

CITY OF BONITA SPRINGS, FLORIDA

WHEREAS, Bonita Beach Partners LLC, filed an application for administrative approval to a Residential Planned Development on a project known as Villa Positano (fka Hickory Boulevard RPD) for a reduced building setback from water on property located at 26323, 26333 and 26343 Hickory Boulevard, described more particularly as:

LEGAL DESCRIPTION: In Section 25, Township 47 South, Range 24 East, Lee County, Florida:

LOTS 1, 2 & 3, VILLA POSITANO SUBDIVISION, AS RECORDED IN PLAT BOOK 75, PAGE 46, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

WHEREAS, the property was originally rezoned in case number DC12001-00074 (with subsequent amendments in case numbers ADD2005-00165); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, The subject property was rezoned to a residential planned development (RPD) in September, 2002 (Zoning Ordinance No. 02-12); and

WHEREAS the subject property was subsequently platted into four (4) lots in September 2003 (VILLA POSITANO SUBDIVISION, AS RECORDED IN PLAT BOOK 75, PAGE 46); and

WHEREAS, this administrative action to reduce the waterbody setback is limited to Lots 1, 2, and 3, VILLA POSITANO SUBDIVISION, AS RECORDED IN PLAT BOOK 75, PAGE 46; and

WHEREAS, the reduced waterbody setback is to allow the placement of raised swimming pools (pool area, as shown on the attached site plan) on Lots 1, 2, and 3; and

WHEREAS, the raised swimming pools (pool area) must meet the same setbacks as the principal structure; and

WHEREAS, the reduced setbacks are irregular and vary for each of the three lots (Lots, 1, 2, and 3); and

WHEREAS, the dimensional reductions in setbacks are shown in bold type on the attached site plan; and

WHEREAS, an existing pool located on Lot 4 will be demolished and rebuilt to meet the required waterbody setback, as stated in Zoning Ordinance No. 02-12, for a principal structure; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

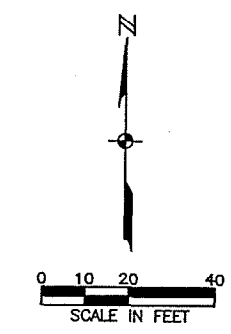
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Residential Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. **The reduction in setbacks for the pool area must be in compliance with the attached site plan entitled, "PROPOSED SITE PLAN ADMINISTRATIVE AMENDMENT", stamped received by the permit counter on October 20, 2005. The "PROPOSED SITE PLAN ADMINISTRATIVE AMENDMENT" for ADD2005-00206 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
2. **The reduction in setbacks for the pool area only apply to Lots 1, 2, and 3, VILLA POSITANO SUBDIVISION, AS RECORDED IN PLAT BOOK 75, PAGE 46.**
3. **Except as amended herein, the terms and conditions of the original zoning resolutions remain in full force and effect.**

DULY SIGNED this 10th day of November, A.D., 2005.

BY: Pam Houck
Pam Houck, Director
Division of Zoning
Department of Community Development

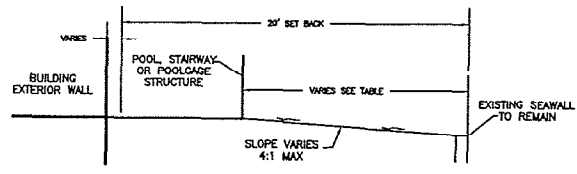


LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- CENTERLINE HICKORY BLVD
- DRAINAGE EASEMENT
- PROPOSED SIDEWALK
- PROPOSED FENCE LOCATION
- EXISTING WATER BODY
- COMMON INGRESS/EGRESS EASEMENTS
- 5.6 DISTANCE FROM SETBACK LINE TO STRUCTURE (LANDWARD)
- 1.8 DISTANCE FROM BUILDING INTO 20' SETBACK

