



GIS Tracking Sheet

Case No.:

Intake Date:

Project Name:

STRAP Number(s):

Planner Name:

Ext.

DCI 2006-00021

3-9-06

4848 Esplanade Street

32-47-25-B4-00208.0080, .0070, .0060

Josh Philpott

8365

LEGAL DESCRIPTION VERIFICATION and INITIAL GIS MAPPING

Date:

7-18-06

INTAKE:

DCI 06 021

LEGAL SUFFICIENT☒ YES☐ NO

Initials:

JOP

If not, give brief explanation:

MAP UPDATE following FINAL ACTION

☒ BONITA SPRINGS

Date:

18 OCT 06

☐

Hearing Examiner Decision

☐

Board of County Commissioner's Resolution

☐

Administrative Approval

☐

Blue Sheet

Zoning Notes:

DCI 2006-00021, B.S. ORD # 06-08, 25 SEPT 06, REZONE 1.06 ACRES FROM TFC-2 TO RPD TO ALLOW THE DEVELOPMENT OF THREE (3) TWO FAMILY ATTACHED RESIDENTIAL STRUCTURES FOR A TOTAL OF SIX DWELLING UNITS; CONDS.

MAP UPDATED☒ YES☐ NO

Initials:

JMP

If not, give brief explanation:

CREATED RPD: 501364

**PART II
GENERAL INFORMATION**

A. Request:

1. Rezoning from IFC-2 TO: (check all applicable)

☒ RPD - Residential	☐ MPD - Mixed Use
☐ MHPD - Mobile Home	☐ RVPD - Recreational Vehicle
☐ CPD - Commercial	☐ CFPD - Community Facilities
☐ IPD - Industrial	☐ AOPD - Airport Operations

2. Option Chosen: ☒ Option 1 [34-373(a)(6)a] ☐ Option 2 [34-373(a)(6)b]

3. Other - Provide specific details. _____

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

☒ NO. Attach a legible copy of the legal description (label it Exhibit II-B-1.) and Certified sketch of description as set out in chapter 61G 17-6.006 FAC. (labeled Exhibit II-B-2.). **If the legal description is available on computer disc (Word or Word Perfect) please provide a copy at time of application.**

☐ YES. Property is identified as:

Subdivision Name: Imperial Shores

Plat Book: 53 Page: 130 Unit: 1 Block: 8 Lot: 6,7,8

Section: 32 Township: 47 Range: 25

Attach a copy of the Plat Book page with subject property clearly marked. Label this Exhibit II-B-3.

C. Project Street Address: 4836, 4842/44, 4848/50 ESPLANADE STREET

D. General Location Of Property (referenced to major streets): US 41 to Bonita Beach Road. West to Imperial Shores Blvd. North to Esplanade. West on Esplanade.

E. Lee Plan Information

1. Lee Plan Land Use Classification: Urban Community - Med Density SF/Dup Res.

2. Are you proposing any Lee Plan amendments which could affect the subject property? ☒ NO

☐ YES. If yes, submit a copy of the proposed amendment (labeled as "Exhibit II-E-1") along with a statement as to how the proposed amendment will affect your property (labeled as "Exhibit II-E-2").

F. Drainage, Water Control and Other Environmental Issues

1. Is the property within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s? ☐ NO ☒ YES. If yes, specify the minimum elevation required for the first habitable floor). 11.0 NGVD (MSL)

NORTH
ARROW

FOUNDATION LOCATION

FIELDBOOK PAGE

LEGEND

- SET CONC. MON. W/ CAP I.D. # 3553
- SET IRON PIN W/ CAP I.D. # 3553
- FD. CONC. MON. W/ CAP
- FD. CONC. MON.
- FD. IRON PIN
- ASSUMED ELEVATION
- △ BENCHMARK
- △ RECORDED
- M MEASURED

