

CITY OF BONITA SPRINGS  
ZONING ORDINANCE NO. 06-06

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY ELIAS BROTHERS COMMUNITIES, INC IN REFERENCE TO IMPERIAL BONITA PLAZA TO AMEND THE EXISTING COMMERCIAL PLANNED DEVELOPMENT (CPD) ON LAND LOCATED IN THE SOUTHEAST CORNER OF IMPERIAL STREET AND BONITA BEACH ROAD, IN BONITA SPRINGS, FLORIDA, (STRAP NOS. 01-48-25-B2-00400.0050, 01-48-25-B2-00400.005A, 01-48-25-B2-00400.0020, 01-48-25-B2-00400.0030, 01-48-25-B2-00400.003A, 01-48-25-B2-00400.0010, 01-48-25-B2-00400.0040, 01-48-25-B2-00400.0060, 01-48-25-B2-00400.0070, 01-48-25-B2-00400.0080, 01-48-25-B2-00400.0090, 01-48-25-B2-00400.0100, AND 01-48-25-B2-00006.0000), ON 32.93 +/- ACRES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Elias Brothers Communities, Inc in ref to Imperial Bonita Plaza has filed an application for amend the existing commercial planned development (CPD) to reduce the previously approved 170,000 square feet of retail commercial space to a maximum of 128,000 square feet, eliminate the previously approved 150 hotel/motel units, and increase the previously approved 50,000 square feet of office space by 88,000 square feet for a total of 138,000 square feet of office space of which a maximum of 25,000 square feet may be medial office space.

WHEREAS, the subject property is located at undetermined (southeast corner of Imperial Street and Bonita Beach Road), in S01-T48S-R25E, Bonita Springs, Florida and is described more particularly as:

"See Schedule A"

WHEREAS, a Public Hearing was advertised and heard on June 2, 2006 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case DCI 2005-00085 who gave full consideration to the evidence available and recommended APPROVAL (5-0 Bielski and Pescosolido absent); and gave full and complete consideration of the record, consisting of the Staff Recommendation, the Zoning Board, the documents on file with the City and the testimony of all interested parties. The May 16, 2006 Staff Report prepared by Lee County Development Services Division and evidence submitted at the Zoning Board hearing is on file with the City Clerk.

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

## SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the Applicant's request to amend the existing commercial planned development (CPD), Resolution Z-99-006, as amended by Zoning Ordinance Number 01-07, Administrative Amendment ADD2001-0089, and Administrative Amendment ADD2005-0091 with the following conditions and deviations:

### Conditions

1. The development of this project must be consistent with the two page Master Concept Plan entitled "Imperial Bonita Plaza Amended Master Concept Plan," stamped received on November 9, 2005, last revised August 19, 2005, except as modified by the conditions below. This development must comply with all requirements of the Bonita Springs LDC at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

The project is limited to a maximum of 266,000 square feet of commercial floor area. The 266,000 square feet of commercial floor area is further limited to a maximum of 128,000 square feet of commercial retail floor area, including the outparcels, and a maximum of 138,000 square feet of office floor area of which a maximum of 25,000 square feet may be medial office floor area.

2. The terms and conditions of the original zoning Resolution Z-99-006, and subsequent amendments: Bonita Springs Zoning Ordinance No. 01-07, Administrative Amendment ADD2001-0089 and ADD2005-00091 remain in full force and effect except as otherwise modified herein.
3. Resolution Z-99-006, is amended herein by modifying Section B, Condition Number #3, Schedule of Uses, by deleting the following use:

~~HOTEL/MOTEL (LDC Section 34-1801 et seq.)~~

These uses are permitted in conjunction with ~~hotel/motel~~ or restaurant uses only.

4. Resolution Z-99-006, is amended herein by modifying Section B, Condition Number #6, by modifying the language as follows:

The local development order approval must show, and the developer is required to provide, interconnection with the adjacent parcel to the east. The developer will coordinate the location of the interconnection

with the adjacent property owners. The location identified in Resolution Z-96-50 will be considered a non-controlling option for purposes of determining the interconnection location.

The proposed interconnection must be completed as part of Phase 1 of the local development order (DOS2005-00117), Elias Brother's Office Building, as depicted on the site construction plans for the project.

5. Vegetative materials for land clearing may not be burned on-site. Any vegetation that must be removed for purposes of development must be disposed of in a properly licensed and permitted disposal site. This condition will not prohibit open burns for bona-fide agriculture provided that all conditions are met under state law and the Developer provide written notice to both the City of Bonita Springs and local residents (those living within 1,000 feet of the location of the open burn).

#### Deviations

No deviations have been requested as part of this zoning action.

#### Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of planned development rezonings, Bonita Springs City Council makes the following findings and conclusions:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Bonita Springs Comprehensive Plan, the Land Development Code, and other applicable codes and regulations.
2. The requested zoning as conditioned:
  - a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
  - b) is consistent with the densities, intensities and general uses set forth in the Bonita Springs Comprehensive Plan;
  - c) is compatible with existing or planned uses in the surrounding area; and
  - d) will not adversely affect environmentally critical areas or natural resources.

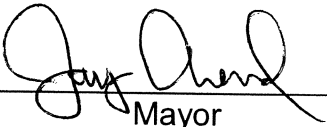
3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.
4. Urban services, as defined in the Bonita Springs Comprehensive Plan, are, or will be, available and adequate to serve the proposed land use.
5. The proposed use or mix of uses is appropriate at the subject location.
6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.
7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

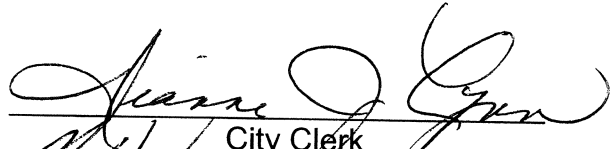
**SECTION TWO: EFFECTIVE DATE**

This ordinance shall take effect thirty (30) days from the date of adoption.

