

SEP 22 2003

APPROVED

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 03-08

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A NOTICE OF PROPOSED CHANGE IN PARKLANDS DRI; ON LAND LOCATED AT 14751 BONITA BEACH ROAD, S.E., BONITA SPRINGS, FLORIDA (STRAP NO. 04-48-26-B2-00001.0000 ON 315.03 ± ACRES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ronto Development Parklands, Inc., owner of Parklands DRI has filed an application approving a request by Parklands to add golf (9 holes) and single-family units as permitted uses, incorporate a conversion table to permit the conversion of retail floor area and multiple family units to single-family units, and eliminate a proposed North-South collector road through the project, on 315.03 ± acres:

WHEREAS, the subject property is located on 14751 Bonita Beach Road, Bonita Springs, Florida, and is described more particularly as:

"See Exhibit A"

WHEREAS, a Public Hearing was advertised and heard on January 10, 2003 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case DRI 2002-00005 who gave full consideration to the evidence available and recommended approval; 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 December 26, 2002 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 Parklands DRI development order 6-8384-43 as amended and attached hereto, to add golf (9 holes) and single-family units as permitted uses, incorporate a conversion table to permit the conversion of retail floor area and multiple family units to single-family units, and eliminate a proposed North-South collector road through the project.

Bonita Springs City Council further **finds** that the proposed change **does not constitute a substantial deviation** from the original development approvals