copy area is removed or unassembled for a period of more than six months, or if more than 25% of the copy area is changed in a 12-month period, to allow for changes to occur beyond the thresholds.

Applicant’s Justification: *The existing off-site directional sign identifies Bonita Springs Golf and Country Club, and the residential communities of Fairwinds, Chadwyck Square and Paradise Woods and is approximately 250 square feet in size and 8 feet in height. The sign was installed many years ago to provide directional aide to motorists on Old 41 Road. The Bonita Springs Golf and Country Club is defunct and the new owners of the property desire to utilize the sign to direct motorists to the residential communities that will replace the golf course. Due to the age of the structure, it is not in compliance with the current regulations for off-site directional signage regarding height and size. The deviation will allow the existing sign to remain and to be refurbished, with new sign copy for the new communities. The renovated sign will be subject to review and approval of sign permit(s) and work within City ROW permit.*

Staff Analysis: Staff is of the opinion that the sign in question is in need of modifications and maintenance. However, it serves a purpose by providing the names of numerous communities abutting the golf course, including Fairwinds, Chadwyck Square, and Paradise Woods. The sign is currently located within a City-maintained right-of-way and would require a sign permit and a right-of-way permit, which the Applicant acknowledges. Staff recommends **APPROVAL** of the request, with the condition that existing community names identified on the sign be included as part of the refurbishment and remain in perpetuity.

Deviation No. 13: Requesting relief from LDC 6-146(a)(1), which requires off-site non-illuminated directional signage for subdivisions or residential projects to be located within 500 feet of the nearest intersection involving a turning movement to locate the development, to allow the existing off-site sign to remain, and to permit greater than 25% of the sign copy to be modified during any 12-month period.

Applicant’s Justification: *The existing off-site directional sign identifies Bonita Springs Golf and Country Club, and the residential communities of Fairwinds, Chadwyck Square and Paradise Woods and is approximately 250 square feet in size and 8 feet in height. The sign was installed many years ago to provide directional aide to motorists on Old 41 Road. The Bonita Springs Golf and Country Club is defunct and the new owners of the property desire to utilize the sign to direct motorists to the residential communities that will replace the golf course. Due to the age of the structure, it is not in compliance with the current regulations for off-site directional signage regarding height and size. The deviation will allow the existing sign to remain and to be refurbished, with new sign copy for the new communities. The renovated sign will be subject to review and approval of sign permit(s) and work within City ROW permit.*

Staff Analysis: The sign has been in existence for over 15 years. Currently, the sign advertises the Bonita Springs Golf and Country Club, which is the location of the proposed development. It also advertises other neighboring communities including Chadwyck Square, Fairwinds, and Paradise Woods. Staff does not object to the developer removing the defunct golf course from the sign and replacing it with the names of the proposed communities. Staff recommends **APPROVAL** of the request, with the condition that existing community names identified on the sign be included as part of the refurbishment and remain in perpetuity.

Deviation No. 14: Requesting relief from LDC 4-2312(d)(4), which prohibits alterations to elevation of property within 30 feet of a golf course boundary, to allow alterations of elevations where required to implement improvements for the proposed stormwater management system.

Applicant's Justification: *In order to improve both area and regional stormwater management, alteration of the ground level near the property interface with surrounding improved properties will be required. Alteration will allow for creation of berms, swales and other surface water management improvements that will accept stormwater into the RPD master water management system. The improvement to conveyance of stormwater from off-site properties will be consistent with the requirement of providing significant enhancements noted in Section 4-2312(d)(13).*

Staff Analysis: Staff acknowledges the proposed stormwater system will require alterations to elevations. Due to the capacity that is being proposed as part of this regional system, the amount of land area needed has gradually increased. While elevations will need to be altered to accommodate and ensure a functioning system, it is Staff's understanding many of the changes in elevations along the perimeter would be shallow in nature and, in some instances, the Applicant is proposing to fill in the existing ditches (see Cross Section E on Page 9 of 10 of the MCP). The shallow areas may hold water, but would primarily be designed to do so in extreme storm events and would otherwise remain largely dry. It is Staff's opinion the deviation is necessary in order to provide the required stormwater attenuation and collection for the project as whole. Staff recommends **APPROVAL** of this deviation, subject to review of the final stormwater and drainage plan at time of local development order.

CONCLUSIONS:

The following conclusions are based upon the Applicant's Application being reviewed for compliance with the City's Code of Ordinances and the application of sound planning, engineering, surveying, and environmental practices.

The Applicant held two (2) neighborhood meetings as required by the City's LDC. The pre-filing meeting was held on September 10, 2020, and the post-sufficiency meeting was held on November 18, 2021. Both meetings were advertised in accordance with the City's LDC.

The rezoning request was evaluated by Community Development for planning, zoning, engineering, environmental, and transportation impacts.

RECOMMENDATION:

Staff recommends **APPROVAL** of Petition PD21-78545-BOS Bonita Springs Golf Course Residential Planned Development (RPD), subject to the following conditions:

1. The development shall be generally consistent with the proposed ten-page MCP, Exhibit B, not to exceed 350 dwelling units.
2. The Schedule of Uses are as follows:

Accessory Uses and Structures
Administrative Offices
Community Gardens
Dwelling Units

North Parcel
Single-Family
Two-Family Attached (Twin Villa)

South Parcel
Single Family
Two-Family Attached (Twin Villa)

Excavation, Water Retention
Fences and Walls
Food and Beverage Service, Limited
Parking Lot Accessory
Recreation Facilities (Clubs), Private, On-Site with Consumption on Premises
Signs

3. The Development Regulations shall be those contained on Exhibit C, with the proposed preserve setback subject to LDC 3-417(b)(6)(a), and the maximum height of development on the amenity tract limited to thirty-five (35) feet.
4. The Applicant shall install traffic count monitors at the intersection of Paradise Road and Shangri-La Road. The data collection methodology and appropriate collection period/timeline shall be determined as part of the local development order process.
5. The minimum width of the alternate pathway provided as part of Deviation 3 shall be no less than eight (8) feet.
6. The Applicant shall meet the notification standards of LDC 3-297(3) and must provide an emergency access plan to be reviewed by Staff at time of local development order submittal. The emergency plan must address life safety code requirements. Any modifications to the MCP that are necessary to address this issue may be reviewed administratively.
7. Pursuant to Deviation 1, all proposed perimeter fences/walls shall be treated as residential project walls, which, pursuant to LDC 4-1466 will require landscaping on the exterior side and a minimum planting width of seven and one half (7.5) feet. Where vegetation or walls/fences conflict with drainage facilities, alternative landscape plans shall be provided at time of local development order submittal.
8. Pursuant to Deviation 7, the Applicant shall make every effort to provide additional landscaping, where feasible, that will meet the height and opacity standards of LDC 4-2312(d)(7) and (d)(8). At time of local development order, the Applicant can submit a justification for areas where the required standards of the aforementioned code sections cannot be met, to be considered for fencing in lieu of landscaping. If fencing is approved, it shall be consistent with the cross sections provided by the Applicant as part of the ten-page MCP (Exhibit B).

9. Pursuant to Deviation 8, at time of local development order, the Applicant shall provide revised cross sections to show enhanced buffers and planting areas where a pathway is not possible. In areas where a pathway is possible, the minimum width shall be eight (8) feet.
10. Pursuant to Deviation 10, at time of local development order submittal, the Applicant shall provide documentation that a reasonable effort was made to secure replacement plantings at twenty (20) feet in height. In no instance shall the replacement trees be less than fourteen (14) feet in height.
11. Pursuant to Deviation 12, existing community names identified on the off-site directional sign shall be included in the sign's refurbishment and remain in perpetuity.
12. The Applicant is proposing a roundabout, as shown on the MCP. The specific location of the roundabout, final design, dimensions, and radii shall be determined at time of local development order. If it is determined that the roundabout is insufficient, the Applicant shall provide alternative traffic calming device concepts for consideration.
 - a. The Applicant shall work with the Community Development Department and the Public Works Department to provide additional traffic calming devices along Paradise Road.
13. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The Applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately, and the proper authorities notified in accordance with Section 872.05, *Florida Statutes*.
14. The Developer shall hold a neighborhood meeting prior to ~~development order approval~~ commencement of construction. The meeting shall be noticed to every property owner within 1,000 feet of the project area and shall contain additional information of what was approved on the MCP.
15. Less the deviations and/or exceptions provided by this RPD approval, Unless approved by a deviation, or unless there are conflicts with the water management design or companion developer's agreement, at the time of local development order, all required multimodal facilities (infrastructure, crossings, amenities, furnishings, access points, easements, etc.) both internal and external to the site, shall meet or exceed the intent of

the design standards provided by Chapter 3 of the City of Bonita Springs Land Development Code, the City of Bonita Springs Bicycle Pedestrian Master Plan (PATH), the City of Bonita Springs Golf Course Redevelopment Regulations and all applicable design standards, except as modified herein and as required by the Bonita Springs Fire Control and Rescue District and National Fire Protection Association (NFPA).

16. Unless approved by the City Council, deviations that are denied may be reevaluated upon the Applicant providing additional information addressing Staff's concerns. If the Applicant wishes to have the request reevaluated, the Applicant shall apply for a Planned Development Amendment (Administrative) to address existing deviations that have been denied. Any request for new deviations will require a Planned Development Amendment (Public Hearing).
17. Approval of this RPD does not guarantee local development order approval. Unless modified as part of this approval, future development order approvals must satisfy the requirements of the City of Bonita Springs Land Development Code and the Bonita Plan.

Deviations

1. **Deviation No. 1:** Staff recommends **DENIAL** of the request for gates; Staff Recommends **APPROVAL** of the request for walls/fences, subject to Condition 5.
2. **Deviation No. 2:** Staff recommends **DENIAL** of this deviation.
3. **Deviation No. 3:** Staff recommends **APPROVAL** of this deviation, subject to Condition 3.
4. **Deviation No. 4:** Staff recommends **APPROVAL** of this deviation, subject to Condition 4.
5. **Deviation No. 5:** Staff recommends this deviation be **WITHDRAWN**.
6. **Deviation No. 6:** Staff recommends this deviation be **WITHDRAWN**.
7. **Deviation No. 7:** Staff recommends **APPROVAL** of this deviation, subject to Condition 6.
8. **Deviation No. 8:** Staff recommends **APPROVAL** of this deviation, subject to Condition 7.
9. **Deviation No. 9:** Staff recommends **APPROVAL** of this deviation.
10. **Deviation No. 10:** Staff recommends **APPROVAL** of this deviation, subject to Condition 8.
11. **Deviation No. 11:** Staff recommends **DENIAL** of this deviation.
12. **Deviation No. 12:** Staff recommends **APPROVAL** of this deviation, subject to Condition 9.
13. **Deviation No. 13:** Staff recommends **APPROVAL** of this deviation, subject to Condition 9.
14. **Deviation No. 14:** Staff recommends **APPROVAL** of this deviation.

SUBJECT PROPERTY:

The Applicant indicates the STRAP numbers are: 14-47-25-B1-1400A.0000, 23-47-25-B1-01400.0860, 23-47-25-B1-0050A.0000, & 23-47-25-B1-00500.0040.

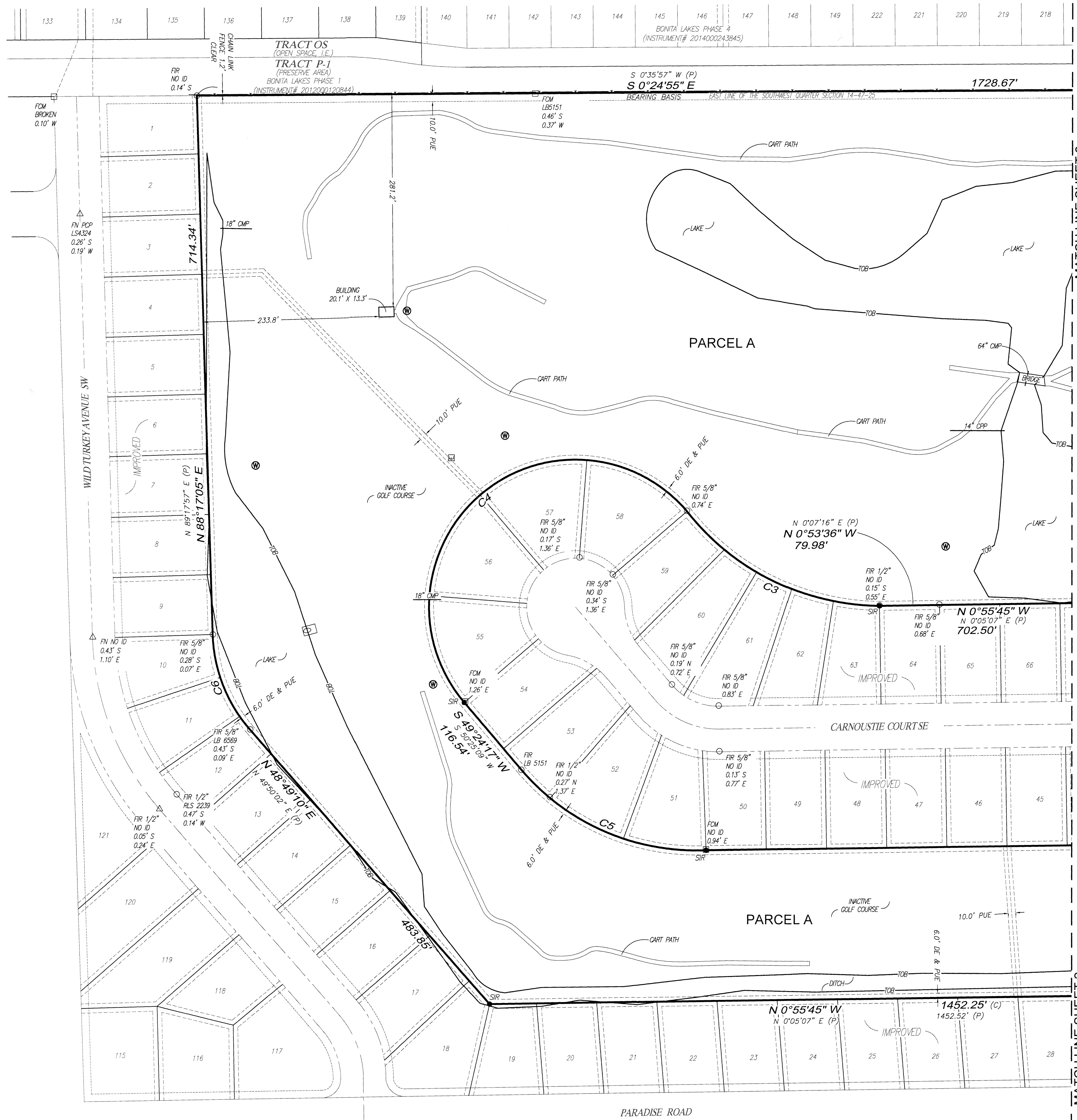
EXHIBITS:

- A. Boundary Survey and Legal Description
- B. The ten-page Master Concept Plan titled "Bonita Springs Golf Course RPD"
- C. Development Regulations

ATTACHMENTS:

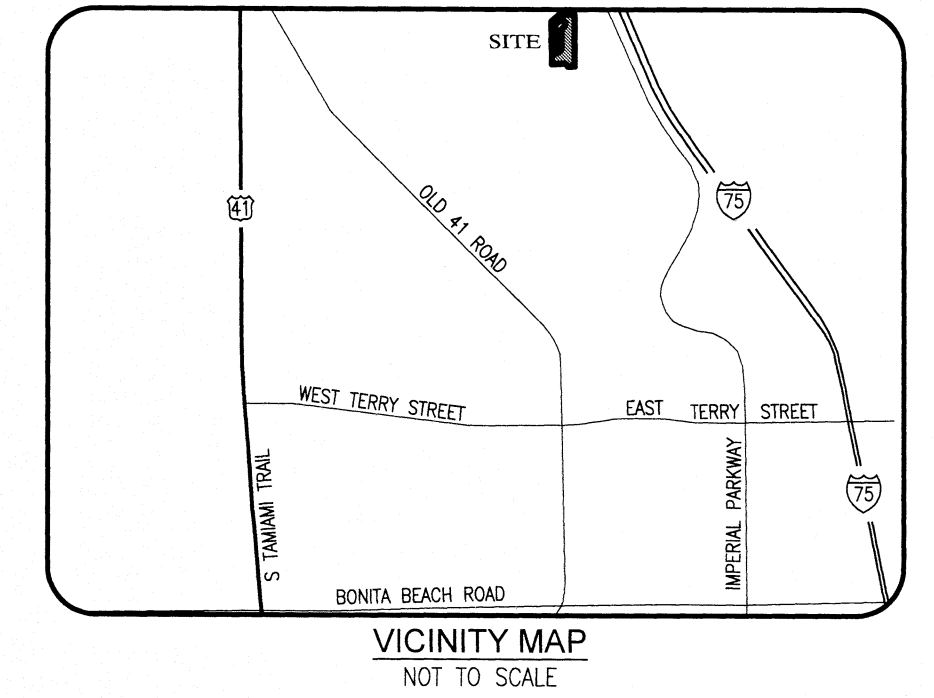
- A. Staff Analysis (Background and Information Analysis)
- B. Applicant's Informational Analysis and Project Submittal History
- C. Public Comment Forms Received by Staff

EXHIBIT A



MATCH LINE SHEET 2

MATCH LINE SHEET 2



VICINITY MAP
NOT TO SCALE

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	260.00'	347.82'	76°38'55"	N 56°17'52" W	322.46'
(P)	260.00'	347.82'	76°38'55"	N 55°17'05" W	322.46'
C2	320.00'	482.02'	86°18'20"	N 42°13'25" E	437.73'
(P)	320.00'	482.02'	86°18'20"	N 43°14'12" E	437.73'
C3	330.00'	294.03'	51°03'01"	N 26°01'31" E	284.40'
(P)	330.00'	294.03'	51°03'01"	N 27°02'23" E	284.40'
C4	195.00'	612.61'	180°00'00"	N 40°35'45" W	390.00'
(P)	195.00'	612.61'	180°00'00"	N 39°34'53" W	390.00'
C5	305.00'	277.02'	52°02'23"	S 23°24'55" W	267.60'
(P)	305.00'	277.02'	52°02'23"	S 24°25'42" W	267.60'
C6	200.00'	137.76'	39°27'35"	N 68°33'18" E	135.05'
(P)	200.00'	137.76'	39°27'35"	N 69°33'59" E	135.05'

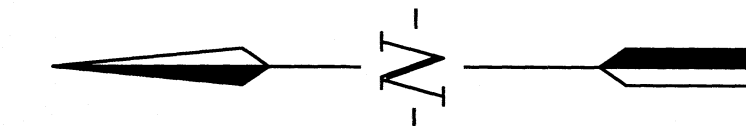
PROPERTY DESCRIPTION

(PER PROVIDED TITLE COMMITMENT)
PARCEL A

PARCEL A, BONITA SPRINGS COUNTRY CLUB, UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 81 THROUGH 84, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

NOTES:

- BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT OBTAINED USING RTK GPS OBSERVATIONS ON THE FOOT NETWORK AND ARE BASED ON THE EAST LINE OF PARCEL "A", BONITA SPRINGS COUNTRY CLUB, UNIT 1, PLAT BOOK 30, PAGES 81 THROUGH 84, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING S 0°24'55" E.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, HAVING NO BASE FLOOD ELEVATION, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS # 12071C 0593 G, 12071C 0594 G, DATED 7 DECEMBER 2018 AND 12071C 0656 F, AND 12071C 0657 F, DATED 28 AUGUST 2008.
- CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.
- DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.
- UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
- BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C., PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
- PARCEL A AS SHOWN ON THE RECORDED PLAT DOES NOT CLOSE MATHEMATICALLY. THE MIS-CLOSURE HAS BEEN ACCOUNTED FOR BY THE CALCULATED DISTANCES SHOWN HEREON.
- DATE OF LAST FIELD WORK: 11 SEPTEMBER 2020.



