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CITY OF BONITA SPRINGS

Community Development Department
9220 Bonita Beach Road, Ste. 111
Bonita Springs, FL 34135
Phone: (239) 444-6150
email: permitting@cityofbonitaspringscd.org

**LIMITED REVIEW DEVELOPMENT ORDER
TYPE C AND D**

PART I – PROJECT INFORMATION

TYPE C Any one-time subdivision of land into four or less lots for single-family detached dwelling unit of two-family detached dwelling units, where zoning district regulations permit such subdivision; subject to certain limitations (see opposite page for limitations) or the combination of (4) or fewer lots into (1) parcel.

TYPE D Any subdivision of land for a use other than single-family detached dwelling units, two-family detached dwelling units or agricultural subject to certain limitations (see opposite page for limitations), or the combination of (4) lots or fewer into (1) parcel.

Project Name: _____

Project Address: _____

Parcel/STRAP Numbers: (STRAP associated with this address will be used as the primary STRAP for this)

_____-_____-_____-_____-_____-_____-_____-
_____-_____-_____-_____-_____-_____-_____-
_____-_____-_____-_____-_____-_____-_____-
_____-_____-_____-_____-_____-_____-_____-

Project Description: _____

Future Land Use Category: _____

Current Land Use Classification: _____

PART II – PROPERTY INFORMATION

A. Legal Description: Is property within a platted subdivision recorded in the official Plat Books of Lee County?

NO Attach legible copies of the legal description and a boundary survey [Label as “Exhibits I-A-1 and I-A-2” respectively].

YES Property is identified as: Subdivision Name: _____
Plat Book: _____ Page: _____ Unit: _____ Block: _____ Lot: _____

B. Date the property was acquired: _____

C. Property Dimensions:

- 1. Width (average if irregular parcel): _____ feet
- 2. Depth (average if irregular parcel): _____ feet
- 3. Frontage on road or street: _____ feet
- 4. Width along water body (If applicable): _____ feet
- 5. Total land area: _____ acres square feet
- 6. Impervious Cover (acres) _____ acres

PART III – APPLICANT / OWNER INFORMATION

A. Applicant/Owner’s Authorized Representative Name: _____
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Phone Number : _____ Ext: _____ E-mail Address: _____

NOTE: The Applicant must sign the Applicant’s Signature and Certification form [See “PART VI”].

B. Applicant relationship to property: Owner Trustee Option holder Lessee Contract Purchaser
 Other (indicate): _____

C. Property Owner Name: _____
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Phone Number : _____ Ext: _____ E-mail Address: _____

NOTE: A Disclosure of Ownership Interest Form listing the name of all persons or entities having an ownership interest in the property is required [See “Exhibit II” (attached)].

NOTE: A Development Order Covenant of Unified Control must be completed by the Owner documenting that the Applicant is the authorized representative, and is authorized is to legally bind all owners of the property in the course of seeking the necessary approvals to develop [See “PART V”].

PART IV - SUBMITTAL REQUIREMENTS FOR ALL LIMITED REVIEW REQUESTS

COPIES		SUBMITTAL DOCUMENT
SUB'D	REQ'D	ITEMS REQUIRED FOR SUBMITTAL [Bonita Springs Land Development Code Ord. 05-03]
	3	Completed application [Section 3.160.A.]
	3	Owner’s Covenant of Unified Control and Authorization of Applicant [Section 3-154.B]
	3	Disclosure of Ownership Interest [3-153(1)]
	3	Legal Description [Section 3-136(3)]
	3	Boundary Sketch (if applicable) [Section 3-136(5)]
	3	Area Location Map, drawn to scale, which indicates where the property is located in relation to major roads.[Sec. 3-136(3)]
	3	Aerial Photograph: A copy of an aerial photograph (most current available from the County) at a scale of one inch = 300 feet. [Sec. 3-160(4)]
	3	Written Description of Proposed Development and the reasons why it should be approved. [Sec. 3-175.E.]
	3	A sealed survey or boundary sketch of the property, legal description and dimensions of the parent parcel and the location of the proposed splits(s). If structures exist on the parent parcel, show all sizes, locations, and setbacks from existing and proposed property lines. Include information on existing adjacent roads (dimensions, elevations, gravel and paved width, etc.)
	3	The subdivision plan, drawn on 8.5 x 11 or 8.5 x 11 inch paper, sealed by the surveyor, as permitted in Florida Statutes, and ready for recording.
	3	The legal descriptions, written on 8.5 x 11 or 8.5 x 14 inch paper, sealed by the surveyor, as permitted in Florida Statutes, of each lot in the subdivision, and ready for recording.
	3	A site plan, drawn to scale, which shows the site and location of all buildings, structures, and other impervious areas on the property.
	3	Title Opinion indicating there is nothing preventing the split or restoration, if applicable.
	1	CD or Flash drive of submittal in PDF Format.
	1	Submittal fee: \$500.00.