DULY PASSED AND ENACTED by the Council of the City of Bonita Springs, Lee County, Florida, this 24<sup>th</sup> day of July, 2006.

**AUTHENTICATION:**

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM: \_\_\_\_\_

  
\_\_\_\_\_  
City Attorney

**Vote:**

Arend	Aye	Joyce	Absent
Ferreira	Aye	Simons	Aye
Grantt	Absent	Nelson	Aye
McCourt	Aye		

Date filed with City Clerk: \_\_\_\_\_

7-24-06

### LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN SOUTH 01°13'45" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, FOR A DISTANCE OF 125.00 FEET; THENCE RUN NORTH 88°44'56" EAST FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, WITH THE FOLLOWING 35 COURSES RUNNING ALONG THE NORTHERLY, EASTERLY, SOUTHERLY, AND WESTERLY BOUNDARIES OF THE LANDS MORE PARTICULARLY DESCRIBED AS IMPERIAL-BONITA PLAZA PLAT, AS RECORDED IN PLAT BOOK 68, AT PAGES 39 AND 40 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN NORTH 01°13'44" WEST, FOR A DISTANCE OF 40.00 FEET; THENCE RUN NORTH 43°45'36" EAST, FOR A DISTANCE OF 14.14 FEET; THENCE RUN NORTH 88°44'56" EAST, FOR A DISTANCE OF 211.04 FEET; THENCE RUN SOUTH 01°15'04" EAST, FOR A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 88°44'56" EAST, FOR A DISTANCE OF 1073.91 FEET; THENCE RUN SOUTH 01°15'59" EAST, FOR A DISTANCE OF 1,194.30 FEET; THENCE RUN SOUTH 88°55'26" WEST, FOR A DISTANCE OF 660.37 FEET; THENCE RUN NORTH 01°14'52" WEST, FOR A DISTANCE OF 179.11 FEET; THENCE RUN NORTH 75°32'54" WEST, FOR A DISTANCE OF 29.18 FEET; THENCE RUN SOUTH 80°38'16" WEST, FOR A DISTANCE OF 38.76 FEET; THENCE RUN SOUTH 89°21'11" WEST, FOR A DISTANCE OF 41.82 FEET; THENCE RUN NORTH 87°18'25" WEST, FOR A DISTANCE OF 29.10 FEET; THENCE RUN NORTH 79°03'19" WEST, FOR A DISTANCE OF 17.42 FEET; THENCE RUN NORTH 89°02'46" WEST, FOR A DISTANCE OF 31.20 FEET; THENCE RUN SOUTH 83°07'43" WEST, FOR A DISTANCE OF 20.18 FEET; THENCE RUN NORTH 74°59'29" WEST, FOR A DISTANCE OF 18.61 FEET; THENCE RUN SOUTH 89°59'23" WEST, FOR A DISTANCE OF 29.57 FEET; THENCE RUN SOUTH 41°52'15" WEST, FOR A DISTANCE OF 26.76 FEET; THENCE RUN SOUTH 70°15'04" WEST, FOR A DISTANCE OF 34.77 FEET; THENCE RUN NORTH 89°19'40" WEST, FOR A DISTANCE OF 30.84 FEET; THENCE RUN SOUTH 88°45'20" WEST, FOR A DISTANCE OF 29.87 FEET; THENCE RUN NORTH 66°59'56" WEST, FOR A DISTANCE OF 31.07 FEET; THENCE RUN NORTH 21°09'38" WEST, FOR A DISTANCE OF 32.77 FEET; THENCE RUN NORTH 54°18'09" WEST, FOR A DISTANCE OF 26.25 FEET; THENCE RUN NORTH 73°05'00" WEST, FOR A DISTANCE OF 34.13 FEET; THENCE RUN SOUTH 84°07'56" WEST, FOR A DISTANCE OF 20.09 FEET; THENCE RUN NORTH 84°02'31" WEST, FOR A DISTANCE OF 50.03 FEET; THENCE RUN NORTH 77°06'55" WEST, FOR A DISTANCE OF 52.48 FEET; THENCE RUN NORTH 66°45'35" WEST, FOR A DISTANCE OF 18.96 FEET; THENCE RUN NORTH 86°48'47" WEST, FOR A DISTANCE OF 34.71 FEET; THENCE RUN NORTH 01°13'45" WEST, FOR A DISTANCE OF 69.54 FEET; THENCE RUN SOUTH 88°52'49" WEST, FOR A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 01°13'45" WEST, FOR A DISTANCE OF 328.82 FEET; THENCE RUN NORTH 88°50'11" EAST, FOR A DISTANCE OF 25.00 FEET; THENCE RUN NORTH 01°13'44" WEST, FOR A DISTANCE OF 532.68 FEET TO THE POINT OF BEGINNING, CONTAINING 32.964 ACRES, MORE OR LESS.

**Applicant's Legal Checked**

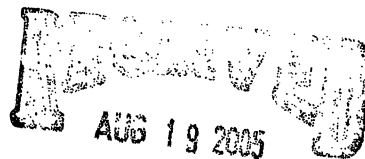
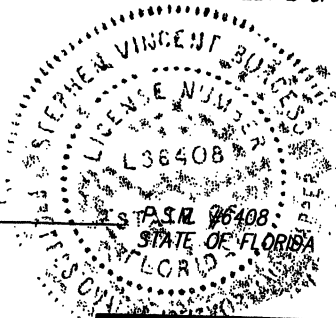
by Lgm 9/06/2005

#### NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, NGS ADJUSTMENT OF 1999 NAD 83 (1999) AND ARE IN U.S. SURVEY FEET.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RESTRICTIONS OF RECORD.
3. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
4. THIS SHEET IS NOT VALID UNLESS ACCOMPANIED BY SHEET 2 OF 2.