- GENERAL NOTES**
- 1) ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT, NOT BACK OF CURB.
 - 2) ALL INTERNAL SIDEWALKS TO BE 4' WIDE MIN.
 - 3) ZONING FOR SURROUNDING PROPERTY IS C-1 ON BOTH NORTH AND SOUTH SIDES.
 - 4) PER ZONING ORDINANCE 02-12, CITY OF BONITA SPRINGS, ROAD SETBACK IS 25'. SETBACK FROM WATER IS 20' AND SIDE LOT SETBACKS ARE 7' MINIMUM.
 - 5) MAXIMUM HEIGHT OF BUILDINGS WILL BE 35'.
 - 6) SEE LANDSCAPE INFORMATION AND CALCULATIONS SHOWN ON SHEET 11.
 - 7) SETBACKS ARE TO BE A MINIMUM OF 25' FOR THE FRONT, 7' SIDES AND 20' FROM THE WATER.
 - 8) ALL DISTURBED AREAS AS A RESULT OF THIS PROJECT (NOT PAVED, BUILDING, LANDSCAPED OR SIDEWALK) TO BE SOODED.
 - 9) ALL SIDEWALK DAMAGED DURING CONSTRUCTION WILL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
 - 10) ENTRANCE GATES ARE ELECTRONICALLY CONTROLLED. AN OUTDOOR RECEIVER TO BE MOUNTED IN A FASHION THAT IS UL APPROVED. RECEIVER TO COMPLY WITH CITY OF BONITA SPRINGS ORDINANCE AND APPROVED BY BONITA SPRINGS FIRE CONTROL AND RESCUE DISTRICT, INCLUDING APPROPRIATE BATTERY BACK-UP.
 - 11) ALL BUILDINGS ARE SINGLE FAMILY RESIDENCES

LOT COVERAGE CALCULATIONS:
 BUILDINGS - 0.30 AC (44.2%)
 PAVEMENT/SIDEWALKS - 0.10 AC (14.7%)
 OPEN SPACE - 0.28 AC (41.1%)
 TOTAL PROJECT AREA - 0.68 AC



SECTION C-C
Scale: 1"=4'

LOT	DIST. FROM	SET BACK
1N		-5.6'
1S		+1.8'
2N		+3.3'
2S		+6.8'
3N		+3.3'
3S		-4.7'
4N		-12.3'
4S		-14.6'

(-) INDICATES LANDWARD OF 20' SETBACK LINE

APPROVED
Plan

Subject to Case # ADD2005-00206
 Date 11/10/05

NOTE: ACCESS TO BUILDING 1 AND 2 THROUGH THE NORTH DRIVEWAY. ACCESS TO BUILDING 3 AND 4 THROUGH THE SOUTH DRIVEWAY.

NOTE: PROJECT CONSISTS OF FOUR SINGLE FAMILY UNITS CONSISTING OF A GROUND FLOOR, 2 LIVING AREA FLOORS AND AN OPTIONAL ATTIC AND STORAGE STORAGE AREA FOR A TOTAL OF 4913 SF LIVING AREA.

NOTE: THIS PLAN IS INTENDED TO SHOW ONLY THE RELATION OF THE 20' SETBACK LINE TO THE BUILDINGS AND APPURTENANT STRUCTURES. ALL OTHER DETAILS SHOWN ON OTHER PERMITTED PLANS AND DOCUMENTS REMAIN IN FULL EFFECT.

RECEIVED
OCT 20 2005

PERMIT COUNTER

ADD 2005-00206

\\20023691\SitePlanAdmin\Amendment.dwg (Sheet1) m12 Oct 06, 2005 - 3:03pm

REVISIONS		
	Changed to 2 Driveways & Added Notes	5/1/03
	Revised pool location on Lot 4 to original design location	9/27/05

Bonita Beach Partners

Villa Positano
Lee County, Florida

JOHNSON ENGINEERING
 2158 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3681
 E.B. #642 & L.B. #642

David V. Villante, P.E.
License No. 57634

Proposed Site Plan
Administrative Amendment

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
09/27/05	20023691	25-47-24	As Shown	1 OF 1