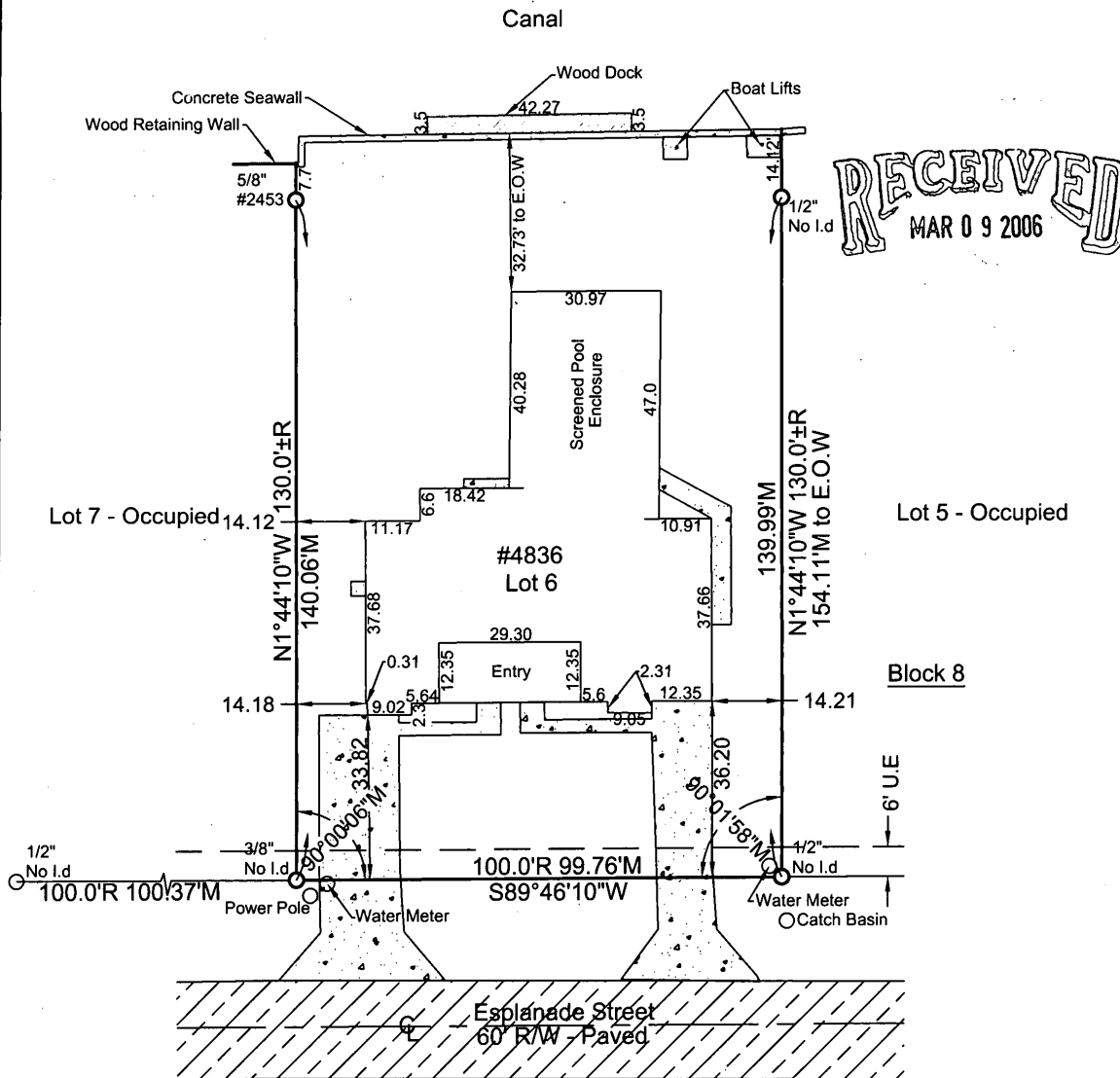
CON'T REVERSE SIDE

FINAL SURVEY DATE

SCALE
1"=30'

LEGAL DESCRIPTION
(AS PROVIDED BY CLIENT)

This is a boundary survey of the following: Lot 6, Block 8, Imperial Shores, Unit 1 as recorded in O.R Book 53, Page 130 of the public records of Lee County, Florida.



Applicant's Legal Checked
[Signature] 2-16-06

DCI 2006-00021

NOTES

1. REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
4. BEARINGS SHOWN HEREON ARE BASED ON angles field measured
5. THIS PROPERTY LIES IN FLOOD ZONE AE, EL 11.0 PER F.I.R.M. PANEL NO. 1251240505E, DATED 7-20-98
6. LAST DATE OF FIELDWORK 1-12-06
7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

CERTIFICATE

I hereby certify that the above described property was surveyed under my direction and the sketch of survey is true and correct to the best of my knowledge. This survey meets or exceeds the minimum technical standards set forth by the Florida Board of Land Surveyors, pursuant to Rule 61G17-6 Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon.