0 40' 80' 160'
SCALE: 1" = 80'

THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

CERTIFIED TO:

BS PROPERTY HOLDINGS, LLC
BSGC LAND HOLDINGS, LLC
COLLIER INSURANCE AGENCY, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGEND	
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
FIP	FOUND IRON PIPE
FIR	FOUND 5/8" IRON ROD
SRI	SET 5/8" IRON ROD W/O.P. LB. #5151
FCM	FOUND 4"x4" CONCRETE MONUMENT
SCM	SET CONG. MONUMENT w/ALUMINUM DISK, L.B.# 5151
FFK	FOUND PARKER KALON NAIL
SPK	SET PARKER KALON NAIL w/BRASS DISK, L.B.# 5151
FDH	FOUND DRILL HOLE
SDH	SET DRILL HOLE
FMN	FOUND MAG. NAIL
FND	FOUND
(P)	PLAT MEASURED
(C)	CALCULATED
(D)	DEED
BCD	CONCRETE BOLLARD
CT	GREASE TRAP
PC	PLAT BOOK
OR	OFFICIAL RECORDS BOOK
GR	RIGHT-OF-WAY
EDP	EDGE OF PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR AND MAPPER
SFC	STATE PLANE COORDINATES
TG	TOP OF GRADE ELEVATION
RM	RIM ELEVATION
INV	INVERT ELEVATION
ELEV	ELEVATION
A/C	AIR CONDITIONING UNIT
BFP	BACKFLOW PREVENTOR
CB	CABLE T.V. BOX/RISER
CO	CATCH BASIN/INLET
CD	CLEAN OUT
CHW	CONCRETE CENTERLINE
CH	CORRUGATED METAL PIPE
CP	CORRUGATED PLASTIC PIPE
OP	OVERHEAD WIRE
SC	SANITARY MANHOLE
UE	UTILITY EASEMENT
MHD	MANHOLE
EB	ELECTRIC BOX/RISER/METER
TR	TRANSFORMER
GSM	GAS SERVICE/METER
GV	GAS VALVE
TA	TRAP ANCHOR
IV	IRRIGATION VALVE
ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
CH	CORRUGATED METAL PIPE
MHS	MANHOLE
NDV	NORTH AMERICAN DATUM
NDV	NORTH AMERICAN DATUM
SV	SEWER VALVE
TS	TELEPHONE MANHOLE
TR	TELEPHONE BOX/RISER
TL	TRAFFIC LIGHT
UPW	UTILITY POLE - WOOD
UPC	UTILITY POLE - CONCRETE
WM	WATER METER
WV	WATER VALVE
WD	WATER DRAIN
OT	OAK TREE
PT	PALM TREE
TR	TRAFFIC SIGN
W	WELL
DIP	DUCTILE IRON PIPE

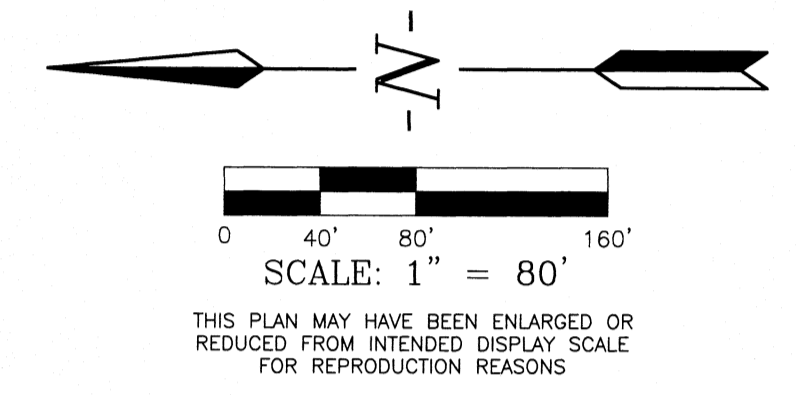
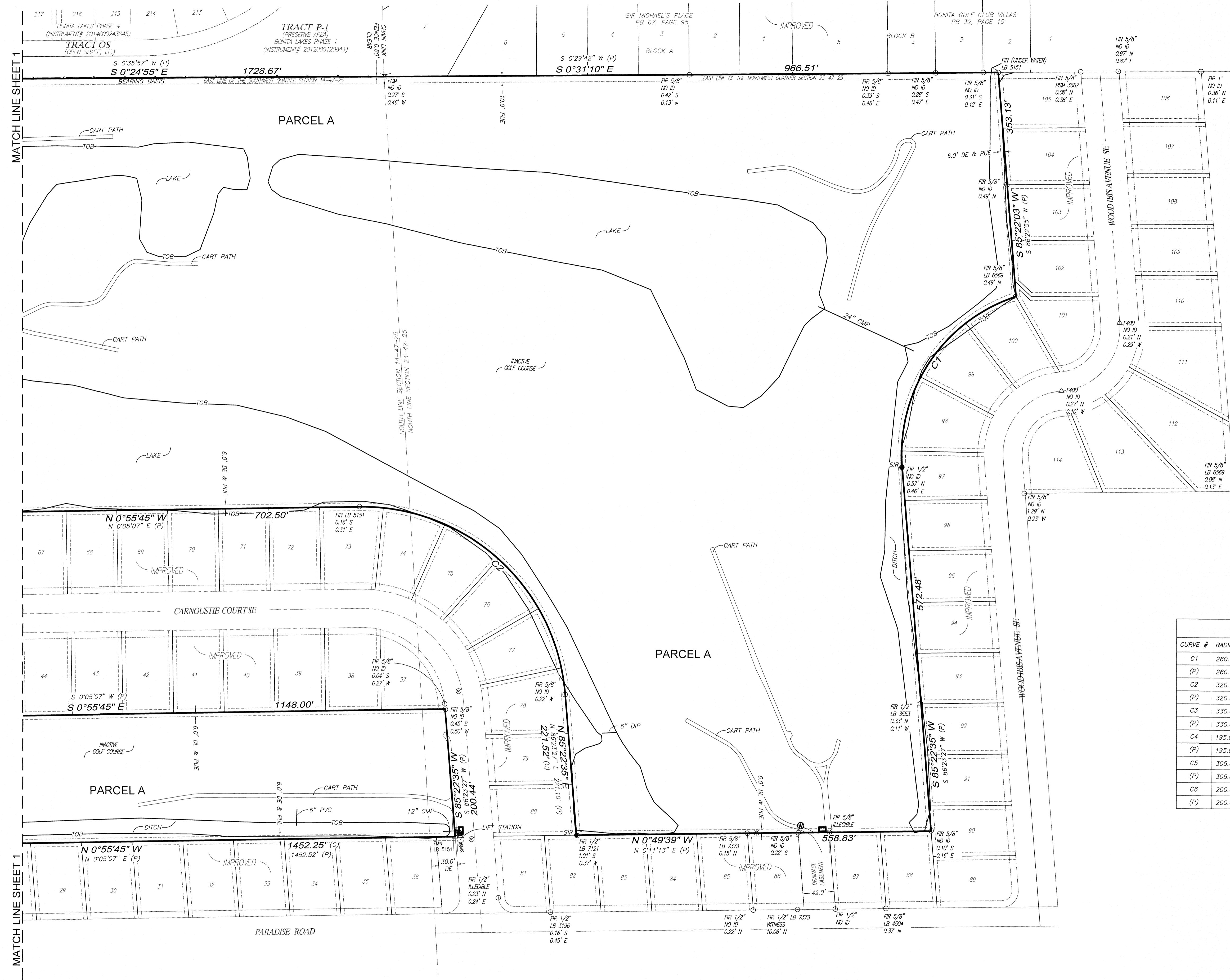
REVISION: UPDATED BOUNDARY SURVEY 9-19-2020.

NOT COMPLETE WITHOUT SHEETS 1-2 OF 2

<p>GradyMinor Civil Engineers • Land Surveyors • Planners • Landscape Architects Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380</p>	<p>O. Grady Minor and Associates, P.A. 3800 Via Del Rey Bonita Springs, Florida 34134</p>	<p>BOUNDARY SURVEY BONITA SPRINGS COUNTRY CLUB, UNIT 1 PARCEL A PLAT BOOK 30, PAGES 81 THROUGH 84 LYING IN SECTIONS 14 AND 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA</p>	<p>DATE SIGNED: 11/1/21 DONALD L. SAINTENY III, P.S.M. FL LICENSE #6761 FOR THE FIRM</p>
	<p>DRAWN BY: KJG CHECKED BY: DLS JOB CODE: BSGC SCALE: 1" = 80' DATE: 21 MAY 2018 FILE: 20-144-BS NORTH.DWG SHEET: 1 of 2</p>		

G:\SURVEY\PROJECT SURVEY\2020\144 - BONITA GOLF COURSE\SURVEY\20-144-BS NORTH.DWG

EXHIBIT A CONTINUED



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
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C6	200.00'	137.76'	39°27'35"	N 68°33'18" E	135.05'
(P)	200.00'	137.76'	39°27'35"	N 69°33'59" E	135.05'