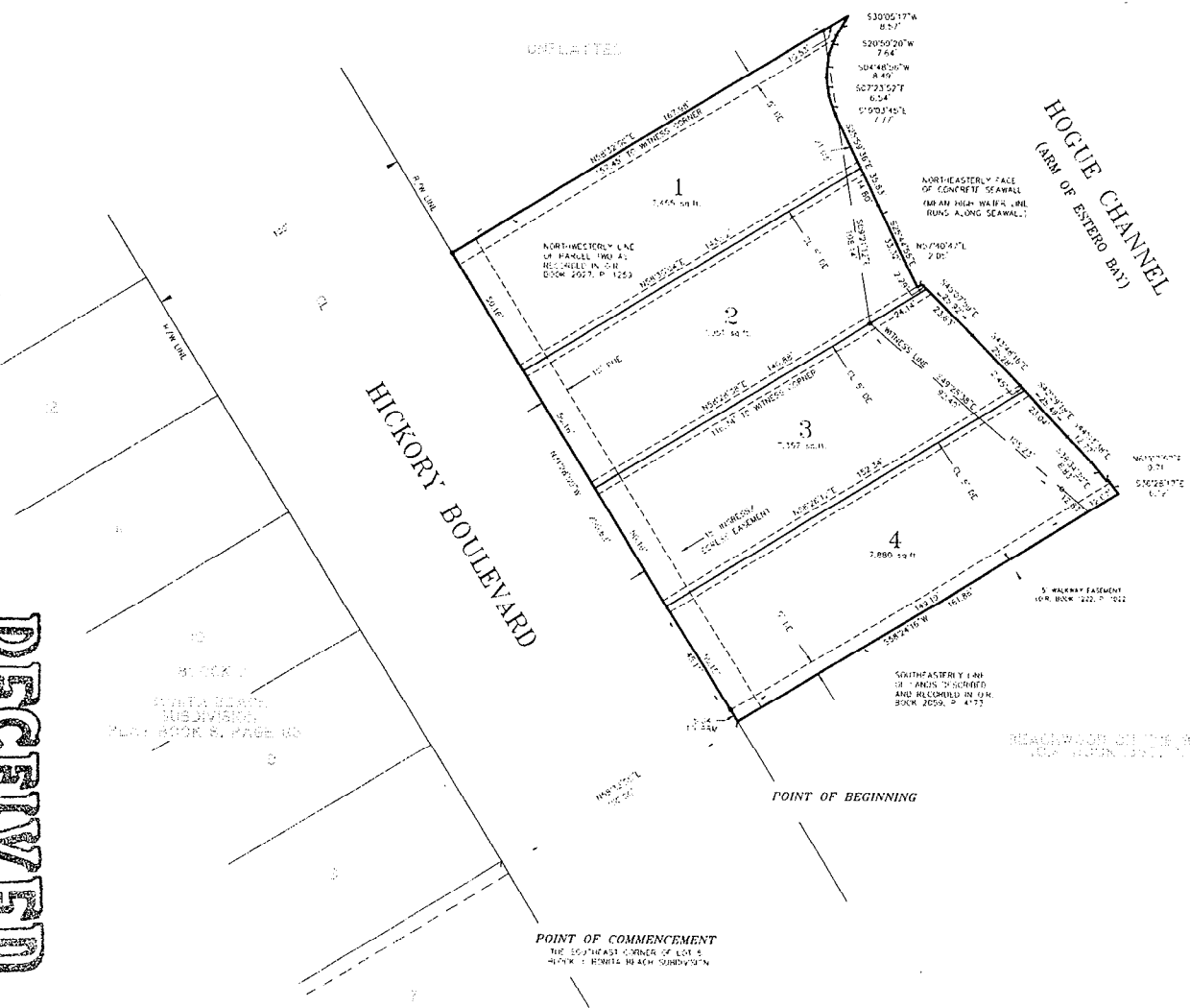
JOHNSON
ENGINEERING
PREPARED BY:
JOHNSON ENGINEERING, INC.
2154 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

VILLA POSITANO

SECTION 25, TOWNSHIP 47 SOUTH, RANGE 24 EAST
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

ADD
2005-00206

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OCT 20 2005
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- LEGEND**
- CR - ORIGINAL RECORD BOOK
 - FR - FIELD BOOK
 - PR - PLOT
 - NR - NUMBER
 - TR - TRAFFIC LIGHT
 - EW - RIGHT-OF-WAY
 - JEI - JOHNSON ENGINEERING INC.
 - DE - DRAINAGE EASEMENT
 - PEE - PERMIT EASEMENT
 - PEM - PERMANENT REFERENCE MONUMENT

- NOTES**
1. PERMANENT REFERENCE MONUMENTS ARE SHOWN IN RED AND DENOTES THERE IS A 4" X 4" CONCRETE MONUMENT WITH METAL DISK SET IN THE CENTER. JOHNSON ENGINEERING, INC. HAS BEEN ADVISED THERE ARE NO OTHER MONUMENTS AND HAVE BEEN SET IN ACCORDANCE WITH THE 1973 EDITION OF THE FLORIDA STATUTES.
 2. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF BONITA BEACH SHORES (A), PLAT BOOK 8, PAGE 60 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA WITH A BEARING OF N 89° 52' 00" W ON THE HIGH-TOE-WAY, ALL LA HICKORY BOULEVARD.