MARK O. ALLEN P.L.S. #3553
LB #6558

MARK O. ALLEN, INC.
PROFESSIONAL LAND SURVEYOR

FAX: (239) 992-6070
TELE: (239) 992-8900

10602 WOODS CIRCLE
BONITA SPRINGS, FL 34135

DWN. BY
SMA

CHK'D BY

ORDERED BY
Kent Wetzel

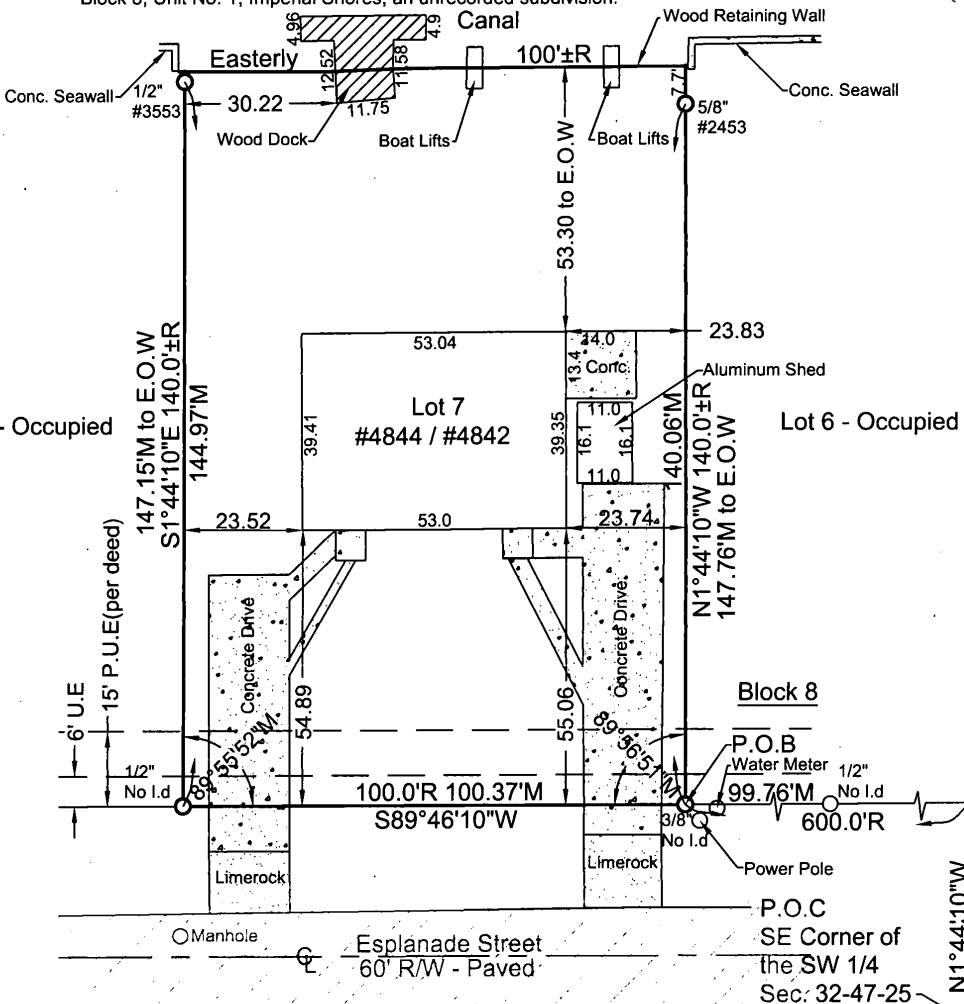
SHEET 1 OF 1
DWG. NO. 2006-13

15000-2005 100

APPENDIX A

LEGEND OF ABBREVIATIONS

A	ARC	E.O.P.	EDGE OF PAVEMENT	P.O.B.	POINT OF BEGINNING
APPROX.	APPROXIMATE	E.O.W.	EDGE OF WATER	P.O.C.	POINT OF COMMENCEMENT
ASPH	ASPHALT	F.B.	FIELDBOOK	PROP.	PROPERTY
AVE.	AVENUE	FD	FOUND	P.T.	POINT OF TANGENCY
BLVD.	BOULEVARD	FLA.	FLORIDA	PUE	PUBLIC UTILITY EASEMENT
B.M.	BENCHMARK	I.P.	IRON PIN	R	RECORD
C	CHORD	LN.	LANE	RAD	RADIUS
CALC.	CALCULATED	M	MEASURED	RCP	REINFORCED CONCRETE PIPE
C.B.	CHORD BEARING	M.E.	MAINTENANCE EASEMENT	RD.	ROAD
CBS	CONCRETE BLOCK STRUCTURE	M.H.	MAN HOLE	RDL	RADIAL
C&GS	COASTAL AND GEODETIC SURVEY	MON	MONUMENT	RES	RESIDENCE
CHK'D	CHECKED	N/A	NOT APPLICABLE	RLS	REGISTERED LAND SURVEYOR
CMP	CORRIGATED METAL PIPE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	R.O.W.	RIGHT OF WAY
CO.	COUNTY	NO.	NUMBER	R OR RGE	RANGE
CONC	CONCRETE	O.R. BOOK	OFFICIAL RECORD BOOK	SEC	SECTION
COR.	CORNER	ORIG	ORIGINAL	ST.	STREET
CT.	COURT	O/S	OFFSET	STY	STORY
D.E.	DRAINAGE EASEMENT	P.B.	PLAT BOOK	TOB	TOP OF BANK
DESC	DESCRIPTION	P.C.	POINT OF CURVATURE	T OR TWP	TOWNSHIP
D.H.	DRILL HOLE	PG.	PAGE	TYP	TYPICAL
DWN.	DRAWN	P.I.	POINT OF INTERSECTION	UE	UTILITY EASEMENT
EL OR ELEV	ELEVATION	PLS	PROFESSIONAL LAND SURVEYOR	W/	WITH
				Q	CENTER LINE
				Δ	DELTA

FIELDBOOK 181 PAGE 39 DATE 1-16-06		SECTION 32 TWP 47 S, RGE 25 E	
NORTH ARROW 	FOUNDATION LOCATION	FIELDBOOK	PAGE
	LEGAL DESCRIPTION (AS PROVIDED BY CLIENT) This is a boundary survey of the following: A lot or parcel of land lying in the Southwest quarter (SW1/4) of Section 32, Township 47 South, Range 25 East, which tract or parcel is described as follows: From the Southeast corner of said fraction of a section run North 1 degree 44'10" West along the East line thereof for 1310.03 feet; thence run South 89 degrees 46'10" West parallel with the South line of said Section for 600.00 feet to the point of beginning. From said point of beginning run South 89 degrees 46'10" West parallel with the said South line of said Section for 100.00 feet; thence run North 1 degree 44'10" West perpendicular to said South line 140 feet, more or less to the waters of a boat canal; thence run Easterly along said waters for 100 feet, more or less to an intersection with a line bearing South 1 degree 44'10" East perpendicular to said South line, passing through the point of beginning. thence run South 1 degree 44'10" East to the point of beginning. Subject to a 15 foot wide public utility easement running across the Southerly side of the herein described parcel. The said property also known as Lot 7, Block 8, Unit No. 1, Imperial Shores, an unrecorded subdivision.		
SCALE 1"=30'		LEGEND ■ SET CONC. MON. W/ CAP I.D. # 3553 ● SET IRON PIN W/ CAP I.D. # 3553 □ FD. CONC. MON. W/ CAP ○ FD. CONC. MON. ○ FD. IRON PIN ○ ASSUMED ELEVATION △ BENCHMARK △ RECORDED M MEASURED CON'T REVERSE SIDE FINAL SURVEY DATE	
			
NOTES 1. REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. 2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN. 3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED. 4. BEARINGS SHOWN HEREON ARE BASED ON angles field measured 5. THIS PROPERTY LIES IN FLOOD ZONE AE EL. 11.0 PER F.I.R.M. APPLICATION'S LEGAL MAP DATED 7-20-98 6. LAST DATE OF FIELDWORK 1-12-06 7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.		CERTIFICATE I hereby certify that the above described property was surveyed under my direction and the sketch of survey is true and correct to the best of my knowledge. This survey meets or exceeds the minimum technical standards set forth by the Florida Board of Land Surveyors, pursuant to Rule 61G17-6 Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon.  MARK O. ALLEN P.L.S. #3553 LB #6558	
MARK O. ALLEN, INC. PROFESSIONAL LAND SURVEYOR FAX: (239) 992-6070 TELE: (239) 992-8900 10602 WOODS CIRCLE BONITA SPRINGS, FL 34135 DWN. BY SMA CHK'D BY ORDERED BY Kent Wetzel SHEET 1 OF 1 DWG. NO. 2006-13A			

APPENDIX A LEGEND OF ABBREVIATIONS

A	ARC	E.O.P.	EDGE OF PAVEMENT	P.O.B.	POINT OF BEGINNING
APPROX.	APPROXIMATE	E.O.W.	EDGE OF WATER	P.O.C.	POINT OF COMMENCEMENT
ASPH	ASPHALT	F.B.	FIELDBOOK	PROP	PROPERTY
AVE.	AVENUE	FD	FOUND	P.T.	POINT OF TANGENCY
BLVD.	BOULEVARD	FLA.	FLORIDA	PUE	PUBLIC UTILITY EASEMENT
B.M.	BENCHMARK	I.P.	IRON PIN	R	RECORD
C	CHORD	LN.	LANE	RAD	RADIUS
CALC.	CALCULATED	M	MEASURED	RCP	REINFORCED CONCRETE PIPE
C.B.	CHORD BEARING	M.E.	MAINTENANCE EASEMENT	RD.	ROAD
CBS	CONCRETE BLOCK STRUCTURE	M.H.	MAN HOLE	RDL	RADIAL
C&GS	COASTAL AND GEODETIC SURVEY	MON	MONUMENT	RES	RESIDENCE
CHK'D	CHECKED	N/A	NOT APPLICABLE	RLS	REGISTERED LAND SURVEYOR
CMP	CORRIGATED METAL PIPE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	R.O.W.	RIGHT OF WAY
CO.	COUNTY	NO.	NUMBER	R OR RGE	RANGE
CONC.	CONCRETE	O.R. BOOK	OFFICIAL RECORD BOOK	SEC	SECTION
COR.	CORNER	ORIG	ORIGINAL	ST.	STREET
CT.	COURT	O/S	OFFSET	STY	STORY
D.E.	DRAINAGE EASEMENT	P.B.	PLAT BOOK	TOB	TOP OF BANK
DESC	DESCRIPTION	P.C.	POINT OF CURVATURE	T OR TWP	TOWNSHIP
D.H.	DRILL HOLE	PG.	PAGE	TYP	TYPICAL
DWN.	DRAWN	P.I.	POINT OF INTERSECTION	UE	UTILITY EASEMENT
EL OR ELEV	ELEVATION	PLS	PROFESSIONAL LAND SURVEYOR	W/	WITH
				Q	CENTER LINE
				Δ	DELTA