LEGEND POC POINT OF COMMENCEMENT PSB POINT OF BEGINNING FIP FOUND IRON PIPE FIR FOUND 5/8" IRON ROD SIR SET 5/8" IRON ROD w/CAP, L.B. #5151 FCM FOUND 4"x4" CONCRETE MONUMENT SCM SET CONC. MONUMENT w/ALUMINUM DISK, L.B.# 5151 FPK FOUND PARKER KALON NAIL SPK SET PARKER KALON NAIL w/BRASS DISK, L.B.# 5151 FDH FOUND DRILL HOLE SDH SET DRILL HOLE FMN FOUND MAG NAIL FND FOUND (P) PLAT MEASURED (M) CALCULATED (C) PER DEED BDL CONCRETE BOLLARD CTI GREASE TRAP FB PLAT BOOK CB PAGE OR OFFICIAL RECORDS BOOK R.O.W. RIGHT-OF-WAY EDI EDGE OF DRIVEWAY PUE PUBLIC UTILITY EASEMENT LBS LICENSED BUSINESS PSM PROFESSIONAL SURVEYOR AND MAPPER SPC STATE PLANE COORDINATES TO TOP OF GRADE ELEVATION RM RW ELEVATION INV INVERT ELEVATION ELEV ELEVATION A/C AIR CONDITIONING UNIT BFP BACKFLOW PREVENTER CBL CABLE T.V. BOX/RISER CBN CATCH BASIN/INLET CDO CLEAN OUT CO CONC. CIP CONCRETE CHW CHIMNEY CON CONCRETE CMF CORRUGATED METAL PIPE CPE CORRUGATED PLASTIC PIPE DE DRAINAGE EASEMENT MHD DRAINAGE MANHOLE EM ELECTRIC MANHOLE EB ELECTRIC BOX/RISER/METER FH FIRE HYDRANT ET ELECTRIC TRANSFORMER OSM GAS SERVICE/METER OV GAS VALVE IV IRRIGATION VALVE IVC IRRIGATION CONTROL VALVE LP LIGHT POLE MTER METER END OVI OVERHEAD WIRES RCP REINFORCED CONCRETE PIPE MHS SANITARY MANHOLE NVD NATIONAL GEODETIC VERTICAL DATUM BY 1929 NAVD NORTH AMERICAN VERTICAL DATUM OF 1988 SV SEWER VALVE SGN SIGN ON POLE TRS TELEPHONE MANHOLE TL TRAFFIC LIGHT TL UNDERGROUND UPW UTILITY POLE - WOOD UPC UTILITY POLE - CONCRETE WM WATER METER WV WATER VALVE WT WOOD TRUNK OAK OAK TREE PALM PALM TREE PINE PINE TREE WELL DUCTILE IRON PIPE	(P) PLAT MEASURED (M) CALCULATED (C) PER DEED BDL CONCRETE BOLLARD CTI GREASE TRAP FB PLAT BOOK CB PAGE OR OFFICIAL RECORDS BOOK R.O.W. RIGHT-OF-WAY EDI EDGE OF DRIVEWAY PUE PUBLIC UTILITY EASEMENT LBS LICENSED BUSINESS PSM PROFESSIONAL SURVEYOR AND MAPPER SPC STATE PLANE COORDINATES TO TOP OF GRADE ELEVATION RM RW ELEVATION INV INVERT ELEVATION ELEV ELEVATION A/C AIR CONDITIONING UNIT BFP BACKFLOW PREVENTER CBL CABLE T.V. BOX/RISER CBN CATCH BASIN/INLET CDO CLEAN OUT CO CONC. CIP CONCRETE CHW CHIMNEY CON CONCRETE CMF CORRUGATED METAL PIPE CPE CORRUGATED PLASTIC PIPE DE DRAINAGE EASEMENT MHD DRAINAGE MANHOLE EM ELECTRIC MANHOLE EB ELECTRIC BOX/RISER/METER FH FIRE HYDRANT ET ELECTRIC TRANSFORMER OSM GAS SERVICE/METER OV GAS VALVE IV IRRIGATION VALVE IVC IRRIGATION CONTROL VALVE LP LIGHT POLE MTER METER END OVI OVERHEAD WIRES RCP REINFORCED CONCRETE PIPE MHS SANITARY MANHOLE NVD NATIONAL GEODETIC VERTICAL DATUM BY 1929 NAVD NORTH AMERICAN VERTICAL DATUM OF 1988 SV SEWER VALVE SGN SIGN ON POLE TRS TELEPHONE MANHOLE TL TRAFFIC LIGHT TL UNDERGROUND UPW UTILITY POLE - WOOD UPC UTILITY POLE - CONCRETE WM WATER METER WV WATER VALVE WT WOOD TRUNK OAK OAK TREE PALM PALM TREE PINE PINE TREE WELL DUCTILE IRON PIPE
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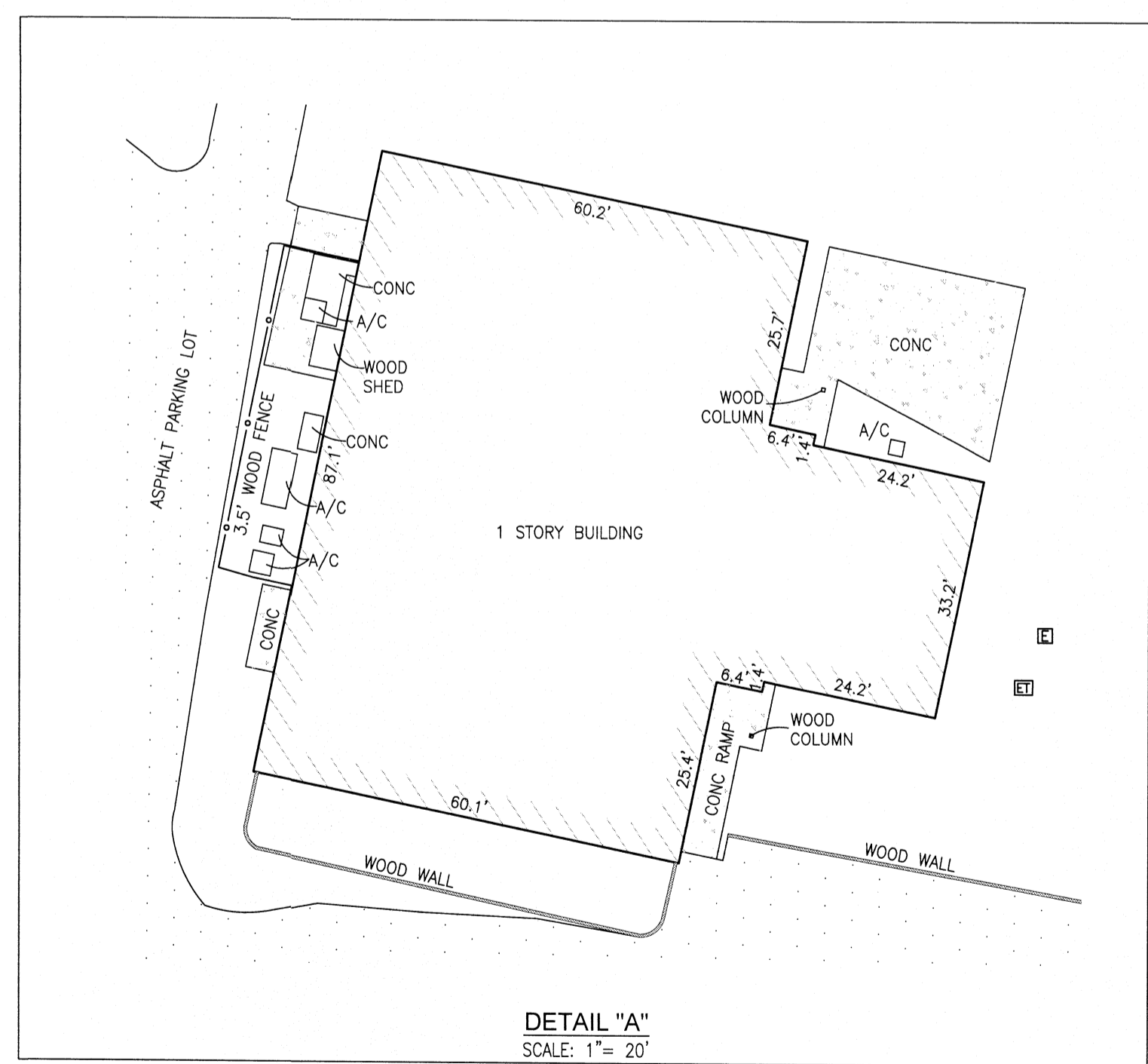
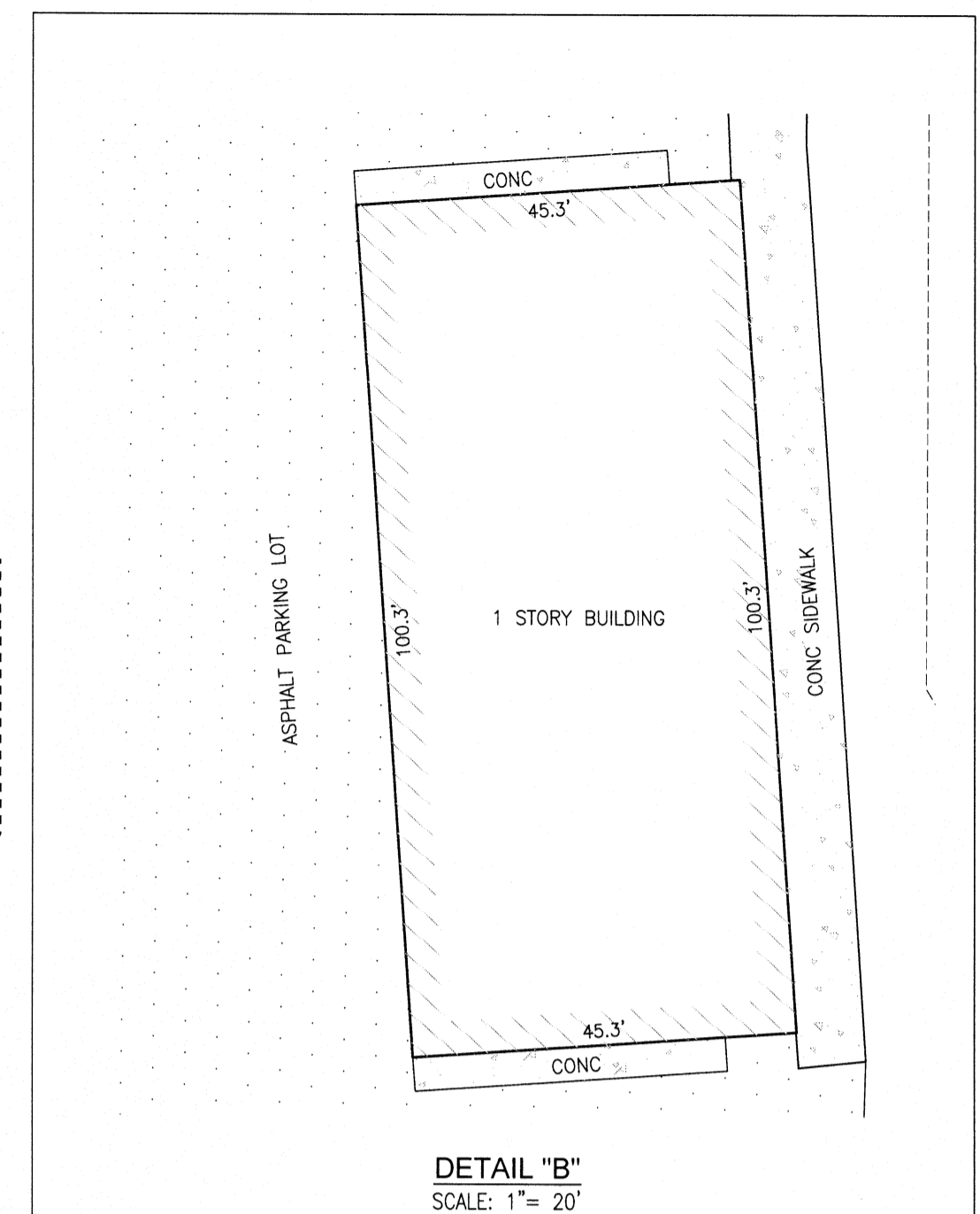
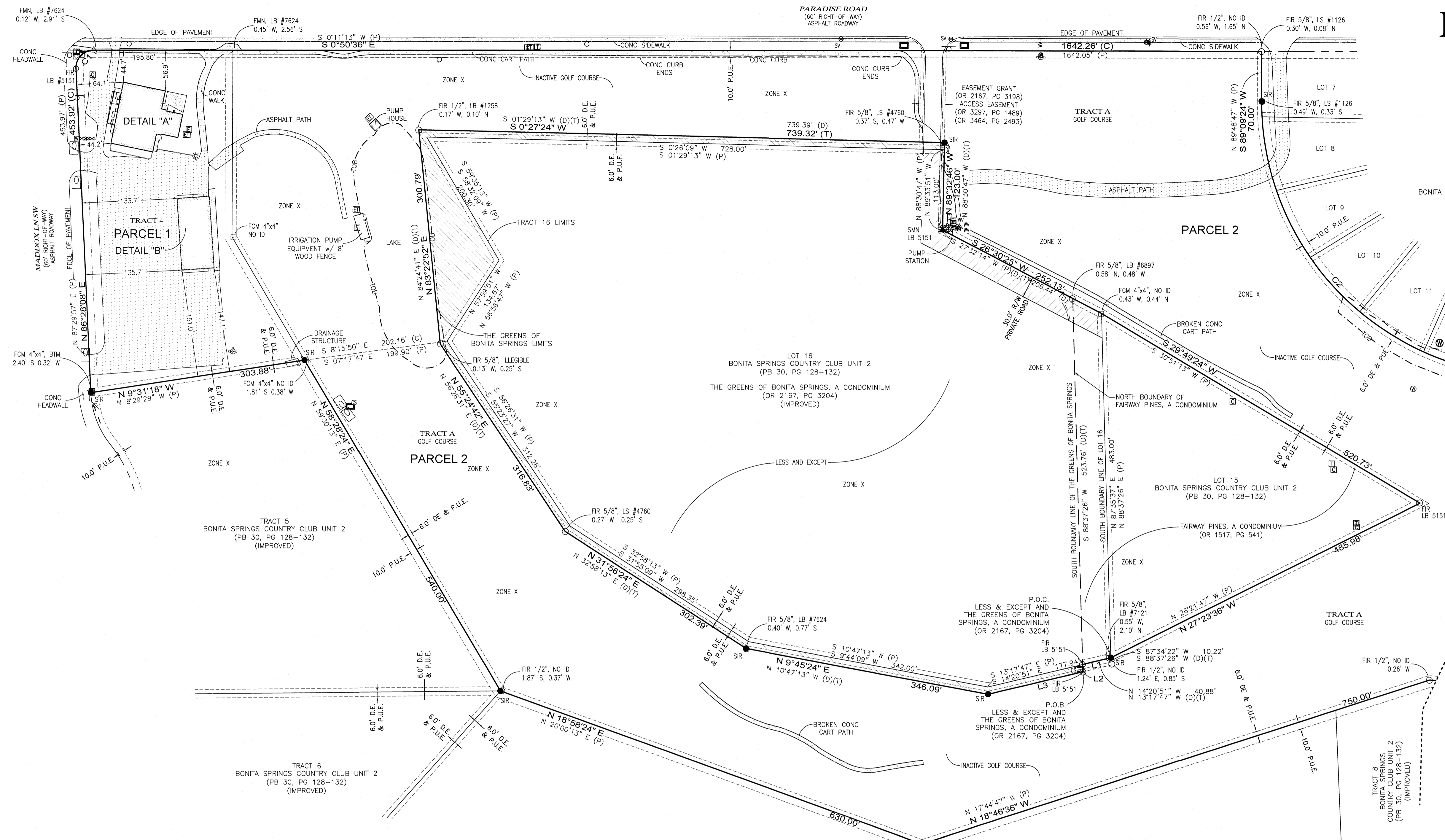
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DRAWN BY: KJG	BOUNDARY SURVEY	
CHECKED BY: DLS	BONITA SPRINGS COUNTRY CLUB, UNIT 1	
JOB CODE: BSGC	PARCEL A	
SCALE: 1" = 80'	PLAT BOOK 30, PAGES 81 THROUGH 84	
DATE: 21 MAY 2018	LYING IN	
FILE# 20-144-BS NORTH.DWG	SECTIONS 14 AND 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST	
SHEET: 2 of 2	LEE COUNTY, FLORIDA	

NOT COMPLETE WITHOUT SHEETS 1-2 OF 2

G:\SURVEY\PROJECT SURVEY 2020\144 - BONITA GOLF COURSE SURVEY 20-144-BS NORTH.DWG

EXHIBIT A CONTINUED



PROPERTY DESCRIPTION
(PER PROVIDED TITLE COMMITMENT)

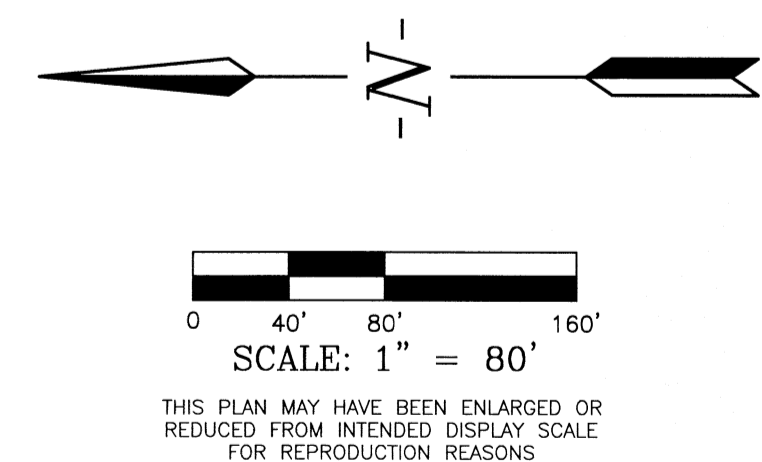
PARCEL 1
TRACT 4, BONITA SPRINGS COUNTRY CLUB UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 128 THROUGH 132, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 2
TRACT A, BONITA SPRINGS COUNTRY CLUB UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 128 THROUGH 132, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS: A LOT OR PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF TRACT 15, BONITA SPRINGS COUNTRY CLUB UNIT 2, AS RECORDED IN PLAT BOOK 30, PAGE 132, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, RUN SOUTH 88°37'26" WEST FOR 10.22' FEET; THENCE RUN NORTH 1°31'47" WEST FOR 40.88 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED;

THENCE CONTINUE NORTH 1°31'47" WEST FOR 137.08 FEET; THENCE RUN NORTH 10°47'13" EAST FOR 346.09 FEET; THENCE RUN NORTH 32°58'13" EAST FOR 302.39 FEET; THENCE RUN NORTH 56°26'31" EAST FOR 316.83 FEET; THENCE RUN NORTH 84°24'41" EAST FOR 300.79 FEET; THENCE RUN SOUTH 01°29'13" WEST FOR 739.32 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF A 30 FOOT WIDE PRIVATE ROAD EXTENDING SOUTH 88°30'47" EAST; THENCE RUN NORTH 88°30'47" WEST FOR 123.00 FEET; THENCE RUN SOUTH 27°32'14" WEST FOR 208.44 FEET; THENCE RUN SOUTH 88°37'26" WEST FOR 323.76 FEET TO THE POINT OF BEGINNING.

PARCEL 6
TRACT 10, BONITA SPRINGS COUNTRY CLUB UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 128 THROUGH 132, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	40.44'	92°41'16"	S 47°11'14" E	36.17'
C1 (P)	25.00'	40.44'	92°41'16"	S 48°09'25" E	36.17'
C2	383.00'	653.75'	97°48'00"	S 40°15'26" W	577.23'
C2 (P)	383.00'	653.75'	97°48'00"	S 41°17'13" W	577.23'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 14°19'36" W	40.88'
L2	S 87°35'37" W	10.22'
L3	N 14°19'36" W	137.09'
L3 (T)	N 13°17'47" W	137.08'
L3 (D)	N 13°17'47" W	137.80'

- LEGEND**
- POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - FP FOUND IRON PIPE
 - FR FOUND 5/8" IRON ROD
 - SIR SET 5/8" IRON ROD w/4" LB. #5151
 - FCM FOUND 4"x4" CONCRETE MONUMENT
 - SCM SET CONC. MONUMENT w/ALUMINUM DISK, LB.# 5151
 - FRK FOUND PARKER KALON NAIL
 - SMN SET MAG NAIL w/BRASS DISK, LB.# 5151
 - FDH FOUND DRILL HOLE
 - SDH SET DRILL HOLE
 - FMM FOUND MAG NAIL
 - FND FOUND
 - SMN SET MAG NAIL w/BRASS DISK, LB.# 5151
 - (P) PER PLAT
 - (M) MEASURED
 - (C) CALCULATED
 - (D) PER DEED
 - (EA) TEMPORARY EASEMENT AGREEMENT
 - (C) CONCRETE BOLLARD
 - (C) PER TITLE COMMITMENT
 - (C) PLAT BOOK
 - PC OFFICIAL RECORDS BOOK
 - SR RIGHT-OF-WAY
 - EDP EDGE OF PAVEMENT
 - U.E. UTILITY EASEMENT
 - LB LICENSED BUSINESS
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - SPC STATE PLANE COORDINATES
 - CLF CHAIN LINK FENCE
 - TO TOP OF GRADE ELEVATION
 - RM RM ELEVATION
 - INV INVERT ELEVATION
 - ELEV ELEVATION
 - A/C AIR CONDITIONING UNIT
 - CFM BACKFLOW PREVENTOR
 - CB CABLE T.V. BOX/RISER
 - CO CLEAN OUT
 - CONC. CONCRETE
 - CHW CONCRETE HEAD WALL
 - CENTR. CENTERLINE
 - CMP CORRUGATED METAL PIPE
 - CPP CORRUGATED PLASTIC PIPE
 - FLP FLORIDA POWER & LIGHT
 - FWP FLORIDA POWER & LIGHT
 - WELL/MONITORING WELL
 - SV SEWER VALVE
 - SP SON ON POLE
 - TM TELEPHONE MANHOLE
 - TR TELEPHONE BOX/RISER
 - TL TRAFFIC LIGHT
 - UL UNDERGROUND
 - WF UTILITY POLE - WOOD
 - UP UTILITY POLE - CONCRETE
 - WM WATER METER
 - WD WOOD DRAIN
 - WR WATER RELEASE VALVE
 - WV WATER VALVE
 - EDP EDGE OF PAVEMENT
 - TOB TOP OF BANK
 - TOE TOE OF SLOPE
 - CS CONTROL STRUCTURE
 - CONC. CONCRETE
 - ASPH. ASPHALT
 - BRICK PAVR BRICK PAVEMENT
 - THE GREENS CONDO OVERLAPS TRACT A

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REVISION: UPDATED BOUNDARY SURVEY 9-15-2020.

