

CITY OF BONITA SPRINGS  
ZONING RESOLUTION NO. 11-03

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA; CONSIDERING A SPECIAL EXCEPTION REQUEST BY IMPERIAL BONITA ESTATES (IBE) TO EXPAND AN EXISTING PRIVATE ON-SITE INDOOR AND OUTDOOR RECREATION FACILITY IN THE MOBILE HOME 2 (MH-2) AND RECREATIONAL VEHICLE PARK 3 (RV-3) ZONING CATEGORIES; ON LAND LOCATED AT 27700 BOURBONNIERE DRIVE, BONITA SPRINGS FLORIDA 34135, ON 0.63 +/- ACRES; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Imperial Bonita Estates has filed an application for a Special Exception in the Mobile Home 2 (MH-2) and Recreational Vehicle Park 3 (RV-3) District ; and

**WHEREAS**, the subject property is located at 27700 Bourbonniere Drive, Bonita Springs, Florida, and is described more particularly as:

"See Exhibits"

**WHEREAS**, a Public Hearing was advertised and heard on October 18, 2011 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case 11BOS-SPE00003 who gave full consideration to the evidence available and recommended approval (5-0, Mathes absent); and gave full and complete consideration of the record, consisting of the Staff Recommendation, the documents on file with the City and the testimony of all interested parties. The October 4, 2011 Staff Report prepared by Community Development and evidence submitted at the Zoning Board hearing is on file with the City Clerk.

**WHEREAS**, a Public Hearing was advertised for November 2, 2011 by the City of Bonita Springs City Council consistent with Ordinance No. 11-04 to permit approval of special exceptions and variances by resolutions.

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

**SECTION ONE: APPROVAL OF REQUEST**

City Council approves the special exception in the Mobile Home 2 (MH-2) and Recreational Vehicle Park 3 (RV-3) districts to expand an existing private on-site indoor and outdoor recreation facility, with the following conditions:

A. Conditions:

1. The development of this project must be consistent with the one page Site Plan entitled "Imperial Bonita Estates," prepared by Q. Grady Minor, stamped received September 6, 2011 (Attachment A), except as modified by the conditions below. This development must comply with all requirements of the City of Bonita Springs Land Development Code (LDC) at time of local Development Order Approval. If changes to the revised Site Plan are subsequently pursued, appropriate approvals may be necessary.
2. If required by the easement holder, easement vacations and/or relocations, as depicted on the Attachment B, must be finalized prior to local development order approval.
3. The development must comply with the commercial lighting standards found in LDC Chapter 3. Lighting for the recreation facilities shall not emit glare. Street, parking lot, and building lighting must be shielded so that light is directed downward to reduce light spillage to neighboring properties.
4. The development must comply with the heritage tree requirements found in LDC Chapter 3.
5. The development must comply with Ordinance No. 06-04, Noise Control.
6. This development must comply with all of the requirements of the LDC at the time of the local development order approval.
7. Approval of this special exception does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the City of Bonita Springs Comprehensive Plan provisions.

B. Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of special exception, City Council makes the following findings and conclusions:

1. The applicant has proven entitlement for the requested special exception by demonstrating compliance with the Bonita Springs Comprehensive Plan; and
2. The proposed request is consistent with Land Development Code Sections 4-735 and 4-791; and

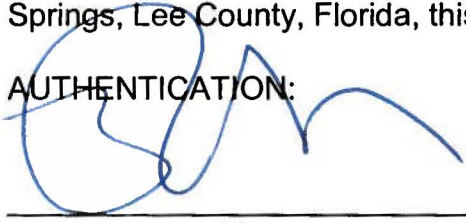
3. The proposed request, as conditioned, will comply with applicable city ordinances and other state codes.

**SECTION TWO: EFFECTIVE DATE**

This resolution shall take effect immediately upon adoption.

**DULY PASSED AND ENACTED** by the Council of the City of Bonita Springs, Lee County, Florida, this 2<sup>nd</sup> day of November, 2011.