FIELDBOOK 180 PAGE 16 DATE 12-27-04		SECTION 32 TWP 47 S, RGE 25 E	
NORTH ARROW <div style="font-size: 2em;">4</div>	FOUNDATION LOCATION	FIELDBOOK	PAGE
LEGAL DESCRIPTION (AS PROVIDED BY CLIENT) This is a boundary survey of the following: Lot 8, Block 8, Imperial Shores, Unit 1, unrecorded. O.R. Book 53 Page 130 of the public records of Lee County, Florida.		LEGEND ■ SET CONC. MON. W/CAP I.D.# 3553 ■ SET IRON PIN W/CAP I.D.# 3553 □ FD CONC MON W/CAP □ FD CONC MON ○ FD IRON PIN ○ ASSUMED ELEVATION △ BENCHMARK R RECORDED M MEASURED CON'T REVERSE SIDE FINAL SURVEY DATE	
SCALE 1"=30'			

Lot 9
Occupied

Block 8

RECEIVED
MAR 09 2006

DCI 2006-00021

Lot 7
Occupied

This survey is certified to the following:

- Richardson & Sellers, P.A.
- Attorneys' Title Insurance Fund, Inc.
- Kent E. Witzel and Ray Ambrozio (buyers)

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2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
4. BEARINGS SHOWN HEREON ARE BASED ON Centerline Esplanade St. being S89°46'10"W
5. THIS PROPERTY LIES IN FLOOD ZONE AE EL 11.0 PER F.I.R.M. PANEL NO. 125124 0505E, DATED 7-20-98
6. LAST DATE OF FIELDWORK 12-22-04. Revised 11-21-05
7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

CERTIFICATE

I hereby certify that the above described property was surveyed under my direction and the sketch of survey is true and correct to the best of my knowledge. This survey meets or exceeds the minimum technical standards set forth by the Florida Board of Land Surveyors, pursuant to Rule 61G17 - 6 Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon.

MARK O. ALLEN P.L.S. #3553
 LB #6558

MARK O. ALLEN, INC.
 PROFESSIONAL LAND SURVEYOR

FAX: (239) 992-6070	TELE: (239) 992-8900	10602 WOODS CIRCLE BONITA SPRINGS, FL 34135	SHEET 1 OF 1 DWG. NO. 2004-324
DWN. BY JLA	CHK'D BY	ORDERED BY Kent Witzel	

APPENDIX A

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C&GS	COASTAL AND GEODETIC SURVEY	MON	MONUMENT	RES	RESIDENCE
CHK'D	CHECKED	N/A	NOT APPLICABLE	RLS	REGISTERED LAND SURVEYOR
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CO.	COUNTY	NO.	NUMBER	R OR RGE	RANGE
CDNC	CONCRETE	O.R. BOOK	OFFICIAL RECORD BOOK	SEC	SECTION
COR.	CORNER	ORIG	ORIGINAL	ST.	STREET
CT.	COURT	O/S	OFFSET	STY	STORY
D.E.	DRAINAGE EASEMENT	P.B.	PLAT BOOK	TOB	TOP OF BANK
DESC	DESCRIPTION	P.C.	POINT OF CURVATURE	T OR TWP	TOWNSHIP
D.H.	DRILL HOLE	PG.	PAGE	TYP	TYPICAL
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EL OR ELEV	ELEVATION	PLS	PROFESSIONAL LAND SURVEYOR	W/	WITH
				Q	CENTER LINE
				Δ	DELTA

Linda Willette stated she resided directly to the north. She is concerned with changing the area to allow 50-foot lots. She is also concerned with the proposed density.

Connie Sims stated she also opposed Deviation 1. She also asked that the 15-foot setback be enforced.

Carol Feeney stated she lived directly to the east. Her main concern also regards Deviation 1, as well as the amount of impervious surface for reasons relation to conservation/environment.

Council discussion followed on buffering, setbacks, water runoff, the conditions and deviations and revisions thereto.

Council Member McCourt motioned approval of the Zoning Ordinance, as revised and reflected below; Council Member Alex Grantt seconded; and the motion carried 5-1 (Council Member Nelson dissenting). **ADOPTED ZONING ORDINANCE NO. 06-08.**

The following revisions were made to the Zoning Ordinance:

Condition 1 adds that approval of the MCP is "subject to the Master Concept Plan being amended to reflect the changes due to denial of deviation one."

Condition 2b changed the Minimum Lot Width from 50 feet to 47.5 feet so as to permit reconfiguration of the lots due to the denial of deviation one. Other changes to make this accommodation include changing the Minimum Lot Area from 7,600 to 7,125 square feet (for the smaller lots City Council created) and revising the Minimum Side Setback and Side Accessory Structure Setbacks to 7.5 Feet (except 15 feet perimeter setbacks on the east and west side of the development).

Condition five was added so that "All lots within this development must have a "French Drain" installed so that all stormwater landward of the seawall drains into the culverts facing Esplanade Street."

Deviation one reflects that it was denied.

V. ADJOURNMENT:

There being no further cases to discuss, the meeting adjourned at 10:05 A.M.

Respectfully submitted,

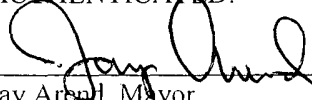

Debra Muchler, Recording Secretary

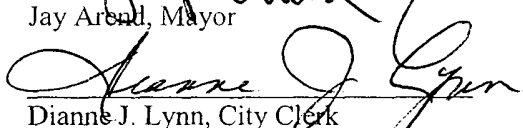
APPROVED:

BONITA SPRINGS CITY COUNCIL:

Date: 10-4-06

AUTHENTICATED:


Jay Arend, Mayor


Dianne J. Lynn, City Clerk

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 06-08

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST TO REZONE FROM TWO-FAMILY CONSERVATION (TFC-2) TO RESIDENTIAL PLANNED DEVELOPMENT (RPD); ON LAND LOCATED AT 4836, 4842, 4844, 4848 and 4850 ESPLANADE STREET, BONITA SPRINGS, FLORIDA, (STRAP NOS. 32-47-25-B4-00208.0080, 32-47-25-B4-00208.0070, 32-47-25-B4-00208.0060), ON 1.06 +/- ACRES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ms. Debora Allen Gress has filed an application to rezone approximately 1.06 +/- acres from Two-Family Conservation (TFC-2) to Residential Planned Development (RPD) to allow the development of three (3) two-family attached residential structures for a total of six dwelling units.