BOUNDARY SURVEY

TRACT A AND TRACT 4 AND TRACT 10
BONITA SPRINGS COUNTRY CLUB UNIT 2
PLAT BOOK 30, PAGES 128-132

LYING IN
SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

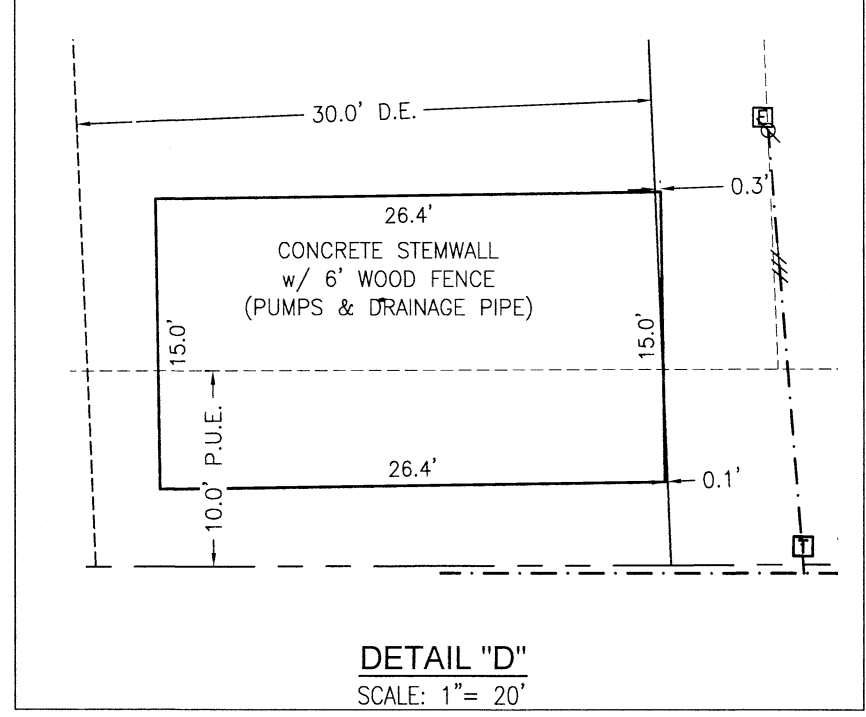
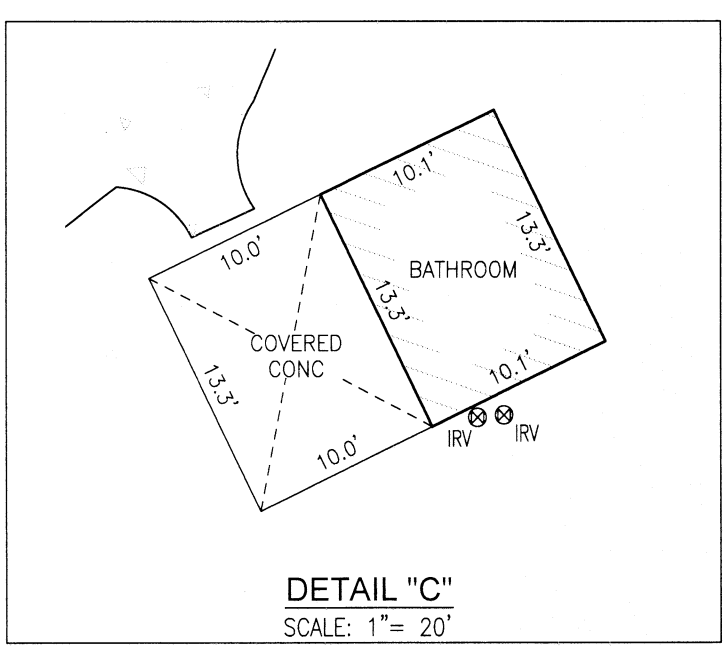
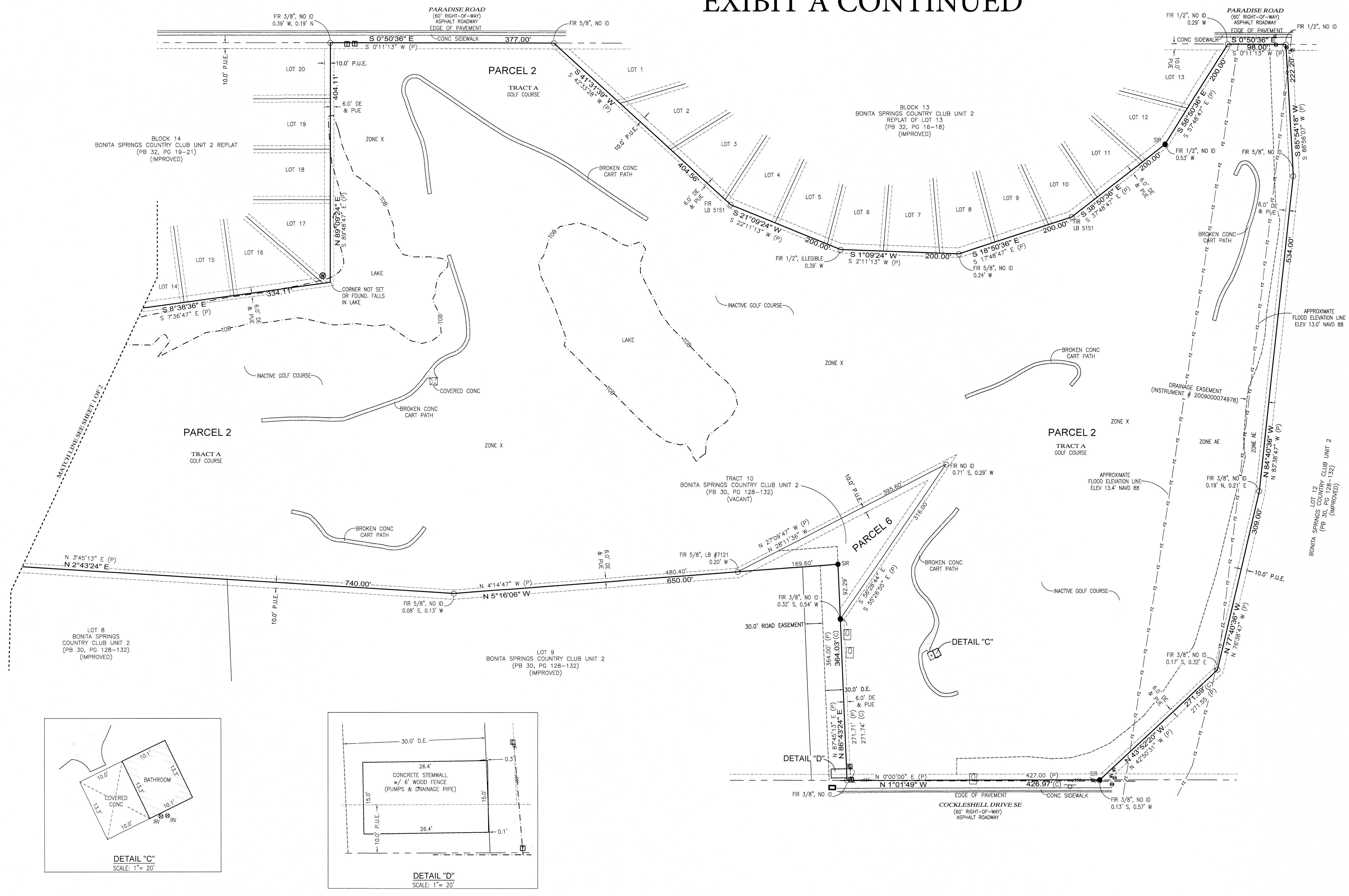
11/18/21
DATE SIGNED

DONALD L. SAINTENY III, P.S.M.
FL LICENSE #6761
FOR THE FIRM

DRAWN BY: AH
CHECKED BY: DLS
JOB CODE: BSCCBS
SCALE: 1" = 80'
DATE: 21 MAY 2018
FILE: 20-144-BS SOUTH.DWG
SHEET: 1 of 2

EXHIBIT A CONTINUED

- NOTES:**
- BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT OBTAINED USING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND ARE BASED ON THE EAST LINE OF TRACT A, BONITA SPRINGS COUNTRY CLUB, UNIT 2, AS RECORDED IN PLAT BOOK 30, PAGES 128-132, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING S 0°50'36" E.
 - THIS SURVEY WAS PREPARED WITH THE A TITLE COMMITMENT PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH A FILE NUMBER 18012483 KP, HAVING AN EFFECTIVE DATE OF AUGUST 25, 2020 AT 8:00 AM, (REVISED 9-14-20), AND MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
 - THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, HAVING NO BASE FLOOD ELEVATION, AND FLOOD ZONE AE HAVING A BASE FLOOD ELEVATION OF 13.0' AND 13.4' (NAVD 88), PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0656 F, DATED 8/28/2008. FLOOD LINES SHOWN HEREON WERE OBTAINED FROM A LEE COUNTY GIS FILE AND ARE ASSUMED TO BE APPROXIMATE.
 - CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.
 - DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
 - THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
 - THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
 - THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.
 - UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
 - BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
 - DATE OF LAST FIELD WORK: 2/15/2020.
 - THERE APPEARS TO BE AN OVERLAP BETWEEN THE GREENS OF BONITA SPRINGS CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 2167, PAGE 3204, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND TRACT A OF BONITA SPRINGS COUNTRY CLUB UNIT 2, AS RECORDED IN PLAT BOOK 30, PAGES 128 THROUGH 132, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. SAID OVERLAP IS SHOWN HEREON.
 - THE 30 FOOT PRIVATE ROAD RIGHT-OF-WAY SHOWN ON THE RECORDED PLAT IS NOT SHOWN HEREON, THAT PORTION WITHIN TRACT "A" WAS VACATED BY RESOLUTION 88-7-21, THAT PORTION WITHIN BLOCK 14 WAS REMOVED AT THE REQUEST OF THE ATTORNEY.



LEGEND

POC	POINT OF COMMENCEMENT	(P)	PER PLAT	TO	TOP OF GRATE ELEVATION
POB	POINT OF BEGINNING	(W)	MEASURED	RM	RIM ELEVATION
FIP	FOUND IRON PIPE	(C)	CALCULATED	INV	INVERT ELEVATION
SIR	SET 3/8" IRON ROD W/2" L.B. #5151	(D)	PER DEED	ELEV	ELEVATION
FCM	FOUND 4" x 4" CONCRETE MONUMENT	(EA)	TEMPORARY EASEMENT AGREEMENT	A/C	AIR CONDITIONING UNIT
SCM	SET CONCRETE MONUMENT W/ALUMINUM DISK, L.B.# 5151	(S)	PER TITLE COMMITMENT	PL	PLUMBING
FKK	FOUND PARKER KALON NAIL	(L)	PER TITLE COMMITMENT	PC	CONCRETE
SMN	SET MAG NAIL W/BRASS DISK, L.B.# 5151	(R)	PER TITLE COMMITMENT	OR	OFFICIAL RECORDS BOOK
FDR	FOUND DRILL HOLE	(R.O.W.)	RIGHT-OF-WAY	OP	EDGE OF PAVEMENT
SDH	SET DRILL HOLE	(U.E.)	UTILITY EASEMENT	CMP	CENTRALINE
FMN	FOUND MAG NAIL	(LB)	LOCKED BUSINESS PROFESSIONAL SURVEYOR AND MAPPER	CPP	CORRUGATED METAL PIPE
FND	FOUND	(PSP)	PROFESSIONAL SURVEYOR AND MAPPER	FLP	FLUOROCARBON PLASTIC PIPE
SMN	SET MAG NAIL W/BRASS DISK, L.B.# 5151	(SPC)	STATE PLANE COORDINATES	FPL	FLUOROCARBON POWER & LIGHT
		(CLF)	CHAIN LINK FENCE		

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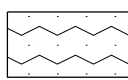
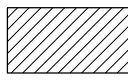
BOUNDARY SURVEY
TRACT A, TRACT 4 AND TRACT 10
BONITA SPRINGS COUNTRY CLUB UNIT 2
PLAT BOOK 30, PAGES 128-132
LYING IN
SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

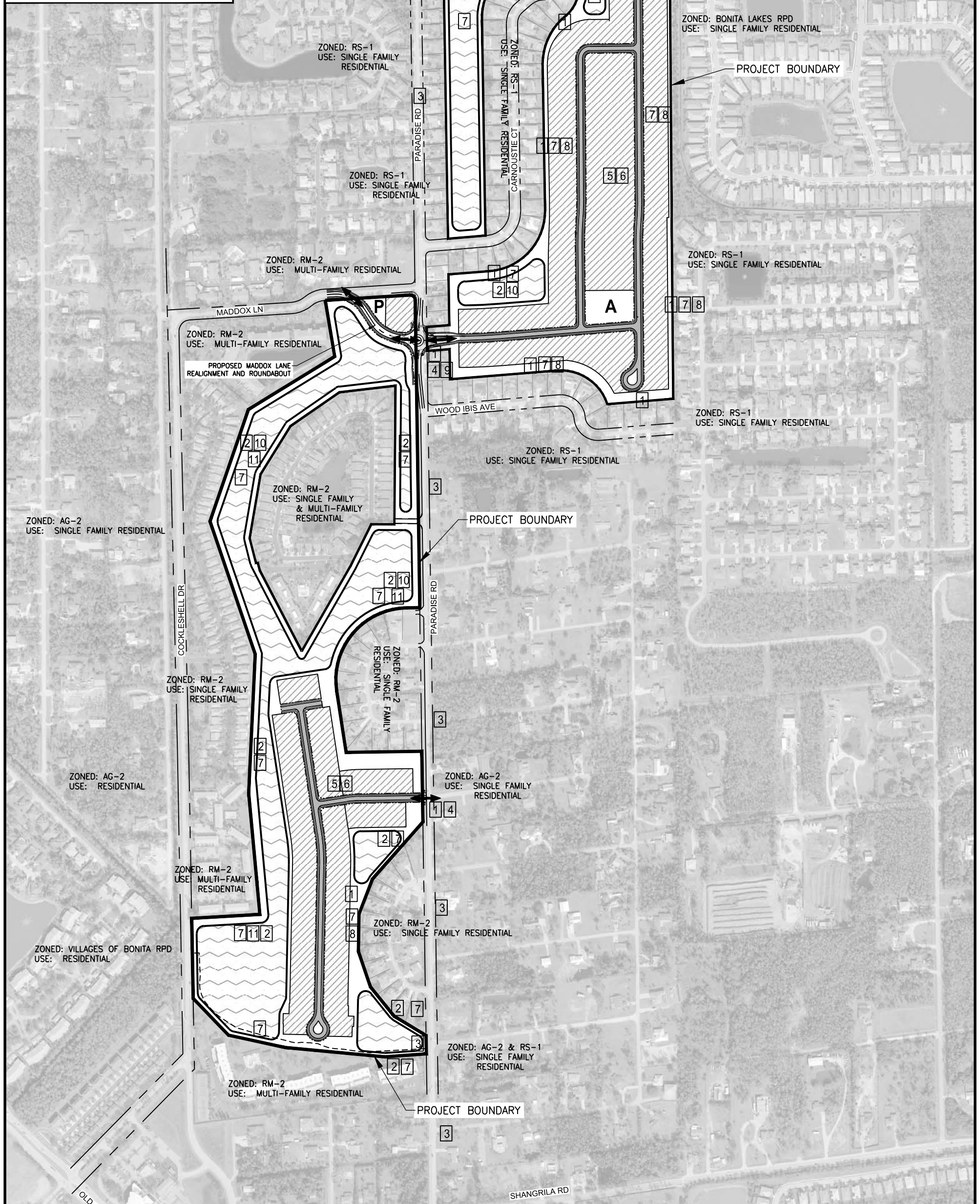
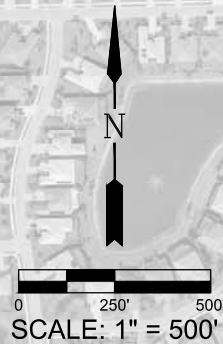
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SCALE: 1" = 80'
DATE: 21 MAY 2018
FILE: 20-144-BS.SOUTH.DWG
SHEET: 2 of 2

NOT COMPLETE WITHOUT SHEETS 1-2 OF 2


G:\SURVEY\PROJECT SURVEY 2020\144 - BONITA GOLF COURSE\SURVEY\20-144-BS SOUTH.DWG

EXHIBIT B

-  WATER MANAGEMENT
-  RESIDENTIAL TRACTS
- A** AMENITY TRACT
- P** NEIGHBORHOOD PARK
- #** DEVIATION



LEGEND

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 3800 Via Del Rey
 Bonita Springs, Florida 34134

BONITA SPRINGS GOLF COURSE RPD

EXHIBIT IV.E
MASTER CONCEPT PLAN

SCALE: 1" = 500'
 JOB CODE: BCBSCC-20
 DATE: OCTOBER 2021
 FILE NAME: BCBSCC-20 EXH IV-E (V1)
 SHEET 1 OF 10

GENERAL NOTES:

1. THE DEVELOPMENT PLAN DEPICTED IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR REVISIONS THAT ARE CONSISTENT WITH THE CONCEPTS DEPICTED HERE.
2. THE PROPERTY IS LOCATED EAST OF LEE TRAN ROUTE 600, WHICH RUNS ALONG OLD 41 ROAD. THE SOUTHERN RPD PARCEL IS ALSO LOCATED WITHIN THE 3/4 MILE ADA CORRIDOR.
3. ALL INTERNAL ROADS ARE TWO LANE PRIVATE LOCAL ROADS.
4. BUFFERS PROVIDED PER LDC OR AS APPROVED BY DEVIATION.