SIGNED 7-27-05

Stephen V. Burgess  
STEPHEN V. BURGESS



PERMIT TO CONSTRUCT

DCI 2005-00085

APP. CODE: IBPL789

DRAWN: RKP

APPROVED: SB

SHEET: 1 OF 2

**Q. GRADY MINOR AND ASSOCIATES, P.A.**  
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS  
3800 VIA DEL REY  
BONITA SPRINGS, FLORIDA 34134

PHONE: (239) 947-1144 FAX: (239) 947-0375

CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

**LEGAL TO ACCOMPANY SKETCH**

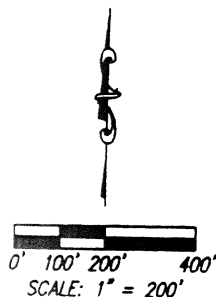
**IMPERIAL-BONITA PLAZA PLAT**  
SECTION 1, TOWNSHIP 48 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

DATE: JULY, 2005

DRAWING: B-2878

**P.O.C.**  
 FOUND ALUMINUM DISK #3870 IN WEST  
 BOUND LANE BONITA BEACH ROAD  
 NORTHWEST CORNER OF THE NORTHEAST 1/4 OF  
 SECTION 1, TOWNSHIP 48 SOUTH, RANGE 25 EAST  
 N = 726166.6280  
 E = 733903.4630  
 STATE PLANE, FLORIDA  
 WEST ZONE, 1999 ADJUSTMENT

**P.O.B.**



Applicant's Survey Checked  
 By Lgm 9/06/2005

DCI 2005-00085

**NOTE:**

THIS SHEET IS NOT COMPLETE UNLESS  
 ACCOMPANIED BY SHEET 1 OF 2.

**LEGEND**

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
F.I.R.	○ FOUND IRON ROD
S.I.R.	● SET 5/8" IRON ROD WITH CAP, L.B. #5151
F.C.M.	□ FOUND CONCRETE MONUMENT

SHEET: 2 OF 2

APPROVED: SB

DRAWN: RKP

JOB CODE: ???

SCALE: 1" = 200'



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 3800 VIA DEL REY  
 BONITA SPRINGS, FLORIDA 34134

PHONE: (239) 947-1144 FAX: (239) 947-0375  
 CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

**SKETCH TO ACCOMPANY LEGAL**

**IMPERIAL-BONITA PLAZA PLAT**  
 SECTION 1, TOWNSHIP 48 SOUTH, RANGE 25 EAST  
 LEE COUNTY, FLORIDA

DATE: JULY, 2005

DRAWING: B-2878

NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 48 SOUTH, RANGE 25 EAST  
 (BEARING BASIS)

BONITA BEACH ROAD (C.B. 005)  
 R/W WIDTH VARIES

N = 726070.4784  
 E = 735225.7608  
 STATE PLANE, FLORIDA  
 WEST ZONE, 1999 ADJUSTMENT

SOUTH R/W LINE

N88°44'36"E 1073.91'

SOUTHERLY R/W LINE  
 N88°44'36"E 211.04'

LOT 1

LOT 4

LOT 6

LOT 7

LOT 8

LOT 9

LOT 5

N = 726047.0320  
 E = 734152.1099  
 STATE PLANE, FLORIDA  
 WEST ZONE, 1999 ADJUSTMENT

LOT 2

LOT 3

LOT 5

IMPERIAL-BONITA PLAZA PLAT  
 (PLAT BOOK 68, PAGES 39 AND 40)  
 AREA = 32.904 ACRES±

EAST LINE N.W. 1/4, N.E. 1/4 SECTION 1-48-25  
 S07°15'50"E 1194.30'

OAK CREEK

N = 724876.4761  
 E = 735252.1537  
 STATE PLANE, FLORIDA  
 WEST ZONE, 1999 ADJUSTMENT

S88°55'26"W 660.37'

A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF  
SECTION 1, TOWNSHIP 48 SOUTH, RANGE 25 EAST

**PREPARED BY**

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

864-572-0777  
FAX NO. 864-572-0778  
JUNE 2000

### LEGAL DESCRIPTION

[illegible]

DCI 2005-00085

## DEDICATION

[illegible]

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND  
AND SEAL, IN THE STATE OF FLORIDA, COUNTY OF Collier  
THIS 2nd DAY OF March, 2001

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the said Corporation, this 1st day of May, 1964.

PRINT NAME Catherine Epstein

7.) J. Jones PRINT NAME Raymond

PRINT NAME F. Jones PRINT NAME Raymond

## ACKNOWLEDGEMENTS

STATE OF FLORIDA                      SS  
COUNTY OF Collier

THE FOREGOING INSTRUMENT, AND THEO  
EXECUTED THE SAME FREELY AND VOLU  
THEREBIN EXPRESSED.  
WITNESS MY HAND AND SEAL THIS  
2nd DAY OF March . 2001  
MY COMMISSION EXPIRES 2-3-02

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY  
APPEARED BEFORE ME William Lawrence  
OF EXECUTIVE DEVELOPMENT CORPORATION, A FLORIDA  
CORPORATION, TO ME WELL KNOWN TO BE THE PERSON  
DESCRIBED IN AND WHO EXECUTED  
WHO ACKNOWLEDGED BEFORE ME THAT HE  
VOLUNTARILY FOR THE USES AND PURPOSES

NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

## DEDICATION

## EXECUTIVE DEVELOPMENT

## NOTICE

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY OR THE CITY OF BONITA SPRINGS; ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER, CONSERVATION AREAS AND SEWER FACILITIES.