WHEREAS, the subject property is located at 4836, 4842, 4844, 4848, and 4850 Esplanade Street, Bonita Springs, Florida, and is described more particularly as:

LOTS 6, 7 & 8, BLOCK 8, IMPERIAL SHORES UNIT 1, AS
RECORDED IN OFFICIAL RECORDS BOOK 53, PAGE 130, OF
THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

WHEREAS, a Public Hearing was advertised and heard on August 4, 2006 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case DCI 2006-00021 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 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 rezoning from Two-Family Conservation (TFC-2) to Residential Planned Development with the following conditions and deviations:

Conditions

1. The development of this project must be consistent with the 1-page Master Concept Plan titled "4848 Esplanade Street," stamped received April 25, 2006, last revised April 19, 2006,

except as modified by the conditions below, subject to the Master Concept Plan being amended to reflect the changes due to denial of deviation one. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. The following limits apply to the project and uses:

a. Schedule of Uses

Accessory uses and structures

Docks, Seawalls

Fences and Walls

Dwelling Unit:

Two-Family Attached

Essential Services

Home Care Facility

Home Occupation

No outside help

Model Home

Residential accessory uses

b. Site Development Regulations

Minimum Lot Width: 47.5 -Feet

Minimum Lot Depth: 150 -Feet

Minimum Lot Area: 7,125 Square-Feet

Maximum Lot Coverage: 40 percent

Maximum Building Height: 35-Feet

Minimum Street Setback: 25-Feet

Minimum Side Setback: 7.5-Feet (except 15 feet
perimeter setbacks on the east
and west side of the
development)

Minimum Waterbody Setback: 25

Accessory Structure Setbacks:

Side: 7.5 Feet (except 15 feet
perimeter setbacks on the east
and west side of the
development)

Waterbody: 5-feet for non-roofed structures
25-feet for roofed structures

3. Approval of this zoning request does not address mitigation of the projects vehicular or pedestrian traffic impacts. Additional conditions consistent with the Bonita Springs LDC may be required to obtain a local development order.

4. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.
5. All lots within this development must have a "French Drain" installed so that all stormwater landward of the seawall drains into the culverts facing Esplanade Street.

Deviations

Deviation 1 is denied, requesting relief from LDC Section 34-935(b) (1)b of the City of Bonita Springs Land Development Code which requires a minimum 15-foot perimeter setback for structures located within a Residential Planned development, to allow a 7.5 foot setback for the east and west perimeters.

Deviation 2 is approved, granting relief from Bonita Springs Ordinance No. 05-16 which permits a maximum driveway width of 18-feet to allow a driveway width of 20-feet.

Deviation 3 is approved, granting relief from LDC Section 3-709(D) which requires the installation of a sidewalk along the street right-of-way at the time of development, to eliminate the requirement to install a sidewalk along Esplanade Street.

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.

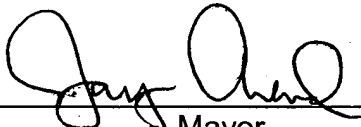
3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.
4. Urban services, as defined in the Bonita Springs Comprehensive Plan, are, 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.
8. The deviations granted:
 - a) enhance the objectives of the planned development; and
 - b) preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

SECTION TWO: EFFECTIVE DATE

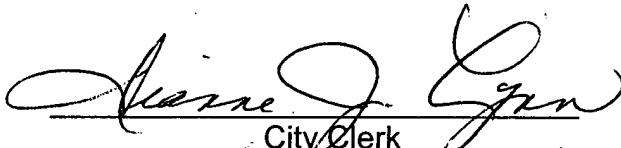
This ordinance shall take effect thirty (30) days from the date of adoption.

DULY PASSED AND ENACTED by the Council of the City of Bonita Springs, Lee County, Florida, this 25th day of September, 2006.

AUTHENTICATION:

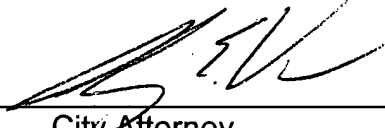


Mayor



City Clerk

APPROVED AS TO FORM:



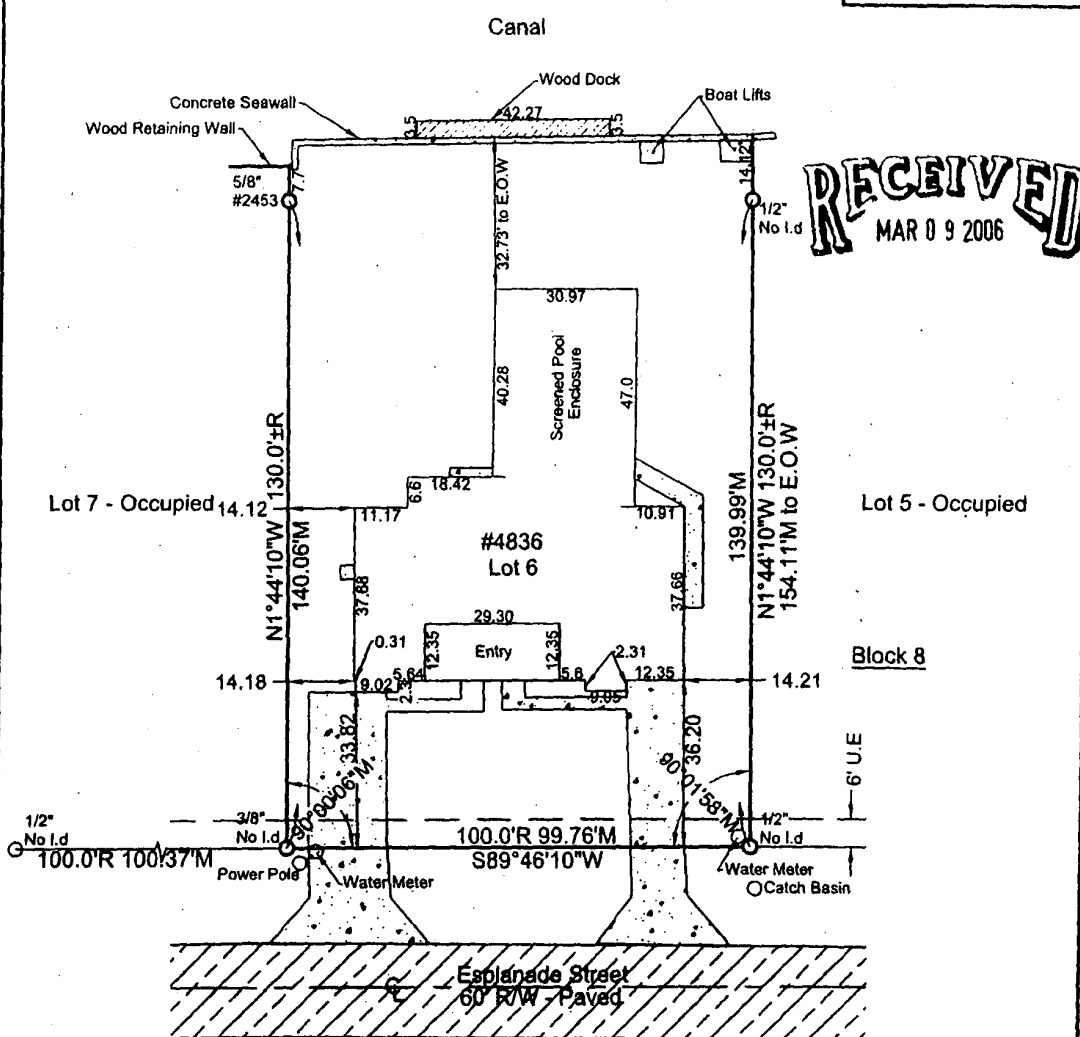
City Attorney

Vote:

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

Date filed with City Clerk: 9-25-06

FIELDBOOK 181	PAGE 39	DATE 1-18-06	SECTION 32 TWP 47 S, RGE 25 E
NORTH ARROW 	FOUNDATION LOCATION	FIELDBOOK PAGE	LEGEND SET CONC. MON. W/CAP I.D. #3553 SET IRON PIN W/CAP I.D. #3553 FO. CONC. MON. W/CAP FO. CONC. MON. FO. IRON PIN ASSUMED ELEVATION BENCHMARK RECORDED MEASURED CONT' REVERSE SIDE FINAL SURVEY DATE
SCALE 1"=30'	<p style="text-align: center;">LEGAL DESCRIPTION (AS PROVIDED BY CLIENT)</p> <p>This is a boundary survey of the following: Lot 6, Block 8, Imperial Shores, Unit 1 as recorded in O.R. Book 53, Page 130 of the public records of Lee County, Florida.</p>		



RECEIVED
MAR 09 2006

Applicant's Legal Checked
[Signature] 2-16-06

DCI 2006-00021

NOTES		CERTIFICATE	
<ol style="list-style-type: none"> REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED. BEARINGS SHOWN HEREON ARE BASED ON angles field measured 		<p>I hereby certify that the above described property was surveyed under my direction and the sketch of survey is true and correct to the best of my knowledge. This survey meets or exceeds the minimum technical standards set forth by the Florida Board of Land Surveyors, pursuant to Rule 61G17-8 Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon.</p>	
<ol style="list-style-type: none"> THIS PROPERTY LIES IN FLOOD ZONE AE, EL 11.0 PER F.I.R.M. PANEL NO. 1251240505E, DATED 7-20-98 LAST DATE OF FIELDWORK 1-12-06 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. 		<p><i>[Signature]</i> P.L.S. MARK O. ALLEN P.L.S. #3553 LB #6568</p>	
<p>MARK O. ALLEN, INC. PROFESSIONAL LAND SURVEYOR</p>			
FAX: (239) 992-6070 TELE: (239) 992-8900		10602 WOODS CIRCLE BONITA SPRINGS, FL 34135	
DWN. BY SMA	CHK'D BY	ORDERED BY Kent Wetzel	SHEET 1 OF 1 DWG. NO. 2006-13

EXHIBIT A

NORTH
ARROW

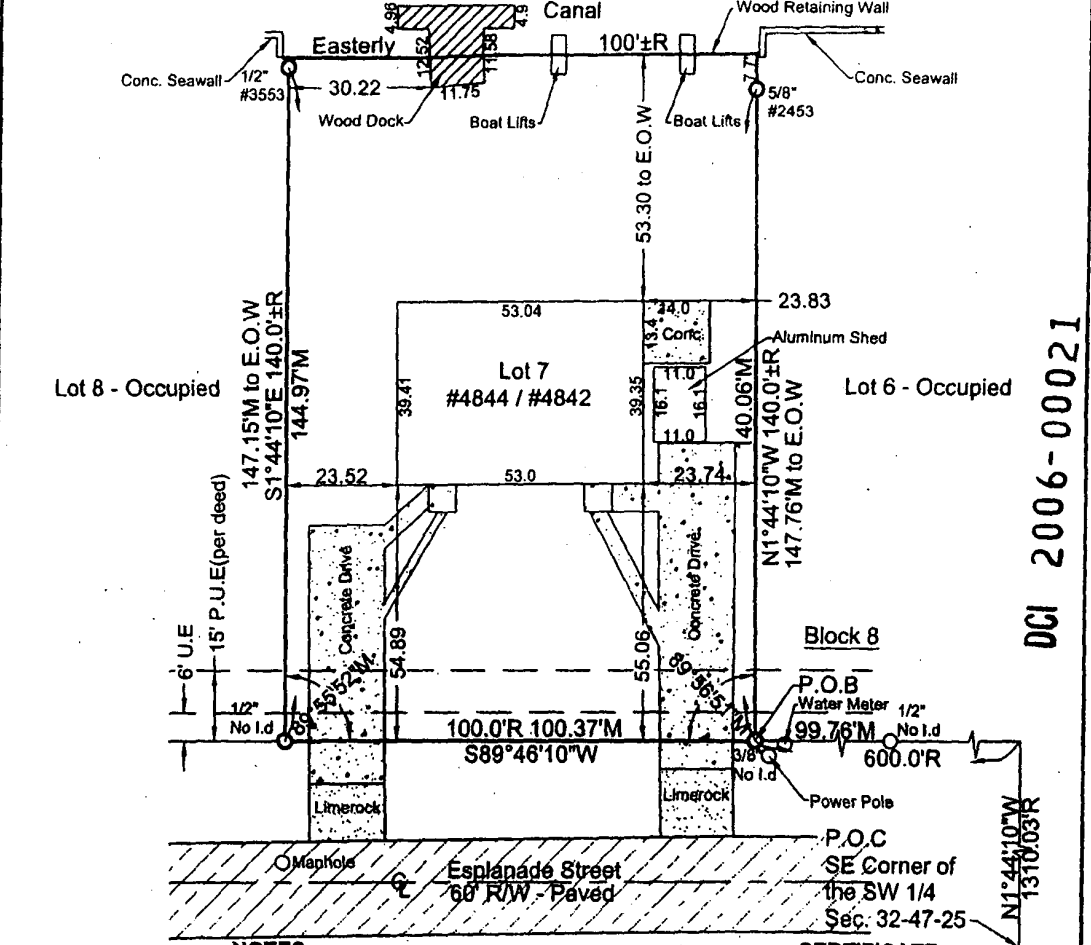
 SCALE
1"=30'