EXHIBIT B CONTINUED

SITE SUMMARY

FUTURE LAND USE DESIGNATION: MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL AND MODERATE DENSITY SINGLE FAMILY RESIDENTIAL

EXISTING ZONING DESIGNATION: RM-2 AND RS-1

EXISTING LAND USE: GOLF COURSE

PROPOSED ZONING DESIGNATION: RPD, RESIDENTIAL PLANNED DEVELOPMENT

GROSS AREA: 113± ACRES

STRAP NUMBERS: 23-47-25-B1-1400A.0000, 23-47-25-B1-0050A.000, 23-47-25-B1-01400.0860 and 23-47-25-B1-00500.0040

STREET ADDRESS: GOLF COURSE, 10200 MADDOX LANE AND 25117 PARADISE ROAD

MAXIMUM DWELLING UNITS: 350

TOTAL SITE AREA: 113± ACRES

DEVELOPMENT AREA: 113± ACRES (100%)

PRESERVE: N.A.± ACRES (0%)

OPEN SPACE
REQUIRED: 113 X .40 = 45.2± ACRES
PROVIDED: 45.2± ACRES

SCHEDULE OF USES:

1. ACCESSORY USES AND STRUCTURES
2. ADMINISTRATIVE OFFICES
3. COMMUNITY GARDENS
4. DWELLING UNITS:
NORTH PARCEL:
SINGLE FAMILY
TWO FAMILY ATTACHED (TWIN VILLA)
SOUTH PARCEL:
MULTIPLE FAMILY
SINGLE FAMILY
TOWNHOUSE
TWO FAMILY ATTACHED (TWIN VILLA)
5. ENTRANCE GATE
6. EXCAVATION, WATER RETENTION
7. FENCES AND WALLS
8. FOOD AND BEVERAGE SERVICE, LIMITED
9. PARKING LOT ACCESSORY
10. RECREATION FACILITIES (CLUBS), PRIVATE, ON-SITE WITH CONSUMPTION ON-PREMISES
11. SIGNS

INDIGENOUS PRESERVE: N.A., CHAPTER 4-2312(d)(11) REQUIRES NO INDIGENOUS PRESERVATION AS PART OF A GOLF COURSE CONVERSION

DEVIATIONS FROM THE LDC: (REFER TO EXHIBIT IV-H)

1. **DEVIATION 1:** SEEKS RELIEF FROM SEC. 4-2312(d)(5) – GOLF COURSE REDEVELOPMENT REGULATIONS – DEVELOPMENT APPROVAL AND STANDARDS WHICH PROHIBITS GATES OR WALLS ALONG THE PROJECT BOUNDARY TO ALLOW GATES AT THE PROJECT ENTRANCES AND FENCE OR WALLS ALONG THE PROJECT BOUNDARY SUBJECT TO THE ATTACHED FENCE AND WALL EXHIBIT.
2. **DEVIATION 2:** SEEKS RELIEF FROM SEC. 3-331(d)(5) – EXCAVATIONS FOR WATER RETENTION AND DETENTION WHICH STATES THAT, AT THE DISCRETION OF THE CITY MANAGER OR DESIGNEE, A FOUR FOOT TALL FENCE MAY BE REQUIRED AROUND EXCAVATIONS LOCATED LESS THAN 100 FEET FROM ANY PROPERTY UNDER SEPARATE OWNERSHIP TO NOT REQUIRE FENCES AROUND WATER MANAGEMENT LAKES.
3. **DEVIATION 3:** SEEKS RELIEF FROM SEC. 3-263(b)(2) – BIKEWAYS FACILITIES AND PEDESTRIAN FACILITIES WHICH REQUIRES THAT THE DEVELOPER CONSTRUCT BIKE AND PEDESTRIAN FACILITIES IN THE PUBLIC ROAD RIGHTS-OF-WAY IF PROPOSED IN THE CITY'S BICYCLE AND PEDESTRIAN MASTER PLAN TO PROVIDE AN ALTERNATIVE PATHWAYS PLAN AS DEPICTED ON THE ATTACHED PATHWAYS EXHIBIT AS SHOWN IN THIS MCP.
4. **DEVIATION 4:** SEEKS RELIEF FROM SEC. 3-297(3) – ACCESS TO STREET REQUIRED WHICH REQUIRES THAT ANY RESIDENTIAL DEVELOPMENT OF MORE THAN FIVE ACRES PROVIDE TWO OR MORE MEANS OF INGRESS AND EGRESS TO THE PROJECT TO ALLOW A SINGLE ACCESS TO THE NORTHERN RESIDENTIAL TRACT AND A SINGLE ACCESS TO THE SOUTHERN TRACT.
5. **DEVIATION 5:** SEEKS RELIEF FROM SEC. 3-303(b) – COMPLETE STREET DESIGN WHICH ESTABLISHES THE MINIMUM DIMENSIONAL STANDARDS AND REQUIRED FACILITIES FOR PUBLIC AND PRIVATELY MAINTAINED STREETS TO PROVIDE AN ALTERNATIVE STREET DESIGN AS SHOWN IN THIS MCP.
6. **DEVIATION 6:** SEEKS RELIEF FROM SEC. 3-303(e)(14)(1) – COMPLETE STREET DESIGN WHICH ESTABLISHES THE REQUIREMENTS FOR STREET TREES TO NOT REQUIRE STREET TREES ON PRIVATE STREETS INTERNAL TO THE DEVELOPMENT WHEN IN CONFLICT WITH BSU FACILITIES.
7. **DEVIATION 7:** SEEKS RELIEF FROM SEC. 4-2312(d)(7) – GOLF COURSE REDEVELOPMENT REGULATIONS – DEVELOPMENT APPROVAL AND STANDARDS WHICH REQUIRES A 50 FOOT WIDE BUFFER WITH SCREENING AT A MINIMUM HEIGHT OF SIX FEET TO ALLOW REDUCED BUFFERS IN LOCATIONS IDENTIFIED ON THE MCP AND TO NOT REQUIRE SIX FEET SCREENING FOR BUFFERS ADJACENT TO THE LAKES.
8. **DEVIATION 8:** SEEKS RELIEF FROM SEC. 4-2312(d)(9) – GOLF COURSE REDEVELOPMENT REGULATIONS – DEVELOPMENT APPROVAL AND STANDARDS WHICH REQUIRES THE INCLUSION OF A TREE LINED TRAIL (12 FOOT MINIMUM WIDTH) IN INSTANCES WHEN THE BUFFER IS REDUCED TO LESS THAN 50 FEET TO PROVIDE FOR AN ALTERNATIVE PATHWAY AT SIX FEET IN WIDTH IN THE LOCATIONS SHOWN IN THE PATHWAYS EXHIBIT. THE PROPOSED PERIMETER BUFFER CONDITIONS ARE DEPICTED IN THE CROSS SECTIONS INCLUDED AS AN EXHIBIT TO THIS MCP.
9. **DEVIATION 9:** SEEKS RELIEF FROM SEC. 4-2312(d)(12) – MINIMUM ROAD WIDTH WHICH PROVIDES MINIMUM WIDTH OF ANY PORTION OF GOLF COURSE PROPERTY CONSIDERED FOR REDEVELOPMENT ON WHICH A ROADWAY WILL TRAVERSE TO MEET SPECIFIC WIDTH STANDARDS TO ALLOW AN ACCESS ROAD TO THE NORTHERN TRACT THROUGH PROPERTY THAT IS APPROXIMATELY 129 FEET WIDE.
10. **DEVIATION 10:** SEEKS RELIEF FROM SEC. 3-417(b)(1)b.4. – INDIGENOUS NATIVE VEGETATION WHICH REQUIRES EFFORTS BE MADE TO PRESERVE HERITAGE TREES AND SPECIFIES SIZING CRITERIA FOR REPLACEMENT LANDSCAPING FOR IMPACTED HERITAGE TREES TO REQUIRE REPLACEMENT TREES BE PLANTED FOR HERITAGE TREES REMOVED AT A ONE-TO-ONE RATIO AT A MINIMUM HEIGHT OF 14 FEET.
11. **DEVIATION 11:** SEEKS RELIEF FROM SEC. 3-417 (d)(2)c. – USE OF OPEN SPACE WHICH LIMITS EXISTING OR PROPOSED BODIES OF WATER, INCLUDING STORMWATER MANAGEMENT AREAS TO OFFSET UP TO A MAXIMUM OF 25 PERCENT OF THE REQUIRED OPEN SPACE TO ALLOW STORMWATER MANAGEMENT AREAS TO OFFSET UP TO A MAXIMUM OF 40 PERCENT OF THE REQUIRED OPEN SPACE.
12. **DEVIATION 12:** SEEKS RELIEF FROM SECTION 6-39. (c)(3) - NONCONFORMING SIGNS WHICH A NONCONFORMING SIGN SHALL BECOME AN ILLEGAL SIGN WHICH SHALL NOT BE REPLACED OR REPAIRED, IN PART OR IN FULL, EXCEPT UPON FULL COMPLIANCE WITH THIS CHAPTER WHEN MORE THAN 25 PERCENT OF THE COPY AREA IS REMOVED OR UNASSEMBLED FOR A PERIOD OF MORE THAN SIX MONTHS TO PERMIT GREATER THAN 25% OF THE SIGN COPY TO BE MODIFIED DURING ANY SINGLE 12-MONTH PERIOD FOR THE EXISTING OFF-SITE LOCATED AT THE INTERSECTION OF COCKLESHELL CT. AND OLD 41 ROAD TO REMAIN WITHIN THE COCKLESHELL CT. ROW.
13. **DEVIATION 13:** SEEKS RELIEF FROM SECTION 6-146. (a)(1) - OFF-SITE DIRECTIONAL SIGNAGE WHICH REQUIRES OFF-SITE, NON-ILLUMINATING DIRECTIONAL SIGNS FOR SUBDIVISIONS OR RESIDENTIAL PROJECTS SHALL BE PERMITTED ALONG ARTERIAL AND COLLECTOR STREETS WITHIN 500 FEET OF THE NEAREST INTERSECTION INVOLVING A TURNING MOVEMENT TO LOCATE THE DEVELOPMENT, TO PERMIT THE EXISTING OFF-SITE APPROXIMATELY 250 SQUARE FOOT SIGN LOCATED AT THE INTERSECTION OF COCKLESHELL CT. AND OLD 41 ROAD TO REMAIN WITHIN THE COCKLESHELL CT. ROW, AND TO PERMIT GREATER THAN 25% OF THE SIGN COPY TO BE MODIFIED DURING ANY SINGLE 12-MONTH PERIOD.
14. **DEVIATION 14:** SEEKS RELIEF FROM SECTION 4-2312 (d) (4), WHICH PROHIBITS ALTERATIONS TO ELEVATION OF PROPERTY WITHIN 30 FEET OF THE GOLF COURSE PROPERTY BOUNDARY TO INSTEAD ALLOW ALTERATIONS OF PROPERTY ELEVATION WHERE REQUIRED TO IMPLEMENT IMPROVEMENTS FOR THE STORMWATER MANAGEMENT SYSTEM AS PERMITTED BY SFWMD.

LEGEND



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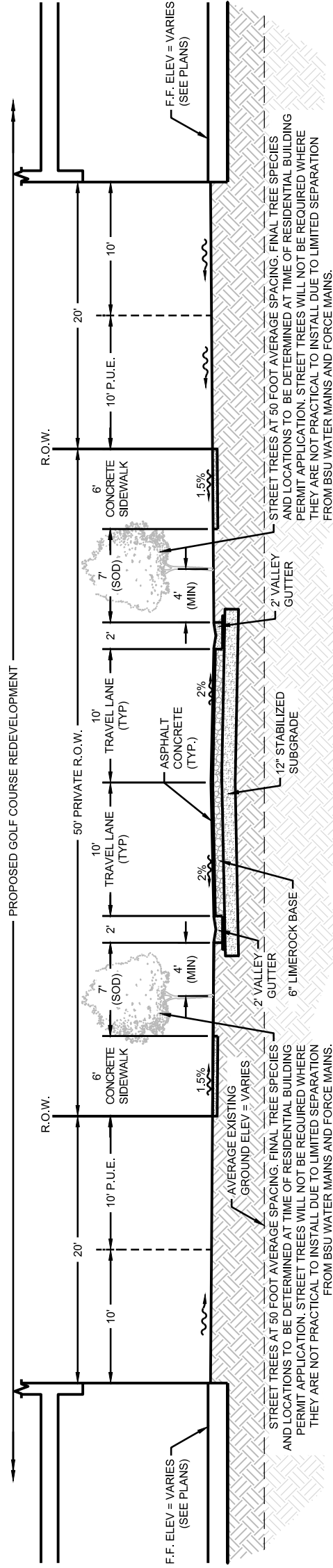
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BONITA SPRINGS GOLF COURSE RPD

EXHIBIT IV.E
 MASTER CONCEPT PLAN
 (NOTES)

SCALE:	N.T.S.
JOB CODE:	BCBSCC-20
DATE:	OCTOBER 2021
FILE NAME:	BCBSCC-20 EXH IV-E (V1)
SHEET	2 OF 10

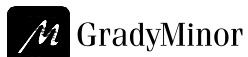
EXHIBIT B CONTINUED



TYPICAL ROADWAY CROSS SECTION

SCALE: 1" = 10'

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BONITA SPRINGS GOLF COURSE RPD

EXHIBIT IV.E
 MASTER CONCEPT PLAN
 (TYPICAL ROADWAY SECTION)

SCALE:	N.T.S.
JOB CODE:	BCBSCC-20
DATE:	OCTOBER 2021
FILE NAME:	BCBSCC-20 EXH IV-E (V1)
SHEET	3 OF 10

WATER MANAGEMENT

RESIDENTIAL TRACTS

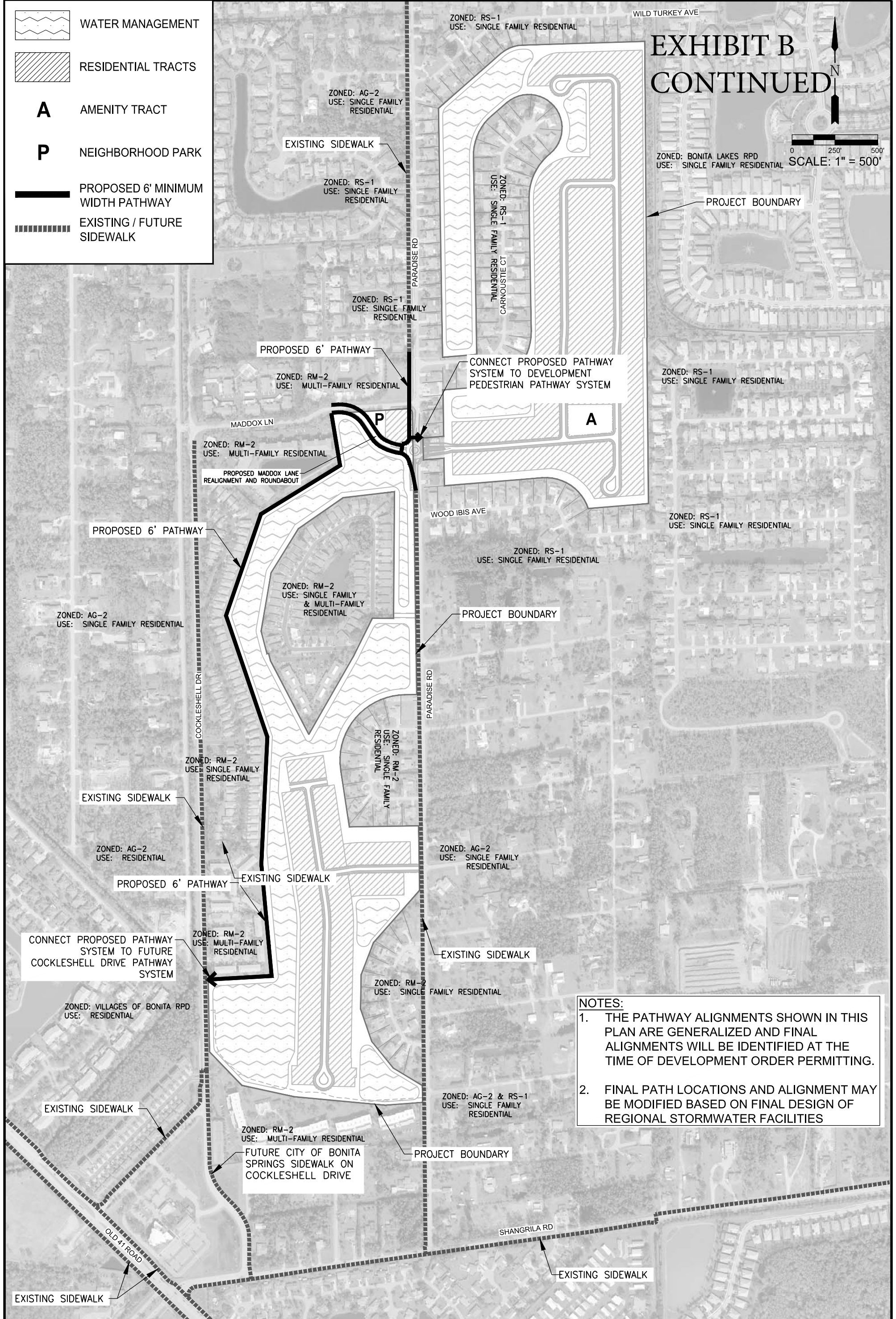
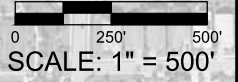
A AMENITY TRACT

