

**REGULATIONS PERTAINING TO NEW CONSTRUCTION
AND MAJOR EXTERIOR RENOVATIONS IN WOODLAKE**

Rev. 2/20/25

a synopsis by Vito Soranno, 3972 Woodlake Drive

Home construction and major exterior renovations in the Woodlake neighborhood are regulated by four (4) documents: The Bonita Bay Declaration of Protective Covenants; The Bonita Bay Community Association Design Review Guidelines; The City of Bonita Springs Building Code; as well as The Declaration of Protective Covenants and Restrictions for Woodlake at Bonita Bay.

The Declaration of Protective Covenants and Restrictions for Woodlake at Bonita Bay contains the restrictions which govern Woodlake homes. For example, homes must be detached single-family units constructed within certain front, rear and side backs; must contain a minimum of 2,000 square feet of enclosed living space; not exceed 35 feet in height; have between two (2) and four (4) car garages; roofs must have a minimum 5 in 12 slope (no flat roofs); and landscaping must be approved.

The mandatory setbacks from property lines establish the minimum distance that a structure may be located from the property line of a lot. Property lines are located between approximately six and ten feet away from the street curb, and between ten and twenty feet from the edge of a lake.

Front setbacks are either 25 or 35 feet from the property line, depending upon the particular lot. Side setbacks are 15 feet, and rear setbacks are 20 feet from the property line. The rear side of structures, even with variances, must be located at least ten feet from a lake. Residents can refer to the survey of their property to determine how this information applies to their property.

Responsibility for insuring adherence to the Declaration is vested with the Design Review Committee (DRC) of the Bonita Bay Community Association. The DRC meetings (1:00 p.m. every Tuesday) are open to all Bonita Bay residents.

The approval process involving a tear-down, new home construction and/or a major exterior renovation begins with a builder submitting a conceptual drawing for review by the DRC. If the concept is approved, the builder has architectural drawings and elevations prepared and submits them to the DRC for review. Upon receiving DRC approval, the builder then applies to the City of Bonita Springs for approval and the necessary permits. The City will not approve a builder's application unless it has prior DRC approval.

The City of Bonita Springs requires that applications adhere to the City's Building Code. One requirement is that the floor of a home's living space be at least eleven (11) feet above mean high tide. In recent years, the definition of mean high tide has changed, and the elevation has been increased by 1.3 feet. An already existing City rule requires all new construction, and any home undergoing a remodel costing at least 50% of its value, to comply with the new elevation rule. Older Woodlake homes are at the former 11 foot elevation rather than at the new and higher elevation which is equivalent to 12.3 feet compared to the former elevation requirement.

Effective February 20, 2025, the BBCA tightened these guidelines at the request of concerned Woodlake residents. These new enhancements became effective immediately and was communicated in writing to all general contractors building new homes or doing major remodeling work at that time in the Woodlake neighborhood. This is a summary of the new guidelines.

- After the demolition of a home, new construction must commence within 90 days of demolition completion.
- The first 20 feet from the street must be covered with white or gray gravel. Construction vehicles will be parked off the street and on the gravel area except on those occasions when construction materials have to be placed in this space.
- The remaining lot must be cleared and uniformly covered with fill or soil to prevent erosion while preserving native vegetation.
- All protected vegetation must be barricaded before any site work begins. Silt barricades are required for lots adjacent to lakes or preserves.
- Mesh barricades (earth-tone colors only) must be placed along all property lines.
- Dumpsters must be emptied regularly to prevent overflow; contents must not exceed container height.
- Portable toilets must be positioned facing the rear of the property and enclosed with appropriate screening to minimize visibility.
- The appearance of construction sites must always meet community standards. If not, the Design Review Committee will arrange for cleanup at the owner's expense.
- Storage of materials must be within lot boundaries and in an orderly manner.
- Contractors must use magnetic sweepers weekly to keep roads clear of debris and nails.
- Construction vehicles must be parked as close to the curb as possible, with safety cones behind them. Parking on-site is preferred, and parking must be on one side of the street only.
- Non-complaints of these Guidelines will receive a Notice of Violation and a required corrections list. Further construction will be prohibited until violations are rectified.

In instances when violations are observed, you should contact Marcello Amaral who is responsible for compliance with the Guidelines:

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