**SURVEYORS CERTIFICATION**  
I HEREBY CERTIFY: THAT THE ATTACHED "TEMPERAL-BONITA PLAZA PLAT"  
WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES  
WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA  
STATUTES; I FURTHER CERTIFY THAT THE PERMANENT REFERENCE  
MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN  
ON THE PLAT.

John F. P. 6-17-00  
JOHN F. P. DATE

JOHN F. PULICE DATE  
REG. LAND SURVEYOR #2691  
STATE OF FLORIDA  
PULICE LAND SURVEYORS, INC.  
5381 MOB HILL ROAD  
SUNSHINE, FLORIDA  
183870



DO#2000-00220

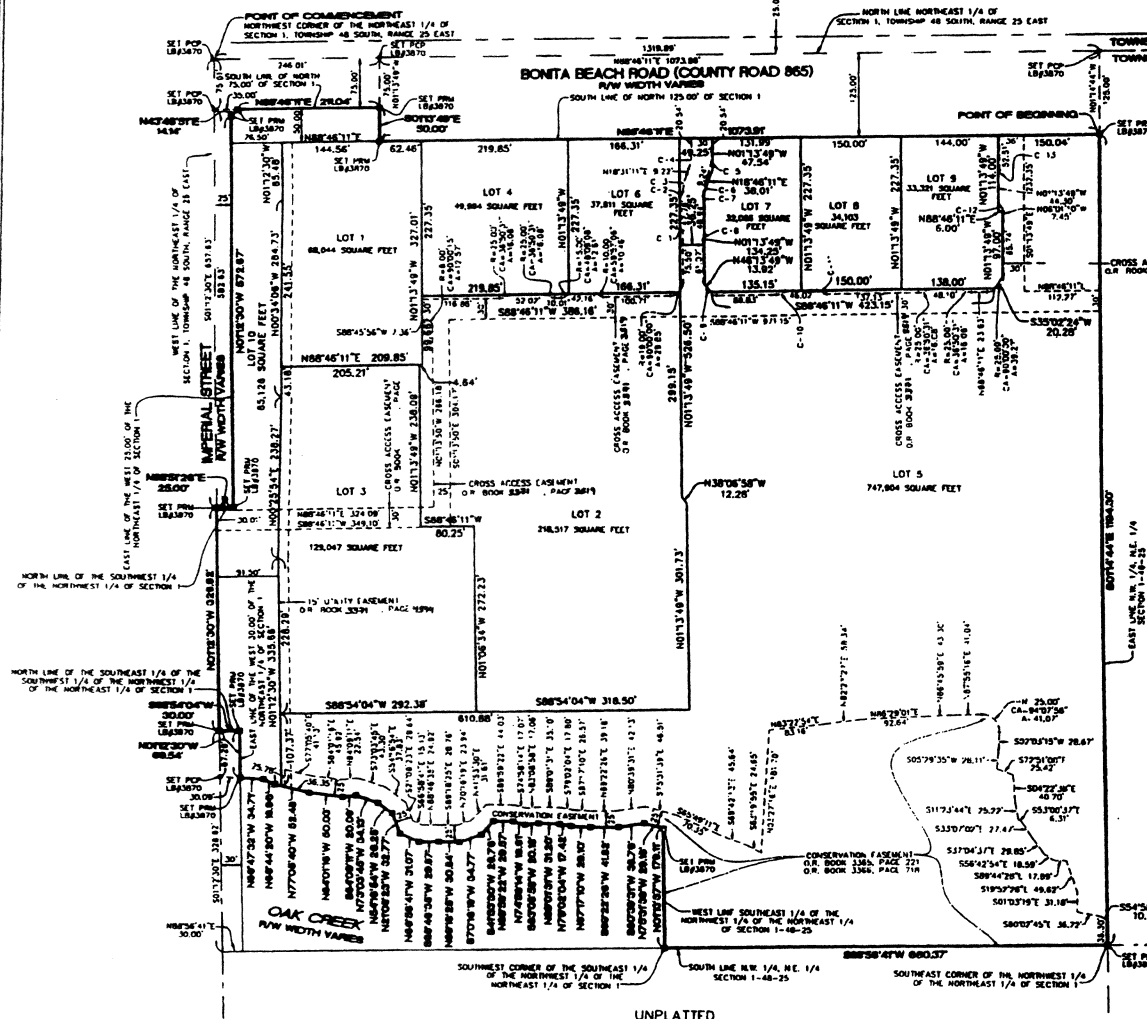
# 'IMPERIAL-BONITA PLAZA PLAT'

A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF  
SECTION 1, TOWNSHIP 48 SOUTH, RANGE 25 EAST  
LEE COUNTY-FLORIDA

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**

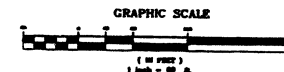
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

FAX NO. 954-672-9776  
JUNE 2000



CROSS ACCESS EASEMENT CURVE DATA			
C-1	CA-138°41'11\"	C-8	CA-277°54'40\"
C-2	CA-54°40'00\"	C-9	CA-100°00'00\"
C-3	CA-12°00'00\"	C-10	CA-100°00'00\"
C-4	CA-17°00'00\"	C-11	CA-265°00'00\"
C-5	CA-17°00'00\"	C-12	CA-100°00'00\"
C-6	CA-17°00'00\"	C-13	CA-265°00'00\"
C-7	CA-17°00'00\"		