**PART V - COVENANT A - DEVELOPMENT ORDER COVENANT OF UNIFIED CONTROL
WHERE OWNER IS AN INDIVIDUAL**

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record property of commonly known as _____ and legally described in "Exhibit I-A-1" attached hereto. (street address)

The property described herein is the subject of an application for a Development Order. We hereby designate _____ as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to the City of Bonita Springs.

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

1. The property will be developed and used in conformity with the approved development order including all conditions placed on the development and all commitments agreed to by the applicant in connection with the development order.
2. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the development order, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by the City of Bonita Springs.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the development order will constitute a violation of the City of Bonita Springs Land Development Regulations.
4. All terms and conditions of the development order will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the development must be consistent with those terms and conditions.
5. So long as this covenant is in force, the City of Bonita Springs, can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the development order, seek equitable relief as necessary to compel compliance. The City will not issue permits, certificates, or licenses to occupy or use any part of the development and may stop ongoing construction activity until the project is brought into compliance with all terms, conditions, and safeguards of the development order.

STATE OF: _____ COUNTY OF: _____

Signature of Owner: _____

Signatory's Printed Name: _____

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ (day) of _____, (month) _____ (year), by _____ (name of person making statement).

Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: _____

Personally Known OR Produced Identification

Type of Identification Produced: _____

**PART V - COVENANT B - DEVELOPMENT ORDER COVENANT OF UNIFIED CONTROL
WHERE THE OWNER IS A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.),
LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE**

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as _____ and legally described in "Exhibit I-A-1" attached hereto. (street address)

The property described herein is the subject of an application for a Development Order. We hereby designate _____ as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to the City of Bonita Springs.

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

The property will be developed and used in conformity with the approved development order including all conditions placed on the development and all commitments agreed to by the applicant in connection with the development order.

1. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the development order, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by the City of Bonita Springs.
2. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the development order will constitute a violation of the City of Bonita Springs Land Development Regulations.
3. All terms and conditions of the development order will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the development must be consistent with those terms and conditions.
4. So long as this covenant is in force, the City of Bonita Springs can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the development order, seek equitable relief as necessary to compel compliance. The City of Bonita Springs will not issue permits, certificates, or licenses to occupy or use any part of the development and may stop ongoing construction activity until the project is brought into compliance with all terms, conditions, and safeguards of the development order.

STATE OF: _____ COUNTY OF: _____

Name of Entity (corporation, partnership, LLP, LC, etc.): _____

Signature: _____

Signatory's Printed Name and Title/Office: _____

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ (day) of _____, (month) _____ (year), by _____ (name of person making statement).

Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: _____

Personally Known OR Produced Identification

Type of Identification Produced: _____

PART V – COVENANT B – EXPLANATORY NOTES

- If the owner is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the owner is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company’s “Managing Member.”
- If the owner is a partnership, then typically a partner can sign on behalf of the partnership.
- If the owner is a limited partnership, then the general partner must sign and be identified as the “general partner” of the named partnership.
- If the owner is a trustee, then they must include their title of “trustee.”
- In each instance, first determine the owner’s status, e.g., individual, corporation, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

PART VI - APPLICANT’S SIGNATURE AND CERTIFICATION

I, _____, certify that I am the owner or owner’s authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of the City of Bonita Springs Community Development Department to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

STATE OF: _____ COUNTY OF: _____

Signature: _____

Signatory’s Printed Name: _____

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ (day) of _____, (month) _____ (year), by _____ (name of person making statement).

Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: _____

Personally Known OR Produced Identification

Type of Identification Produced: _____

EXHIBIT II - DISCLOSURE OF OWNERSHIP INTEREST FORM

- If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.
- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.
- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.
- If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.
- If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.
- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Parcel/STRAP Numbers:

_____-_____-_____-_____-_____-_____-_____
_____-_____-_____-_____-_____-_____-_____
_____-_____-_____-_____-_____-_____-_____
_____-_____-_____-_____-_____-_____-_____

Name: _____ Mailing Address: _____

City: _____ State: _____ Zip: _____

Percentage of Ownership : _____ E-mail Address: _____

Ownership Type: Fee Simple Individual Corporation Trustee General Partnership / Limited Partnership
 Contract for Purchase Contingency Clause / Contract Additional Party

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final certificate of compliance, a supplemental disclosure of interest must be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

STATE OF: _____ COUNTY OF: _____

Signature: _____

Signatory's Printed Name and Title/Office: _____

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ (day) of _____, (month) _____ (year), by _____ (name of person making statement).

Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: _____

Personally Known OR Produced Identification

Type of Identification Produced: _____