FOUNDATION LOCATION
 FIELDBOOK PAGE

LEGEND
 SET CONC. MON. W/ CAP I.D. #3553
 SET IRON PIN W/ CAP I.D. #3553
 FD. CONC. MON. W/ CAP
 FD. CONC. MON.
 FD. IRON PIN
 ASSUMED ELEVATION
 BENCHMARK
 RECORDED
 MEASURED
 CONT REVERSE SIDE
 FINAL SURVEY DATE

LEGAL DESCRIPTION
 (AS PROVIDED BY CLIENT)
 This is a boundary survey of the following: A lot or parcel of land lying in the Southwest quarter (SW1/4) of Section 32, Township 47 South, Range 25 East, which tract or parcel is described as follows: From the Southeast corner of said fraction of a section run North 1 degree 44'10" West along the East line thereof for 1310.03 feet; thence run South 89 degrees 46'10" West parallel with the South line of said Section for 600.00 feet to the point of beginning. From said point of beginning run South 89 degrees 46'10" West parallel with the said South line of said Section for 100.00 feet; thence run North 1 degree 44'10" West perpendicular to said South line 140 feet, more or less to the waters of a boat canal; thence run Easterly along said waters for 100 feet, more or less to an intersection with a line bearing South 1 degree 44'10" East perpendicular to said South line, passing through the point of beginning. thence run South 1 degree 44'10" East to the point of beginning. Subject to a 15 foot wide public utility easement running across the Southerly side of the herein described parcel. The said property also known as Lot 7, Block 8, Unit No. 1, Imperial Shores, an unrecorded subdivision.

RECEIVED
 MAR 09 2006



DCI 2006-00021

- NOTES**
1. REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
 2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
 3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
 4. BEARINGS SHOWN HEREON ARE BASED ON angles field measured
 5. THIS PROPERTY LIES IN FLOOD ZONE AE EL. 11.0 PER F.I.R.M. PANEL NO. 125124 0505E DATED 7-20-98
 6. LAST DATE OF FIELDWORK 1-12-06
 7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

CERTIFICATE
 I hereby certify that the above described property was surveyed under my direction and the sketch of survey is true and correct to the best of my knowledge. This survey meets or exceeds the minimum technical standards set forth by the Florida Board of Land Surveyors, pursuant to Rule 61G17-8 Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon.
 Applicant's Legal Counsel
 2-18-06
 MARK O. ALLEN P.L.S. #3553
 LB #6558

NORTH
ARROW

4

SCALE
1"=30'

FOUNDATION LOCATION

FIELDBOOK

PAGE

LEGEND

- SET CONC. MON. WCAP I.D. #3553
- SET MON. WCAP I.D. #3553
- FD. CONC. MON. WCAP
- FD. CONC. MON.
- FD. URM. PM
- ASSUMED ELEVATION
- BENCHMARK
- RECORDED
- MEASURED

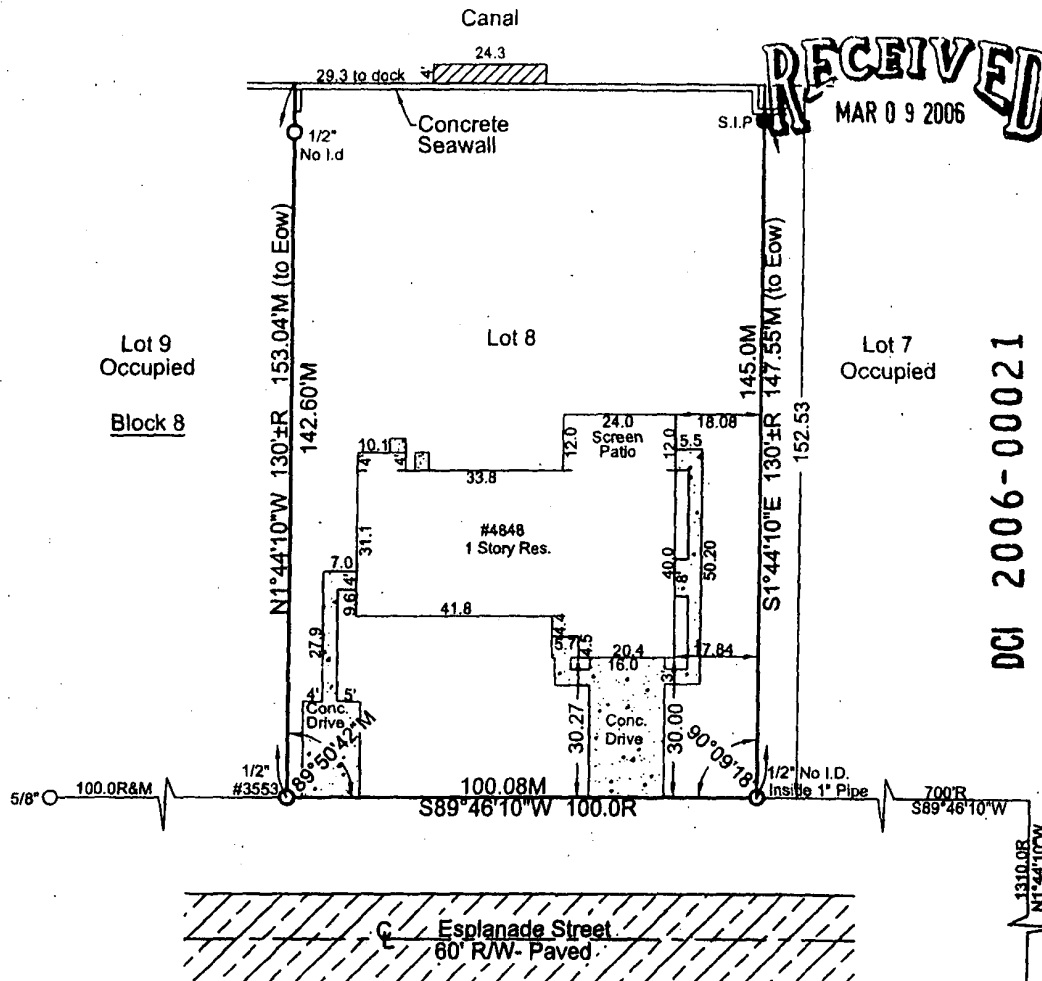
CONT REVERSE SIDE

FINAL SURVEY DATE

LEGAL DESCRIPTION

(AS PROVIDED BY CLIENT)

This is a boundary survey of the following: Lot 8, Block 8, Imperial Shores, Unit 1, unrecorded. O.R. Book 53 Page 130 of the public records of Lee County, Florida.