DCI 2005-00085



- SURVEYOR'S NOTES:**
- 1) B.P.M. DENOTES: PERMANENT REFERENCE MONUMENTS.
  - 2) S.M. DENOTES: SMOOTH MARK ELEVATIONS. ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM.
  - 3) P.C.P. DENOTES: PERMANENT CONTROL POINT.
  - 4) R/W DENOTES: RIGHT-OF-WAY.
  - 5) R. DENOTES: RADIUS.
  - 6) CA. DENOTES: CENTRAL ANGLE.
  - 7) A. DENOTES: ARC DISTANCE.
- NOTICE:**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 8) BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 1 BEING N00°00'00\"
- 9) THE FOLLOWING NOTE IS REQUIRED BY THE LEE COUNTY SURVEYOR PURSUANT TO CHAPTER 177.009, SUBSECTION (20), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

DOB2000-00229



# IMPERIAL BONITA PLAZA AMENDED MASTER CONCEPT PLAN

OPTION 1  
EXHIBIT IV-E  
EXHIBIT IV-G  
EXHIBIT IV-H

- FILED TO ALLOW:
- DELETION OF HOTEL/MOTEL SQUARE FOOTAGE
  - REALLOCATION OF SQUARE FOOTAGE FROM RETAIL TO OFFICE

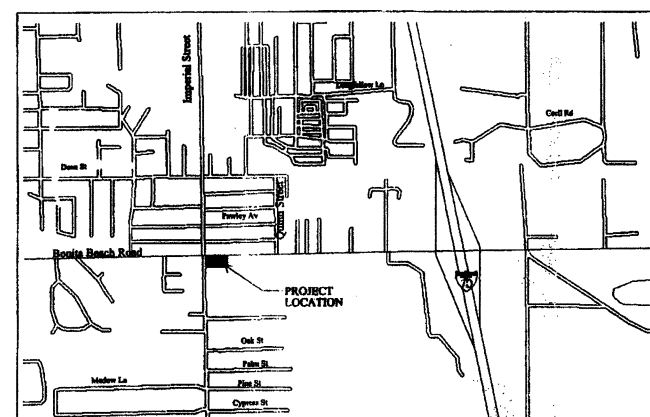
PREPARED FOR  
EXECUTIVE DEVELOPMENT CORPORATION  
5150 NORTH TAMiami TRAIL, SUITE #601  
NAPLES, FLORIDA. 34103

## CONSULTANTS

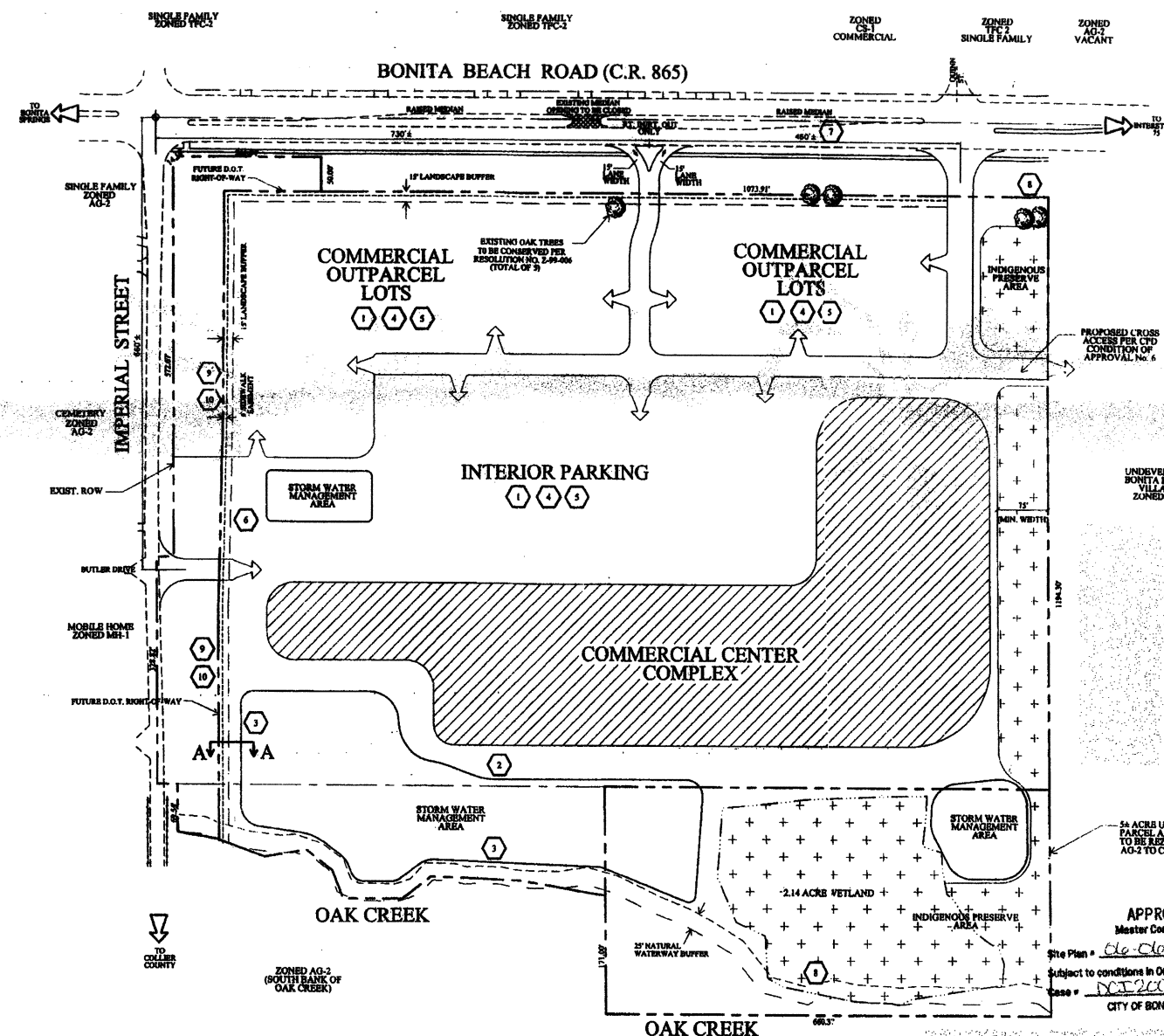
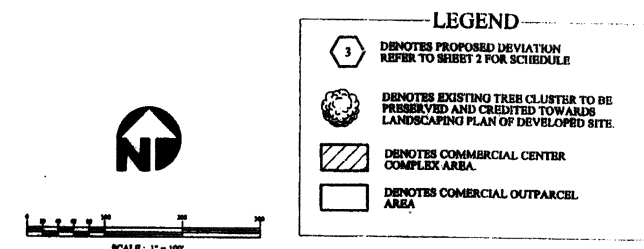
DESIGN TECH INTERNATIONAL, INC.  
8250 NW 27TH STREET, SUITE 301, MIAMI, FLORIDA 33122  
PHONE: (305) 592-3477 FAX: (305) 592-1798  
PULICE LAND SURVEYORS  
5381 NOB HILL ROAD, SUNRISE, FLORIDA 33351  
PHONE: (954) 572-1777 FAX: (954) 572-1778  
AVID ENGINEERING, INC.  
2300 CUTLER ROAD, PALM HARBOR, FLORIDA 34683  
PHONE: (727) 788-9900 FAX: (727) 727-6662  
BUMPHREY & KNOTT, P.A.  
1425 HENDRY STREET, FORT MYERS, FLORIDA 33902  
PHONE: (941) 334-2722 FAX: (941) 334-1446  
DAVID PLUMMER AND ASSOCIATES, INC.  
1331 HENDRY STREET, FORT MYERS, FLORIDA 33902  
PHONE: (941) 332-3617 FAX: (941) 332-2645