AUTHENTICATION:



Mayor



City Clerk

APPROVED AS TO FORM:



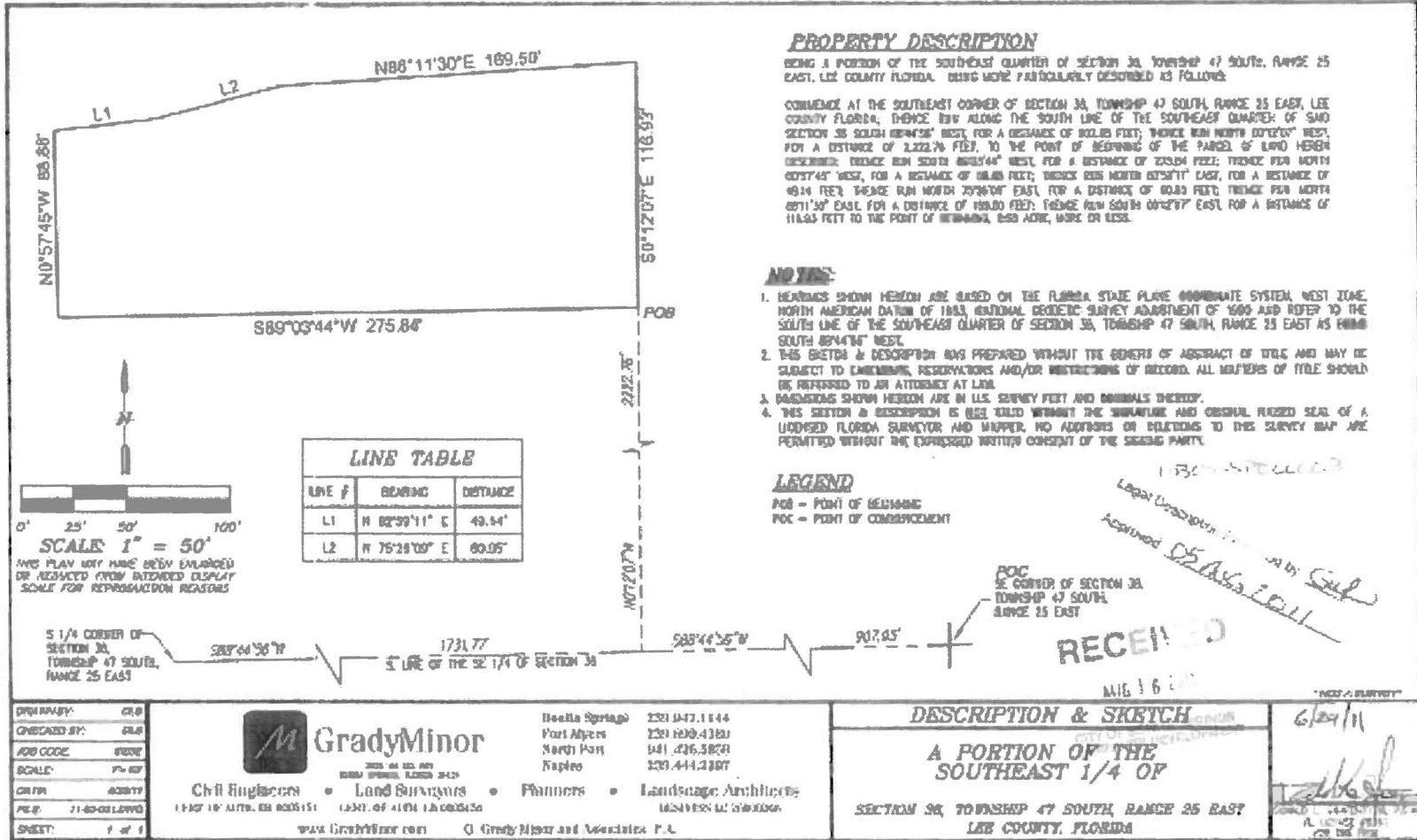
City Attorney

Vote:

Nelson	Aye	Spear	Aye
McIntosh	Aye	Simons	Aye
Martin	Aye	Lonkart	Aye
Slachta	Aye		

Date filed with City Clerk:

11-7-11



SA PROJECTS-SURVEY-261 IMPERIAL RIVER RV RESORT (FOY) MASTER PLANS/SURVEY/11-00-001.DWG

EXHIBIT A, 11BOS-SPED0003

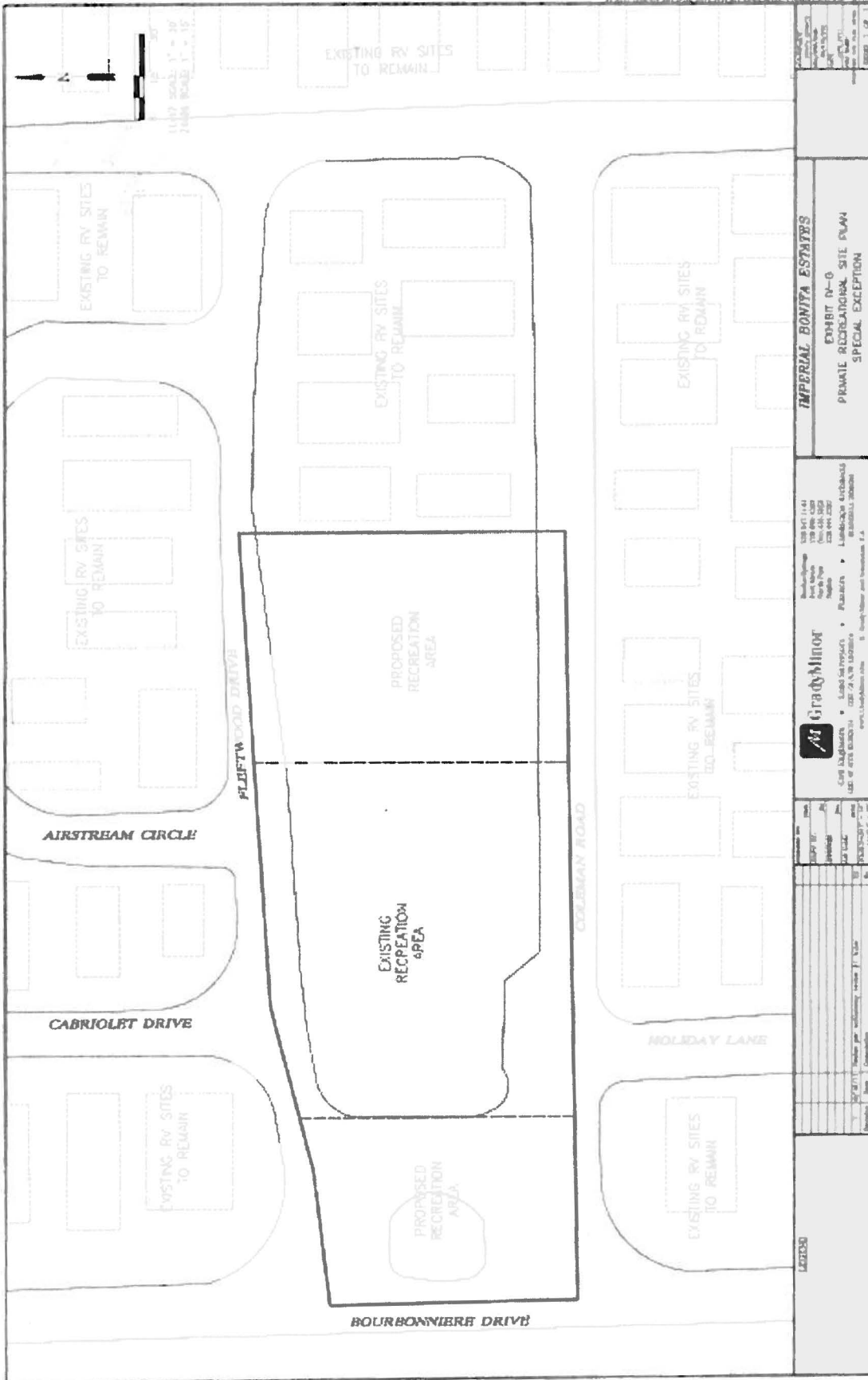
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**DESCRIPTION & SKETCH**  
 A PORTION OF THE  
 SOUTHEAST 1/4 OF  
 SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST  
 LEE COUNTY, FLORIDA

6/29/11  
 [Signature]



**IMPERIAL BONITA ESTATES**  
**EXHIBIT D-0**  
**PRMISE RECREATIONAL SITE PLAN**  
**SPECIAL EXCEPTION**

**AM GrandMinot**  
 4000 E. 4TH STREET, SUITE 100, ANAHEIM, CA 92805  
 (714) 944-1100  
 www.grandminot.com

Architect: 12/21/14  
 Date: 12/21/14  
 Project: 11BOS-SPE00003  
 Scale: 1" = 30'

Prepared by: [Name]  
 Checked by: [Name]  
 Date: [Date]