P NEIGHBORHOOD PARK

PROPOSED 6' MINIMUM WIDTH PATHWAY

EXISTING / FUTURE SIDEWALK

EXHIBIT B CONTINUED



NOTES:

1. THE PATHWAY ALIGNMENTS SHOWN IN THIS PLAN ARE GENERALIZED AND FINAL ALIGNMENTS WILL BE IDENTIFIED AT THE TIME OF DEVELOPMENT ORDER PERMITTING.
2. FINAL PATH LOCATIONS AND ALIGNMENT MAY BE MODIFIED BASED ON FINAL DESIGN OF REGIONAL STORMWATER FACILITIES

LEGEND

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BONITA SPRINGS GOLF COURSE RPD

EXHIBIT IV.E
MASTER CONCEPT PLAN
(PATHWAYS)

SCALE:	1" = 500'
JOB CODE:	BCBSCC-20
DATE:	OCTOBER 2021
FILE NAME:	BCBSCC-20 EXH IV-E (V1)
SHEET	4 OF 10

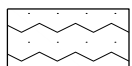

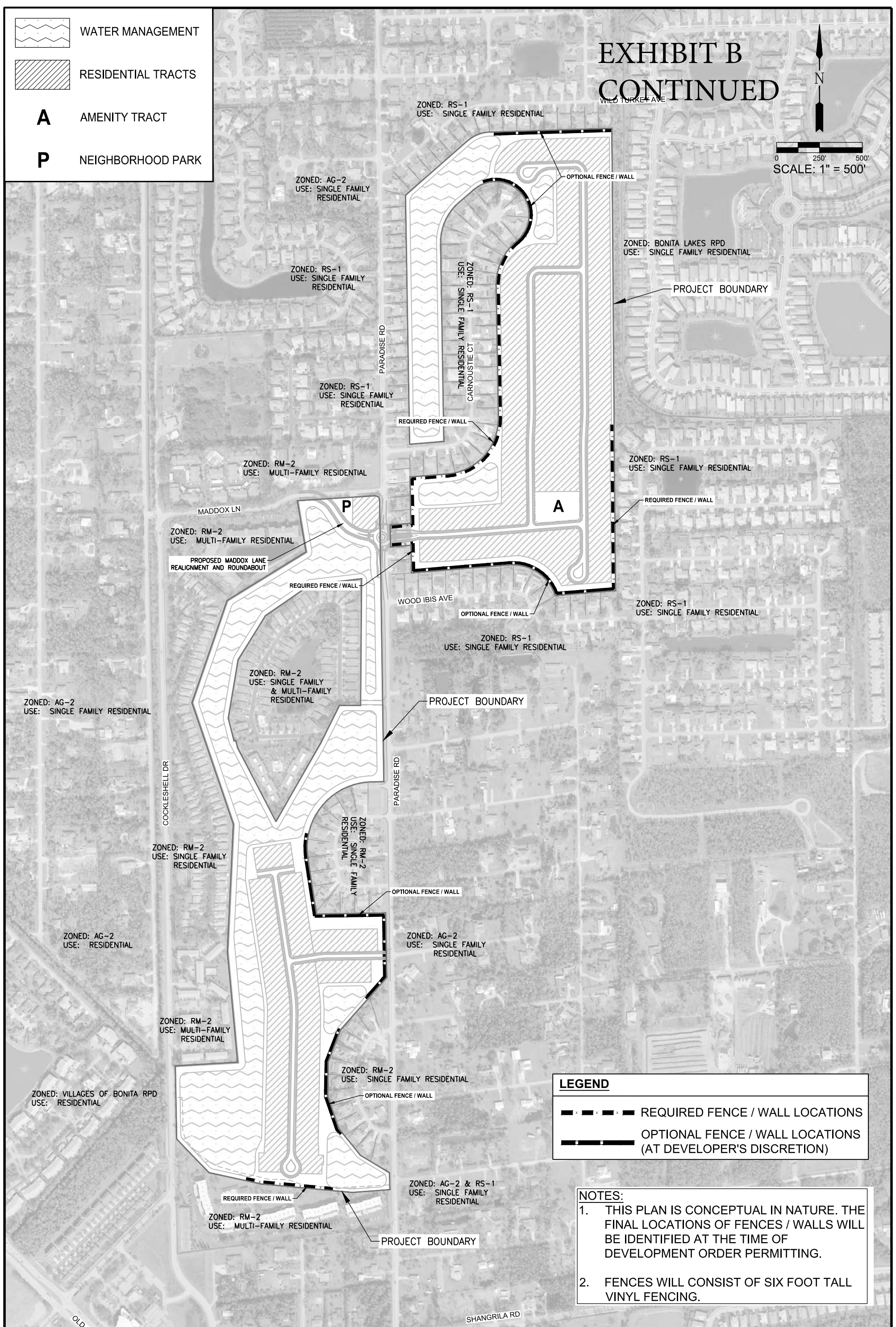
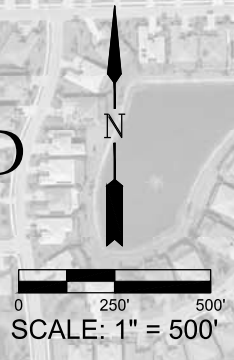


 WATER MANAGEMENT
 RESIDENTIAL TRACTS
A AMENITY TRACT
P NEIGHBORHOOD PARK

EXHIBIT B CONTINUED



LEGEND

 REQUIRED FENCE / WALL LOCATIONS
 OPTIONAL FENCE / WALL LOCATIONS (AT DEVELOPER'S DISCRETION)

NOTES:

1. THIS PLAN IS CONCEPTUAL IN NATURE. THE FINAL LOCATIONS OF FENCES / WALLS WILL BE IDENTIFIED AT THE TIME OF DEVELOPMENT ORDER PERMITTING.
2. FENCES WILL CONSIST OF SIX FOOT TALL VINYL FENCING.

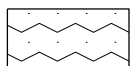
LEGEND


 WATER MANAGEMENT
 RESIDENTIAL TRACTS
A AMENITY TRACT
P NEIGHBORHOOD PARK

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 EXHIBIT IV.E
 MASTER CONCEPT PLAN
 (FENCE / WALL LOCATION)

SCALE: 1" = 500'
 JOB CODE: BCBSCC-20
 DATE: OCTOBER 2021
 FILE NAME: BCBSCC-20 EXH IV-E (V1)
 SHEET 5 OF 10

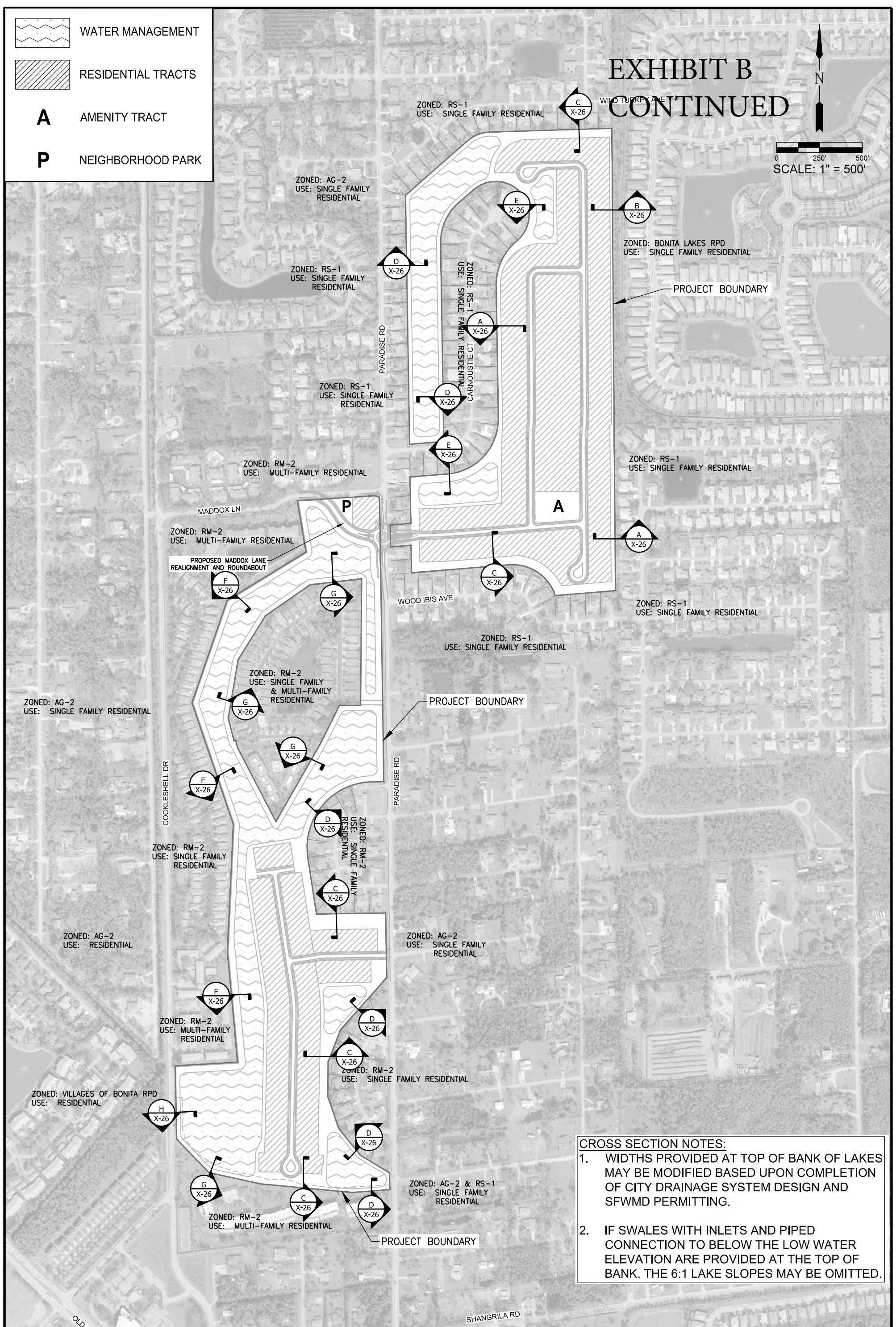
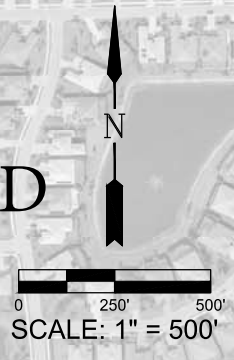
 WATER MANAGEMENT

 RESIDENTIAL TRACTS

A AMENITY TRACT

P NEIGHBORHOOD PARK

EXHIBIT B CONTINUED



CROSS SECTION NOTES:

1. WIDTHS PROVIDED AT TOP OF BANK OF LAKES MAY BE MODIFIED BASED UPON COMPLETION OF CITY DRAINAGE SYSTEM DESIGN AND SFWMD PERMITTING.
2. IF SWALES WITH INLETS AND PIPED CONNECTION TO BELOW THE LOW WATER ELEVATION ARE PROVIDED AT THE TOP OF BANK, THE 6:1 LAKE SLOPES MAY BE OMITTED.

LEGEND

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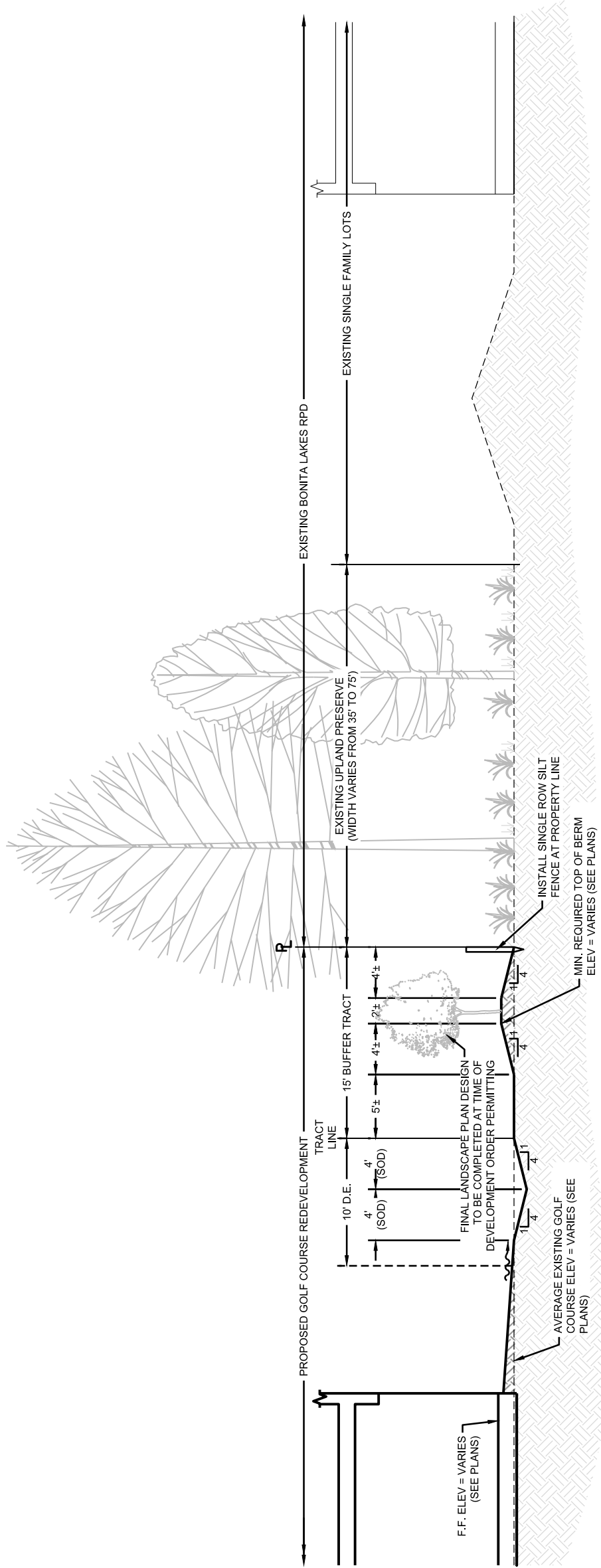
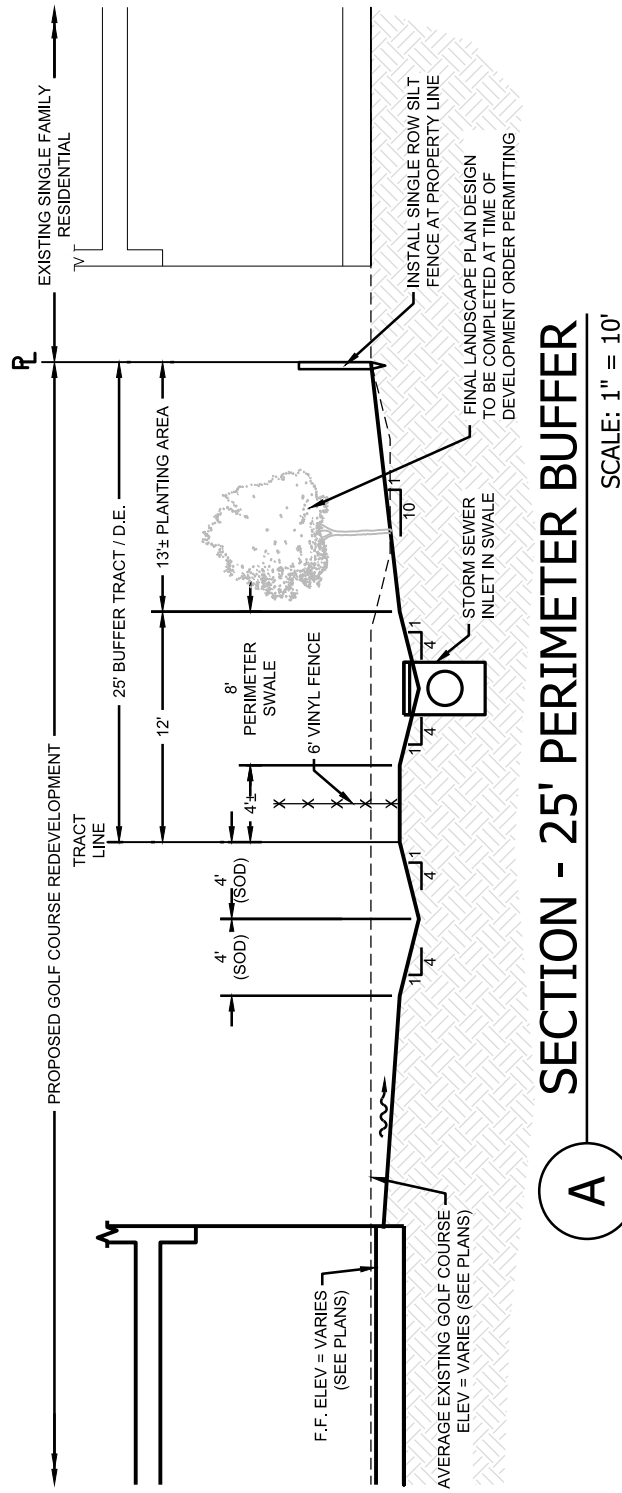
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EXHIBIT IV.E
MASTER CONCEPT PLAN
(PERIMETER CROSS SECTION MAP)