## ZONING INFORMATION

STRAP NUMBER CLASSIFICATION  
01-48-25-82-00006.0000 CURRENT ZONING-CPD FIRM CLASSIFICATION-B  
01-48-25-82-00006.0050 CURRENT ZONING-CPD FIRM CLASSIFICATION-B, A13  
01-48-25-82-00006.0060 CURRENT ZONING-CPD FIRM CLASSIFICATION-B, A13  
01-48-25-82-00006.0080 CURRENT ZONING-CPD FIRM CLASSIFICATION-B, A13  
01-48-25-82-00007.0000 CURRENT ZONING-CPD FIRM CLASSIFICATION-B, A13  
01-48-25-82-00006.0010 CURRENT ZONING-AG-2  
MINIMUM SITE FINISHED F.L.R. ELEVATION= (11.00 NGVD)  
INFORMATION PER FIRM PANEL 125124-0510 C 1/1/5/89.  
ADJACENT LAND USE  
NORTH = BONITA BEACH ROAD R.O.W.  
EAST = BONITA BEACH VILLAGE (CPD)  
SOUTH = UNDEVELOPED (AG-2) AND RESIDENTIAL (MIS-1)  
WEST = IMPERIAL STREET R.O.W.



LOCATION MAP  
NOT TO SCALE  
LOCATED IN SECTION 1, TOWNSHIP 48S, RANGE 25E,  
LEE COUNTY, FLORIDA



PRINTED

NOV 09 2005

Q. GRADY MINOR & ASSOCIATES, P.A.  
CIVIL ENGINEERS-LAND SURVEYORS

Q. GRADY MINOR & ASSOCIATES, P.A.  
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS  
1000 S. GULF BLVD., SUITE 200, TAMPA, FL 33601  
TEL: 813-281-1111 FAX: 813-281-1112  
WWW.QGMA.COM

DesignTech International, Inc.  
Architects • Engineers • Planners  
2500 N.W. 7th Avenue, Suite 201  
Fort Lauderdale, FL 33309  
TEL: 954-577-1777 FAX: 954-577-1778

REVISIONS  
1. 11/15/05 ADDRESS  
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IMPERIAL BONITA PLAZA  
SEC BONITA BEACH ROAD & IMPERIAL STREET  
BONITA SPRINGS, FL

SUBMITTAL DATES  
OWNER / AGENCY  
07/17/00 07/18/00

DTI

APPROVED  
Master Concept Plan  
Site Plan: 11/15/05 Page 1 of 1  
Subject to conditions in Ordinance 20-116  
Case: 20-2005-0005  
CITY OF BONITA SPRINGS

MASTER SITE PLAN  
SHEET  
2 OF 4

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DCI 2005-00085

OPTION 1      EXHIBIT IV-E  
EXHIBIT IV-G  
EXHIBIT IV-H

TOTAL OFFICE SPACE.....UP TO 138,000 S.F.  
(INCLUDES MEDICAL OFFICE.....UP TO 25,000 S.F.)  
RETAIL COMMERCIAL SPACE  
INCLUDING OUT PARCELS.....UP TO 128,000 S.F.  
TOTAL COMMERCIAL SPACE PROPOSED: 266,000 S.F.