SCALE:	1" = 500'
JOB CODE:	BCBSCC-20
DATE:	OCTOBER 2021
FILE NAME:	BCBSCC-20 EXH IV-E (V1)
SHEET	6 OF 10

EXHIBIT B CONTINUED



LEGEND



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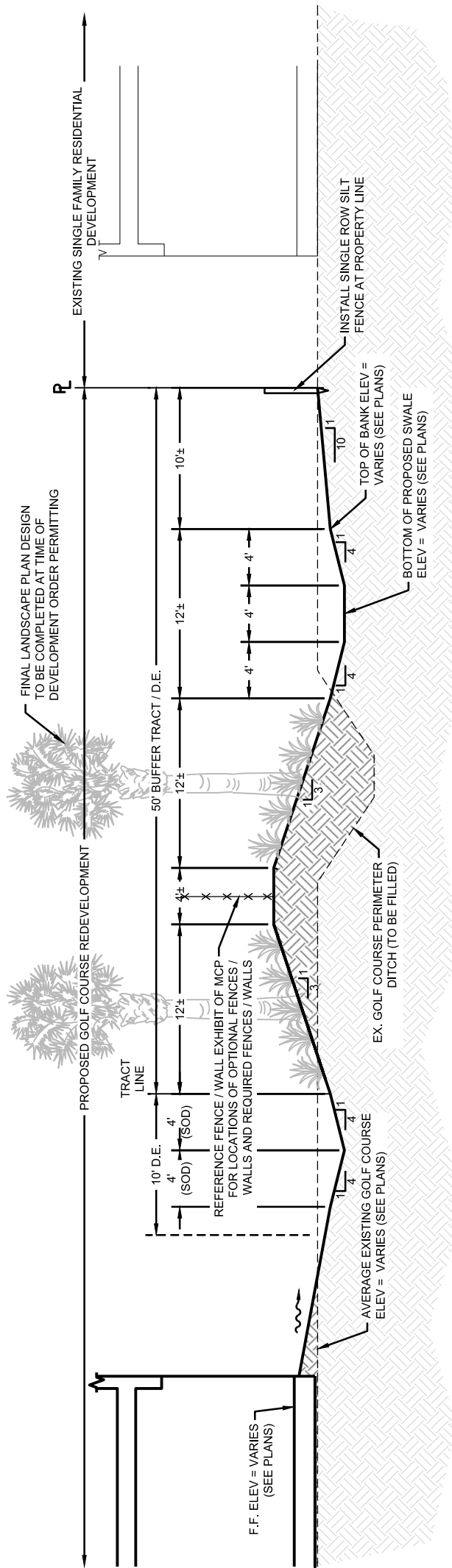
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BONITA SPRINGS GOLF COURSE RPD

EXHIBIT IV.E
 MASTER CONCEPT PLAN
 (TYPICAL ROADWAY SECTION)

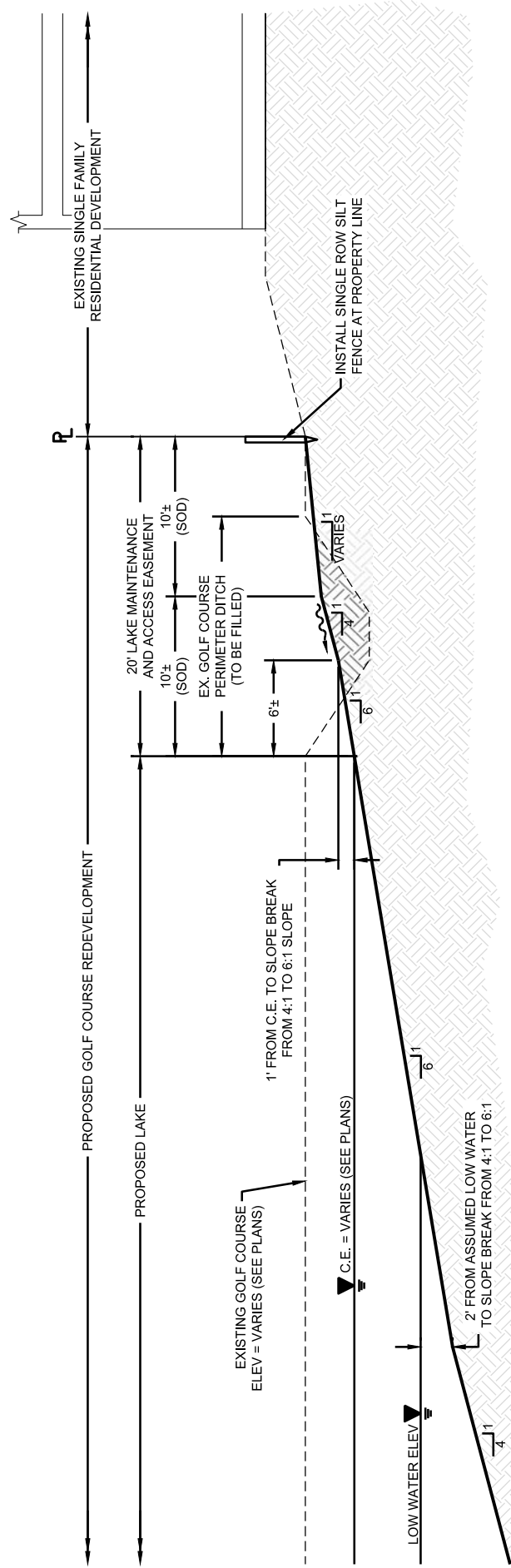
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JOB CODE:	BCBSCC-20
DATE:	OCTOBER 2021
FILE NAME:	BCBSCC-20_CDM_IV-E (V1)
SHEET	7 OF 10

EXHIBIT B CONTINUED



C SECTION - 50' FOOT BUFFER WITH BERM

SCALE: 1" = 10'



D SECTION - 20 FOOT LAKE MAINTENANCE EASEMENT

SCALE: 1" = 10'

LEGEND



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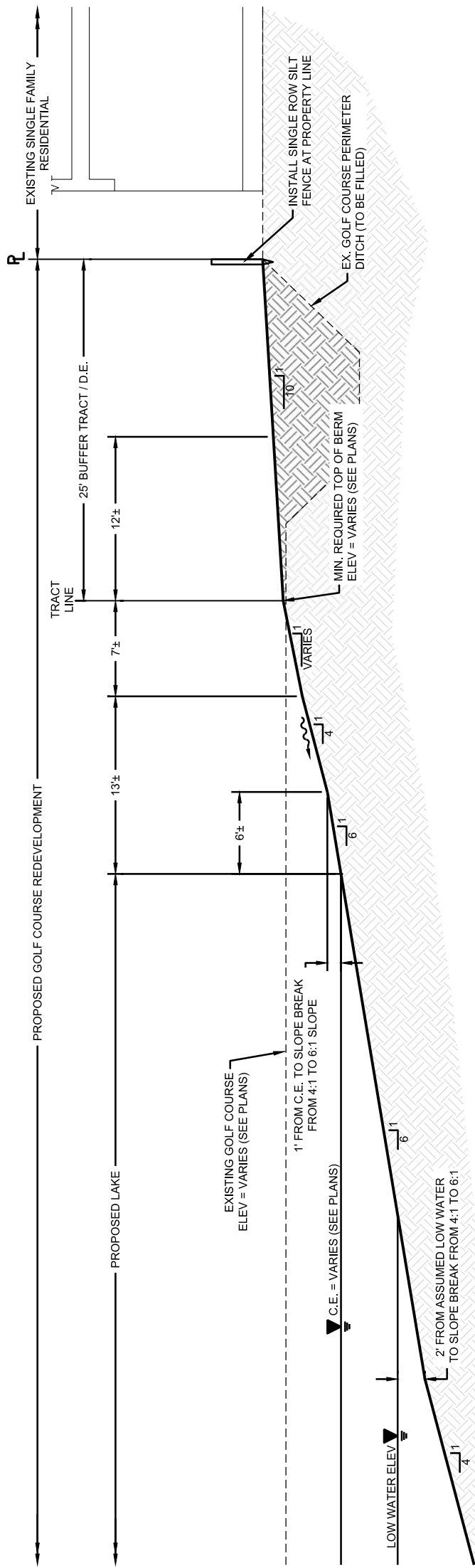
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EXHIBIT IV.E
 MASTER CONCEPT PLAN
 (TYPICAL ROADWAY SECTION)

SCALE:	N.T.S.
JOB CODE:	BCBSCC-20
DATE:	OCTOBER 2021
FILE NAME:	BCBSCC-20 EXH IV-E (V1)
SHEET	8 OF 10

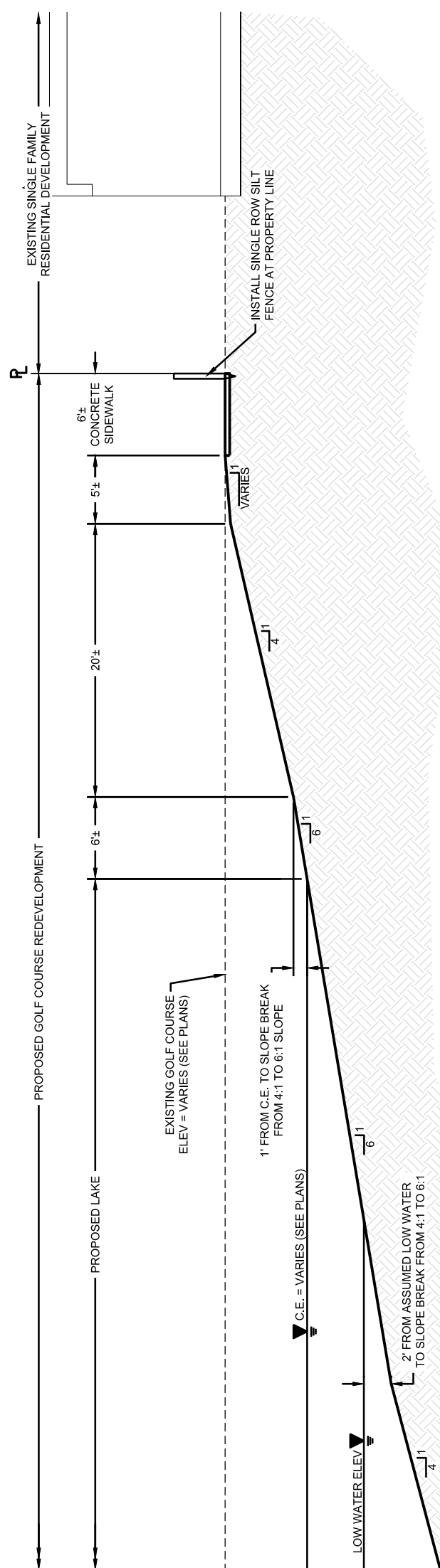
EXHIBIT B CONTINUED



SECTION E - 45 FOOT LAKE MAINTENANCE EASEMENT

SCALE: 1" = 10'

E

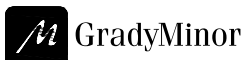


SECTION F - LAKE WITH PROPOSED PEDESTRIAN PATH

SCALE: 1" = 10'

F

LEGEND



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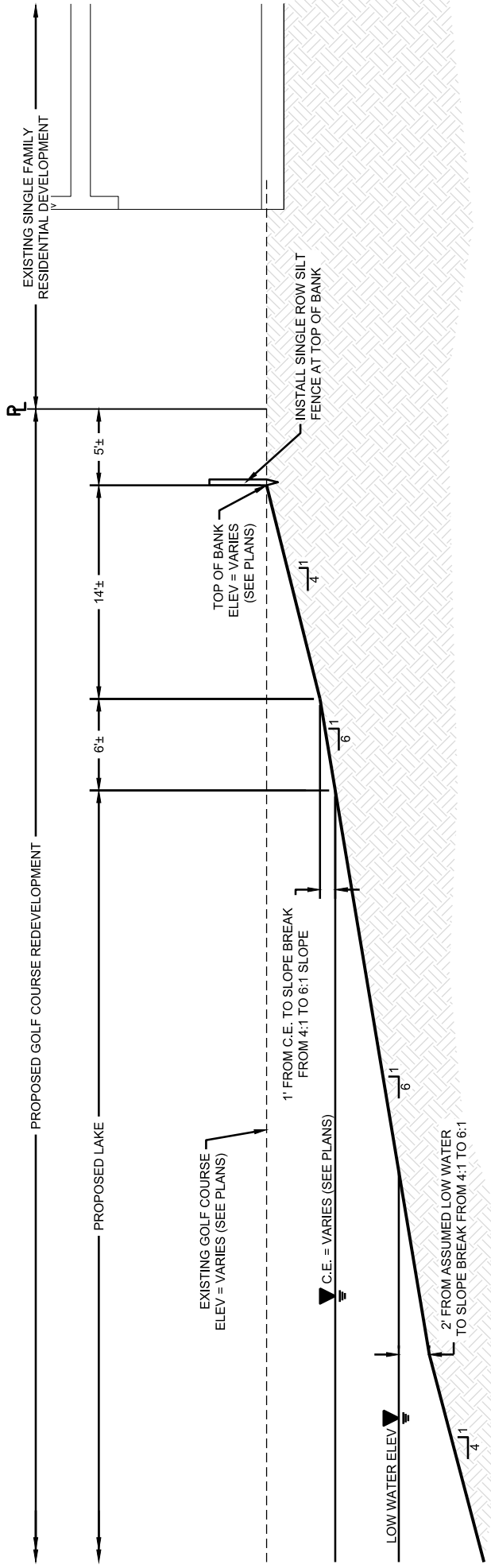
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BONITA SPRINGS GOLF COURSE RPD

EXHIBIT IV.E
 MASTER CONCEPT PLAN
 (TYPICAL ROADWAY SECTION)

SCALE:	N.T.S.
JOB CODE:	BCBSCC-20
DATE:	OCTOBER 2021
FILE NAME:	BCBSCC-20 EXH IV-E (V1)
SHEET	9 OF 10

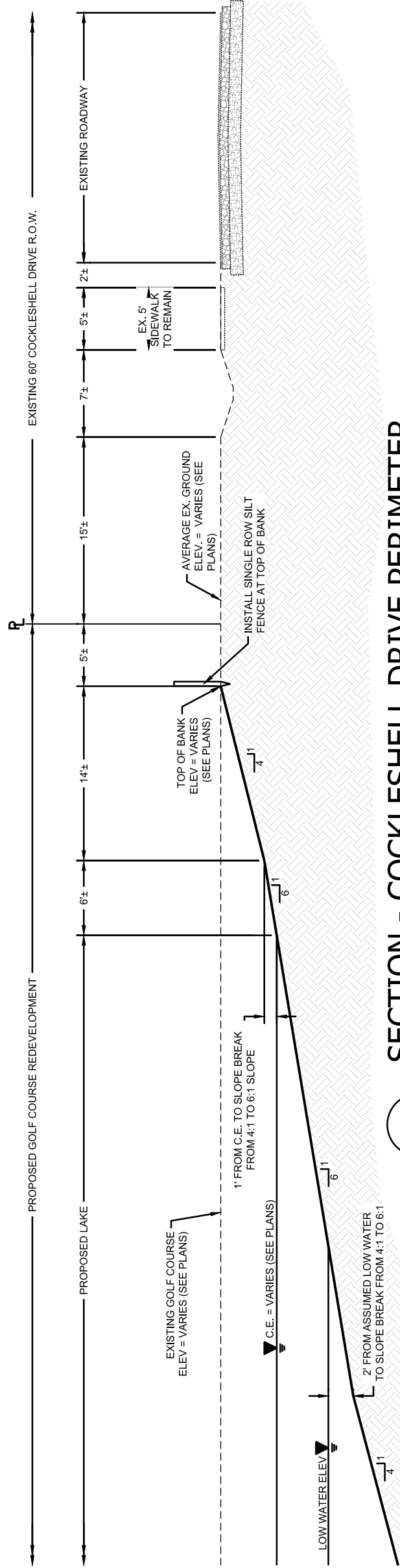
EXHIBIT B CONTINUED



SECTION - 25 FOOT LAKE MAINTENANCE EASEMENT

SCALE: 1" = 10'

G

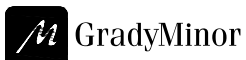


SECTION - COCKLESHELL DRIVE PERIMETER

SCALE: 1" = 10'

H

LEGEND



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BONITA SPRINGS GOLF COURSE RPD

EXHIBIT IV.E
 MASTER CONCEPT PLAN
 (TYPICAL ROADWAY SECTION)

SCALE:	N.T.S.
JOB CODE:	BCBSCC-20
DATE:	OCTOBER 2021
FILE NAME:	BCBSCC-20 EXH IV-E (V1)
SHEET	10 OF 10

Site Development Regulations

Development of this RPD will comply with the following Property Development Regulations:

North Parcel (56.2± acres):

Single-Family:

Minimum Lot Area and Dimensions:

Area: 4,000 square feet

Width: 40 feet

Depth: 100 feet

Minimum Setbacks: (corner lots will only require one front yard)

Front Yard: 25 feet from public roads.

20 feet from internal streets and access drives

10 feet from internal streets and access drives (side load garage only)

Side Yard: 5 feet

Rear Yard: 10 feet

Water body: 20 feet (as measured from control elevation)

Preserve: 20 feet

Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC.

Maximum Lot Coverage: 60 percent

Minimum open space: 10% per lot or parcel

Minimum Building Separation: 10 feet

Maximum Building Height: 2-stories/35 feet

Two Family Attached (Twin Villa):

Minimum lot Area and Dimensions:

Area: 3,500 square feet (per unit)

EXHIBIT C

CONTINUED

Width: 25/35 feet (25 feet where offset lot line is utilized).
Depth: 100 feet

Minimum Setbacks:

Front Yard: 25 feet from public roads.
20 feet from internal streets and access drives
Side Yard: 0/5 feet (lesser setback for interior units)
Rear Yard: 10 feet

Water body: 20 feet (as measured from control elevation)

Preserve: 20 feet

Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC.