## NOTES

**1) THERE ARE NO PROPOSED ACCESS AND FACILITIES FOR PUBLIC TRANSIT**

1. AUTOMOTIVE REPAIR: GROUP I; DRIVE-IN OIL CHANGE, TIRE REPAIRS.	14. DRUGSTORE, PHARMACY.	23. PACKAGE STORE, SALE FOR OFF-PREMISES CONSUMPTION: #3-#45
2. AUTOMOBILE SERVICE STATION - OIL CHANGES	15. DEFUNCT STORES; I.	24. BAR SERVICES.
3. AUTOMOBILE TIRE/SHOE MACHINES	16. FOOD STORES: GROUP I; INCLUDING BUTCHERIES	25. PET SHOPS.
4. AUTO PARTS STORES.	17. HEALTH CARE FACILITIES: GROUP III; OUTPATIENT CLINIC, PHYSICIAN'S CLINIC.	26. MEDICAL OFFICES.
5. BAKERY, FROSTING, INSTITUTIONS: GROUP I; GROUP 2, INCLUDING DRIVE-THRU SERVICES: GROUP I.	18. HOBBY, TOY, AND GAME SHOPS.	27. RECREATION FACILITIES: GROUP IV; INDOOR THEATERS.
6. BAR/COCKTAIL LOUNGE.	19. NO-BRAND STORES: GROUP I.	28. RESEARCH AND DEVELOPMENT LABORATORIES.
7. BROADCAST STUDIO.	20. HARDWARE STORES.	29. RESTAURANTS: FAST FOOD.
8. CONVENIENCE FOOD SERVICE STORES WITH UP TO 12 CASH PURCHASES.	21. LAUNDRY AND DRY CLEANING ESTABLISHMENTS: GROUP I; ENCLOSED SYSTEMS.	30. RESTAURANTS: GROUP II, GROUP III.
9. CLOTHING STORES, GENERAL.	22. PERSONAL SERVICES: GROUP I; - BARBER/BEAUTY SALONS, LAUNDRY AGENTS, GROUP II; HEALTH CLUBS AND SPA.	31. SPECIALTY REST. GROUPS: GROUP I, GROUP II, GROUP III.
10. CULTURAL FACILITIES: ART GALLERIES.		32. STUDIOS.
13. CONSUMPTION ON PREMISES, #4-COLP.		33. SOCIAL SERVICES: GROUP I.
		34. CAR WASH.

**NORTH - 15' LANDSCAPED BUFFER ADJACENT TO ROAD R.O.W.**  
**EAST - NONE REQUIRED (INDIGENOUS PRESERVE PROVIDED ADJACENT TO PROPERTY LINE, SEE DEVIATION 9)**  
**SOUTH - NONE REQUIRED (INDIGENOUS PRESERVE AND WETLAND BUFFER PROVIDED ADJACENT TO RESIDENTIAL USE, SEE DEVIATION 9)**  
**WEST - 15' LANDSCAPED BUFFER ADJACENT TO ROAD R.O.W.**

OPEN SPACE CALCULATION: (SEE NOTE 1)		OPEN SPACE PROVIDED: (SEE NOTE 1)		
		AREA (AC)	CREDITS (%)	TOTAL CREDIT AREA (AC)
GROSS SITE AREA	= 32.95 AC			
LESS				
DRAINAGE	= 0.85 AC			
DRAINAGE	= 1.06 AC			
TOTAL DEVELOPABLE SITE AREA	= 30.12 AC			
OPEN SPACE REQUIRED: (SEE NOTE 1)				
OPEN SPACE (83%)	= 9.04 AC			
INDIGENOUS PRESERVE AREAS (@15%)	= 4.52 AC			
1. INDIGENOUS PRESERVE AREAS				
PRESERVE UPLAND	= 1.76 AC		(x 135%)	2.38 AC
PRESERVE WETLAND	= 2.14 AC		(x 100%)	2.14 AC
TOTAL INDIGENOUS OPEN SPACE	= 3.90 AC			4.52 AC
2. BALANCE OPEN SPACE PROVIDED (SEE NOTE 2)				4.52 AC
TOTAL OPEN SPACE REQUIRED		= 8.42 AC		9.04 AC

**FRONT - 20 FEET, EXCEPT WHEN ABUTTING RIGHT OF WAY, THEN FRONT SET BACK SHALL BE 25 FEET.**

**SIDE - 8 FEET FOR COMMERCIAL CENTER AND 25 FEET FOR OUTPARCELS, EXCEPT WHEN ABUTTING RIGHT OF WAY, THEN SET BACK SHALL BE 25 FEET.**

**REAR - 20 FEET, EXCEPT INTERNAL REAR LOT LINES SHALL BE 5 FEET.**

**WATER - 20 FEET**

1. REQUIREMENT THAT LEASE COUNTY DEVELOPMENT CODE CHAPTERS 10 & 34 AND OTHER LAND DEVELOPMENT REGULATIONS BE MODIFIED IN ORDER TO:

ALLOW THE PROPERTY DEVELOPMENT REGULATIONS BE CONTAINED WITHIN THE SPECIAL DISTRICT ZONING ORDINANCE TO BE APPLIED TO ANY LOT OR PARCEL OF LAND LOCATED WITHIN THE EXISTING AND FUTURE RIGHT-OF-WAY OF THE PROPERTY DEVELOPMENT DISTRICT. (SEE DEVIATION STANDARDS TABLE 400.01 AND 2.)

2. REQUIREMENT THAT EXCAVATION BANK SLOPES BE NO GREATER THAN 4:1 (SECTION 10-320(a)(5)) BE CHANGED TO:

ALLOW UP TO 3:1 SLOPES TO ALLOW FOR SLOPES TO UTILIZE THE SHARPER BANKS AND TO ALLOW FOR THE EXISTING AND FUTURE RIGHT-OF-WAY OF THE PROPERTY DEVELOPMENT DISTRICT TO BE APPLIED TO ANY LOT OR PARCEL OF LAND LOCATED WITHIN THE EXISTING AND FUTURE RIGHT-OF-WAY OF THE PROPERTY DEVELOPMENT DISTRICT. (SEE DEVIATION STANDARDS TABLE 400.01 AND 2.)

3. REQUIREMENT THAT THE EXCAVATION FOR WATER RETENTION AND DETENTION FROM STREET BURST OF WAYS AND PROPERTY LINES FOR (SECTION 10-320(a)(1)(a)) BE CHANGED TO:

(a) ALLOW FOR THE CASE OF COLLECTION OF ARTERIAL STREETS, A TWENTY-FIVE (25) FOOT MINIMUM BUFFER FROM THE RIGHT-OF-WAY TO THE SIDE OF THE WATER CONTROL ELEVATION (B.C. SEC. 4-2.5.1, 2)

(b) ALLOW A TWENTY-FIVE (25) FOOT SEPARATION FROM THE EDGE OF THE WATER CONTROL ELEVATION TO A WATERWAY, STREAM OR LAKE UNDER SEPARATE OWNERSHIP. (NOT ILLUSTRATED)

4. REQUIREMENTS THAT ALL REQUIRED PARKING SPACES MUST BE PROVIDED ON THE SAME PREMISES FOR (SECTION 34-301(c)) BE CHANGED TO:

ALLOW JOINT USE OF PARKING LOTS WITHIN THE PROJECT PERIMETER. (NOT ILLUSTRATED)

5. REQUIREMENTS THAT SHARED PARKING LOTS MUST BE WITHIN 500 FEET OF EACH LOT AND MAY NOT BE SEPARATED FROM THE USE BY A STREET RIGHT-OF-WAY OR EASEMENT EXCEEDING 25 FEET IN WIDTH FOR (SECTION 34-301(a)) BE CHANGED TO:

ALLOW SHARED PARKING LOTS TO BE WITHIN 400 FEET OF EACH LOT AND ALLOW FOR AN INTERIM RIGHT-OF-WAY OR EASEMENT OF LESSER THAN 25 FEET IN WIDTH. (NOT ILLUSTRATED)

6. REQUIREMENTS WHICH ADDRESS THE WEARING SURFACES FOR LOCAL AND ACCESS ROADS IN CLASS "A" DEVELOPMENTS FOR (SECTION 10-304, TABLE 400(b)) BE CHANGED TO:

ALLOW FOR DECORATIVE PAVING ON THE PRIVATELY OWNED AND MAINTAINED INTERNAL ACCESS ROAD WITHIN THE DEVELOPMENT. (NOT ILLUSTRATED)

7. REQUIREMENTS OF SECTION 10-350(d) STATES THAT THE SPACING OF CARS SHOULD BE IN ACCORDANCE WITH THE MINIMUM SEPARATION STANDARDS CONTAINED IN TABLE 1 BE CHANGED TO:

ALLOW SEPARATION BETWEEN THE RIGHT-IN / RIGHT-OUT ACCESS ON BUNTA BEACH ROAD AND THE WALL ACCESS AT CURB STREET TO BE A MINIMUM OF 350 FEET.

8. REQUIREMENT OF SECTION 10-14 (d) (3) THAT WHEN A PROPOSED USE IS ABUTTING AN EXISTING USE THE REQUIRED BUFFER TYPES BE CHANGED TO ALLOW:

WHERE A ROAD RIGHT-OF-WAY OR PROPERTY LINE ABUTS AN INDIGENOUS PRESERVE OR WETLAND AREA THAT IS GREATER THAN FIFTY FEET IN DEPTH, NO BUFFER WILL BE REQUIRED.

9. REQUIREMENT OF SECTION 10-14 (b) (1) THAT NOT MORE THAN 20 PERCENT OF THE WIDTH OF THE BUFFER IS IMPERVIOUS SURFACE BE CHANGED TO:

ALLOW A SIX FOOT SIDEWALK WITHIN THE BUFFER ADJACENT TO IMPERIAL STREET. (ILLUSTRATION)

10. REQUIREMENT OF SECTION 10-421 (a) (5) THAT NO REQUIRED TREES OR SHRUBS MAY BE LOCATED IN ANY UTILITY, POWER, OR STREET EASEMENT OR RIGHT-OF-WAY BE CHANGED TO:

ALLOW REQUIRED BUFFER TREES AND SHRUBS TO BE LOCATED WITHIN AN EASEMENT ALONG IMPERIAL STREET. (ILLUSTRATION)

	MINIMUM LOT DIMENSIONS			MAXIMUM HEIGHT (FEET) *	MAXIMUM HABITABLE FLOORS	MINIMUM BUILDING SEPARATION (FEET)
	AREA (S.F.)	DEPTH (FEET)	WIDTH (FEET)			
COMMERCIAL OUTPARCELS	10,000	100	100	35	3	20
A) COMMERCIAL CENTER (SALE OF INDIVIDUAL UNITS WITHIN COMPLEX)	1,050	60	17.5	45	4**	0 OR 20 BETWEEN BUILDING COMPLEXES
B) COMMERCIAL CENTER (INDIVIDUAL UNITS WITHIN COMPLEX LEASED OUT UNDER UNIFIED COMMON OWNERSHIP)	16,000	80	200	45	4**	0 OR 20 BETWEEN BUILDING COMPLEXES

\* BUILDING HEIGHT MEASURED FROM FINISHED GRADE TO BUILDING EAVES.  
 \*\* MAXIMUM HABITABLE FLOORS SHALL BE 3 HABITABLE FLOORS OVER 1 LEVEL OF PARKING, OR 4 HABITABLE FLOORS, NOT TO EXCEED 45 FEET.

**Q. GRADY MINOR AND ASSOCIATES, P.A.**  
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS  
2000 W. 4th Ave. N.W.  
BOSTON, WASHINGTON, FLORIDA 34104  
PHONE: (813) 942-1144 FAX: (813) 942-1176  
TELETYPE: (813) 942-1176  
ELECTRONIC MAIL: QGRADY@AOL.COM

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**USES,  
DEVIATIONS  
&  
REMARKS**

SECTION

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11/11/2019

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10. <http://www.pearsoned.com>

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