Maximum Lot Coverage: 60%

Minimum open space: 10% per lot or parcel

Minimum Building Separation: 10 feet

Maximum Building Height: 2-stories/35 feet

Recreation Area/Clubhouse/Amenity Area:

Minimum Setbacks:

Front Yard: 15 feet from public roads.
15 feet from internal streets and access drives
Side Yard: 15 feet
Rear Yard: 15 feet

Water body: 20 feet (as measured from control elevation)

Preserve: 20 feet

Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC.

Maximum lot Coverage: 60%

EXHIBIT C CONTINUED

Minimum open space: 10% per lot or parcel

Minimum Building Separation: 20 feet

Maximum Building Height: 45 feet

South Parcel (56.8± acres):

Single-Family:

Minimum Lot Area and Dimensions:

Area: 4,000 square feet

Width: 40 feet

Depth: 100 feet

Minimum Setbacks: (corner lots will only require one front yard)

Front Yard: 25 feet from public roads.

20 feet from internal streets and access drives

10 feet from internal streets and access drives (side load
garage only)

Side Yard: 5 feet

Rear Yard: 10 feet

Water body: 20 feet (as measured from control elevation)

Preserve: 20 feet

Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC.

Maximum Lot Coverage: 60%

Minimum open space: 10% per lot or parcel

Minimum Building Separation: 10 feet

Maximum Building Height: 2-stories/35 feet

EXHIBIT C

CONTINUED

Multiple-Family:

Minimum Lot Area and Dimensions:

Area: 22,500 square feet
Width: 150 feet
Depth: 150 feet

Minimum Setbacks:

Front Yard: 25 feet from public roads.
20 feet from internal streets and access drives
Side Yard: 7.5 feet
Rear Yard: 10 feet

Water body: 20 feet (as measured from control elevation)

Preserve: 20 feet

Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC.

Maximum lot Coverage: 45%

Minimum open space: 10% per lot or parcel

Minimum Building Separation: 15 feet

Maximum Building Height: 2 stories/35 feet

Townhouse:

Minimum lot Area and Dimensions:

Area: 2,000 square feet (per unit)
Width: 20 feet
Depth: 100 feet

Minimum Setbacks:

Front Yard: 25 feet from public roads.
20 feet from internal streets and access drives
Side Yard: 0/5 feet (lesser setback for interior units)
Rear Yard: 10 feet

Water body: 20 feet (as measured from control elevation)

EXHIBIT C CONTINUED

Preserve: 20 feet

Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC.

Maximum lot Coverage: 70% internal lot; 60% end lot

Minimum open space: 10% per lot or parcel

Minimum Building Separation: 10 feet

Maximum Building Height: 2 stories/35 feet

Two Family Attached (Twin Villa):

Minimum lot Area and Dimensions:

Area: 3,500 square feet (per unit)

Width: 25/35 feet (25 feet where offset lot line is utilized).

Depth: 100 feet

Minimum Setbacks:

Front Yard: 25 feet from public roads.

20 feet from internal streets and access drives

Side Yard: 0/5 feet (lesser setback for interior units)

Rear Yard: 10 feet

Water body: 20 feet (as measured from control elevation)

Preserve: 20 feet

Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC.

Maximum Lot Coverage: 60%

Minimum open space: 10% per lot or parcel

Minimum Building Separation: 10 feet

Maximum Building Height: 2-stories/35 feet

**ATTACHMENT “A”
BACKGROUND & INFORMATIONAL ANALYSIS**

Surrounding Land Use – North Parcel

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Map</u>
Subject Parcel: RS-1; Vacant/Defunct Golf Course	Moderate Density Residential (5.8 dwelling units/acre)
North: RS-1; Single-Family Residential	Moderate Density Residential (5.8 dwelling units/acre)
East: RPD, RS-1; Single-Family Residential	Medium Density Multi-Family Residential (6 dwelling units/acre); Moderate Density Residential (5.8 dwelling units/acre)
South: RS-1, AG-2; Single-Family Residential and Agricultural	Low Density Residential (1.3 dwelling units/acre)
West: RS-1, AG-2; Single-Family Residential and Agricultural	Moderate Density Residential (5.8 dwelling units/acre); Low Density Residential (1.3 dwelling units/acre)

Surrounding Land Use – South Parcel

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Map</u>
Subject Parcel: RM-2; Vacant, Defunct Golf Course	Medium Density Multi-Family Residential (6 dwelling units/acre)
North: RM-2, RS-1, AG-2; Single-Family Residential, Multi-Family Residential; Agricultural	Medium Density Multi-Family Residential (6 dwelling units/acre); Moderate Density Residential (5.8 dwelling units/acre)
East: RM-2, AG-2, RS-1; Single-Family Residential	Moderate Density Residential (5.8 dwelling units/acre); Low Density Residential (1.3 dwelling units/acre)
South: RM-2, RS-1; Multi-Family Residential, Single-Family Residential	Medium Density Multi-Family Residential (6 dwelling units/acre); Low Density Residential (1.3 dwelling units/acre)
West: AG-2, RPD, RM-2; Single-Family Residential; Multi-Family Residential; Agricultural	Medium Density Multi-Family Residential (6 dwelling units/acre); Low Density Residential (1.3 dwelling units/acre); Moderate Density Mixed Use Planned Development (6 dwelling units/acre)

Environmental Considerations

The Applicant provided an environmental assessment that was reviewed by City Staff. The assessment included surveys of the project site in accordance with the general methodology provided by the Florida Fish and Wildlife Conservation Commission. Included in the assessment was a listed species survey, a plant survey, and a habitat/vegetation survey.

There were two (2) listed species observed on-site: the Little Blue Heron and the Tricolored Heron. These species enjoy wading around the water's edge on lake banks and streams. The considerable amount of land area that will be devoted to creating stormwater lakes and ponds will provide additional wading opportunities for these bird species.

There were listed plant species and heritage trees observed on-site. The observations included five (5) live oaks and fifteen (15) slash pines on the northern tract, and seven (7) live oaks and twenty-eight (28) slash pines on the southern tract. Given the age of the golf course, it is undetermined if the trees existing prior to the golf course development, or if they were planted as part of that project. There were no federally-protected species observed on-site. In accordance with the City's Land Development Code (LDC), the Applicant will be required to go before the City of Bonita Springs Tree Advisory Board prior to the removal of any heritage trees.

Due to its golf course nature, there were few natural plant communities observed within the project site. Those that were found will likely not be able to be preserved, due to their location and conflict with providing additional stormwater management. The City's LDC requires preservation where possible, but allows for up to fifty percent (50%) of the project's required open space to be met via created green areas and landscaping. The Applicant has submitted a deviation request (Deviation 11) to allow the proposed lake system to count towards forty percent (40%) of the open space requirement. At this time, Staff is recommending denial of the request, but is providing an opportunity for the Applicant to provide more information for consideration.

Traffic

The City's transportation engineer reviewed the Applicant's Traffic Impact Statement (TIS) as part of this rezoning request. The original TIS was conducted under the assumption there would be 500 dwelling units made up of a mix of single-family and multi-family product. As the MCP evolved, the TIS followed suit and the amended version contained analysis for a maximum of 350 dwelling units made up entirely of single-family residences. Multiple roadway segments were analyzed to gauge the project's effect on level of service (LOS) standards. Segments that were reviewed included Paradise Road from the proposed north parcel access to the proposed south parcel access; Paradise Road from the south parcel access to Shangri La; Cockleshell, from Maddox Lane to Shangri La; Shangri La from Paradise Road to Imperial Parkway; Shangri La, from Cockleshell to Paradise Road; Shangri La, from Old 41 Road to Cockleshell; Imperial Parkway, north of Shangri La; Imperial Parkway, south of Shangri La; and various Old 41 Road segments, including Shangri La to Bernwood Parkway, Bernwood Parkway to Strike Lane, and Strike Lane to US 41. The project would be responsible for adding approximately 233 AM Peak Hour trips to the network and 323 PM Peak Hour trips. The data suggests that the examined segments would not operate below their LOS capacity as a result of the proposed project.

The Applicant also included turn lane analysis and intersection analysis as part of the TIS. The analysis indicates that a turn lane would not be warranted for access to the south parcel, but may be warranted for access to the north parcel. At this time, the Applicant is proposing to realign Paradise Road and Maddox Lane to install a roundabout in which one of the exits would be an access point to the north parcel. The final roundabout design has not been determined and Condition 12 and 12a are being recommended by Staff to require further review and analysis at time of local development order. Similarly, Staff is recommending Condition 4, which will require traffic monitoring at the intersection of Paradise Road and Shangri La for a period of no less than

one (1) year. The data will be reviewed by the City to determine if more improvements to Paradise Road or the intersection are warranted.

The Applicant's TIS (original and amended versions) are available for review as part of the Application backup.

Stormwater/Drainage

The stormwater system for the golf course was approved in March 1980. The original plan included a provision to accept stormwater runoff from surrounding development areas, which comprises approximately 170 acres of off-site contributions. It is the Applicant's intent to maintain a system that can accept runoff from surrounding areas and the Applicant has agreed to work with the City to provide an improved stormwater level of service for the area.

The City has contracted with Singhofen & Associates, Inc., to help model a system and analyze data for improvements from which the surrounding communities of Bonita Golf and Country Club could benefit. The firm analyzed the existing system in order to identify problem areas and provided three (3) options in consideration of alleviating the issues. Option One includes storage and conveyance and would require approximately forty-four (44) acres of land. Option Two would primarily be a conveyance system and would require approximately thirty-five (35) acres of golf course land. Option Three would be primarily storage and could also serve as a borrow area for fill dirt for other projects. Option Three would require approximately seventy-one (71) acres. All three options would reduce flooding of Cockleshell Drive, eliminate flooding of Paradise Road (between Maddox Land and Wood Ibis), reduce the duration of street flooding in Bonita Springs Golf Villas and Fairwinds, and would provide positive outlet for future drainage improvements to Paradise Road, Carnoustie Court, Wild Turkey, Wood Ibis, and Maddox Lane. The City Council directed Staff to work with the Applicant on the development of Options One and Two. As a result, the MCP was revised to include additional lake areas for conveyance and storage. Stormwater/lake area now accounts for approximately 35-40% of the project area. The final drainage/stormwater plans and calculations would be part of the development order submittal. However, any request to reduce the proposed stormwater/lake areas shown on the MCP would require a public hearing amendment.

The Applicant has been working with the City and the City's consultant (Singhofen) on final drainage plans. The Applicant would be responsible for providing the required stormwater storage and treatment for its development. At this time, specifics are being worked out regarding how the City would control its portion of the proposed system.

For the proposed development, the minimum requirement is to design for the three (3)-day, twenty-five (25)-year storm event, which equates to approximately 11.7 inches. For the home tracts, the standard is the three (3)-day, one hundred (100)-year storm event, which equates to

approximately 13.7 inches. By comparison, when the golf course was originally developed, the standard was the one (1) day, five (5)-year storm event, which is about 5.5 inches.

Comprehensive Plan Considerations

Future Land Use:

The proposed project (north parcel) is located in the Moderate Density Residential future land use category, and the Medium Density Multi-Family Residential (south parcel) future land use category. In the Bonita Plan, the categories are described as follows:

Policy 1.1.7: Moderate Density Residential - Intended to accommodate and preserve single-family residential development at a maximum density of up to 5.8 dwelling units per gross acre and approximately 1,977 acres of gross land area in the land use category; planned unit developments at a maximum density of six units per acre; group homes and foster care facilities; public schools and other public, semi-public and recreational uses on a limited basis.

- a. *Appropriate residential housing types include conventional and modular constructed single-family homes on permanent foundations.*
- b. *Maximum allowable height of structures shall be 35 feet from the base flood elevation to the eaves*

Policy 1.1.8.1: Medium Density Multi-Family Residential - Intended to accommodate multi-family, modular and manufactured housing, and existing mobile home and recreational vehicle parks up to a maximum density of 10 units per gross acre and approximately 1,341 acres of gross land area in the land use category; group homes and foster care facilities, public schools and other public, semi-public and recreational uses on a limited basis. This land use category is applied primarily to existing properties developed with multi-family or mobile home/recreational vehicle parks located within the Coastal Management Area (CMA), or lands formerly afforded a land use designation of Urban Community in the Lee Plan, or properties adjacent to existing or planned major roadways.

- a. *Appropriate residential housing types include conventional and modular constructed single-family and duplex structures, on permanent foundations, cluster housing, zero lot line, townhouses, multi-family structures, and mobile homes or recreational vehicles in existing mobile home or recreational vehicle parks.*
- b. *Residential density shall be limited to not more than six units dwelling units per acre. If affordable housing is provided, residential density may be increased by up to four additional dwelling units per acre. This density range is consistent with the density previously afforded under the Urban Community land use designation in the Lee Plan.*
- c. *Commercial uses may be appropriate provided they are primarily intended to serve the residents of a mixed use project and are sensitive to nearby residential uses.*
- d. *Maximum allowable height of structures shall be 75 feet from the base flood elevation*

to the eaves, except that no new structures or modification of existing structures located on the islands west of the mainland may be constructed in excess of 35 feet in height.

The proposed project is residential in nature and includes housing types that are listed in Policies 1.1.7.a and 1.1.8.1.a. The project is not exceeding the density allowances of the Future Land Use provisions. Staff has included a condition that limits the height of structures on the amenity tract (north parcel) to thirty-five (35) feet, in accordance with the Moderate Density Residential Future Land Use Category. As conditioned, there are no conflicts between the project and the applicable Future Land Use categories.

Transportation Element

The Applicant provided a TIS, which was reviewed by the City's transportation engineer and analyzed earlier in this Report. Additionally, Objective 1.2 of the Transportation Element provides for the City's Complete Streets Policy, which is designed to provide for multi-modal transportation opportunities. The project will be providing multi-modal transportation opportunities, including sidewalks on both sides of the internal roadways within the project development area, and an alternate pathway system that could remove cyclists and pedestrians from the sidewalk on Paradise Road and safely route them through the southern development tract to a point on Cockleshell at the southwest portion of the development.

Additionally, Staff is proposing Conditions 4 and 5 to further demonstrate consistency with the transportation policies of the City. It is Staff's opinion that, as conditioned, the project is consistent with the Transportation Element of the Bonita Plan.

Capital Improvements Element

The goal of this element is to provide public facilities in the City adequate to serve the needs of existing and future development. Public facilities can include water, sewer, and stormwater facilities. Another aspect of this element deals with roadway infrastructure. As explained in the stormwater analysis section of this Report, the City has contracted with Singhofen & Associates, Inc., to engineer a regional stormwater project that encompasses portions of the subject properties. There are certain thresholds that need to be met in order for the stormwater project to qualify for FEMA grant funding. If successful, there could be a net benefit to flooding issues in the area. The project is currently listed on the City's Capital Improvements Program (CIP), which is a long-range plan for improving infrastructure throughout the City when deficiencies are identified. The CIP is reviewed annually and is adopted by the City Council in accordance with this element of the Bonita Plan. The Applicant has been working with the City and the City's consultants on the stormwater plan. This serves as the primary reason for the decrease in requested density and the increase in lake area shown on the proposed MCP. It is Staff's opinion the project is consistent with this element.

Planned Development Analysis, Formal Findings LDC 4-131 and LDC 4-299

Review criteria	Yes – Mostly - Partly - No
Demonstrate compliance with the Bonita Plan, this Land Development Code, and any other applicable code or regulation; and	Yes
The request meets or exceeds performance and location standards set forth for the proposed uses; and	Partly; The Applicant requested several deviations from performance and location standards. Staff Analysis and recommendations are provided in the Staff Report.
Including the use of TDR or affordable housing bonuses are the densities or intensities (general uses) consistent with the Comprehensive Plan; and	Yes; The maximum density would be over 600 dwelling units. The request is for a maximum of 350 units, which is below the allotted maximum based on the applicable future land use categories.
The request is compatible with existing or planned uses in the surrounding area; and	Yes; The proposal is for residential development. Residential development is the primary form of development in the surrounding area.
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; and	Mostly; It is Staff’s opinion that improvements to Paradise Road should be considered in the future. Staff has recommended a condition that requires the Applicant to put up monitoring stations at the intersection of Paradise Road and Shangri-La Road, and provide monitoring reports to the City. The data collected will be reviewed by the City in order to gauge future improvements to Paradise Road, which may be City-initiated.
Will the request adversely affect environmentally critical areas and natural resources; and	Partly; There was evidence of listed plant and wildlife species on-site. However, the habitat found on-site is not considered environmentally critical and the proposal of additional lakes would provide more habitat opportunities for wading birds that were observed, such as the Little Blue Heron and Tricolored Heron.
Public facilities are, or will be, available and adequate to serve the proposed land use; and	Yes

The proposed use or mix of uses is appropriate at the subject location; and	Yes
The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest; and	Yes
The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development; and	Yes
Deviations enhance the achievement of the objectives of the planned development and preserves and promotes the general intent of this chapter to protect the public health, safety and welfare	Mostly; Staff analysis and recommendations of the deviations are found in the Staff report. In summary, there were fourteen (14) deviations requested; Staff is recommending two (2) of them to be withdrawn. Staff is recommending denial of two (2). Staff is recommending partial denial of one (1). Staff is recommending approval of nine (9).