This survey is certified to the following:

- Richardson & Sellers, P.A.
- Attorneys' Title Insurance Fund, Inc.
- Kent E. Witzel and Ray Ambrozky (buyers)

Applicant's Legal Checked
APR 28 2006

P.O.C. S.E. Cor.
of S.W. 1/4 Sec.
32-47-25

NOTES

1. REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
4. BEARINGS SHOWN HEREON ARE BASED ON Centerline Esplanade St. being S89°46'10"W
5. THIS PROPERTY LIES IN FLOOD ZONE AE EL 11.0 PER F.I.R.M. PANEL NO. 125124 0505E DATED 7-20-98
6. LAST DATE OF FIELDWORK 12-22-04, Revised 11-21-05
7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

CERTIFICATE

I hereby certify that the above described property was surveyed under my direction and the sketch of survey is true and correct to the best of my knowledge. This survey meets or exceeds the minimum technical standards set forth by the Florida Board of Land Surveyors, pursuant to Rule 61G17 - 6 Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon.

MARK O. ALLEN P.L.S. #3553
LB #8558

MARK O. ALLEN, INC.

PROFESSIONAL LAND SURVEYOR

FAX: (239) 992-6070
TELE: (239) 992-8900

10602 WOODS CIRCLE
BONITA SPRINGS, FL 34135

DWN. BY
JLA

CHK'D BY

ORDERED BY
Kent Witzel

SHEET 1 OF 1
DWG. NO. 2004-324

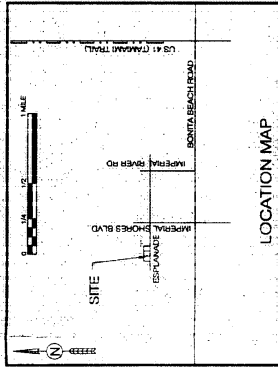
PROPERTY DEVELOPMENT REGULATIONS

TOTAL SITE AREA = 1.06 ACRES
 MAXIMUM BUILDING HEIGHT = 35'
 MINIMUM LOT DEPTH = 152'
 MINIMUM LOT WIDTH = 80'
 MINIMUM LOT AREA = 7600 SF
 MINIMUM FRONT YARD SETBACK = 25'
 MINIMUM SIDE YARD SETBACK = 0'
 MINIMUM REAR YARD SETBACK = 25'
 MINIMUM WATER SETBACK = 5'
 MINIMUM ACCESSORY STRUCTURE
 SETBACK TO A SEAWALLED CANAL = 5'
 MAXIMUM LOT COVERAGE = 40%
 MINIMUM OPEN SPACE PROVIDED = 25%
 DWELLING UNITS = 6



LEGEND

- EXISTING ELEVATION (1929 NGVD)
- PROPOSED ELEVATION
- MEASURED
- EXISTING HYDRAULIC VALVE
- EXISTING PAVEMENT
- EXISTING WATERLINE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED POWER POLE
- EXISTING POWER POLE
- RIGHT OF WAY LINE
- CHAIN LINK FENCE



LOCATION MAP

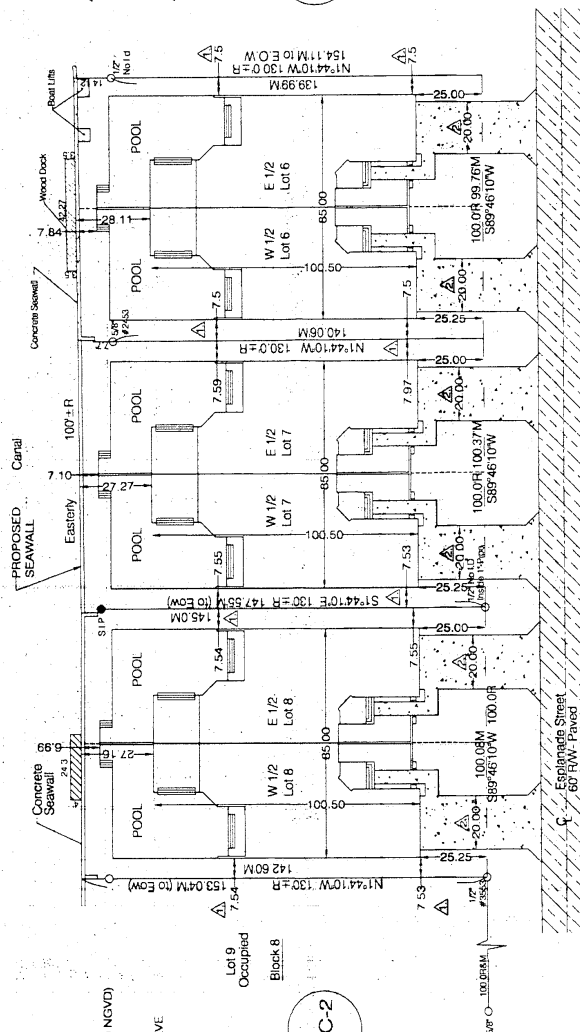
LIST OF DEVIATIONS

- △ REQUEST TO DEVIATE FROM SECTION 34.935(D) OF THE BONTIA SPRINGS LAND DEVELOPMENT CODE WHICH REQUIRES ALL BUILDINGS AND STRUCTURES MUST BE SET BACK FROM THE PROPERTY LINE A DISTANCE EQUAL TO THE DEPTH OF THE SUBJECT PROPERTY OR 75 FEET, WHICHEVER IS GREATER, OR CPD TO ALLOW FOR 7.5 FEET.
- △ REQUEST TO DEVIATE FROM BONTIA SPRINGS ORDINANCE 34.14 WHICH REQUIRES A DRIVEWAY WIDTH OF 18 FEET TO ALLOW FOR 20 FOOT DRIVEWAY WIDTH TO ACCOMMODATE (2) 9' GARAGE DOORS WITH A 16' BLOCK BETWEEN

Lot 5
Occupied

SCHEDULE OF USES

- Accessory uses, buildings and structures
- Docks, seawalls
- Fences, walls
- Permitted accessory structures
- Single detached dwelling with a maximum lot area of 30
- Dwelling Unit
- Two-family attached
- Essential services
- Home occupation
- No outside help
- Residential accessory uses
- Model home



TFC-2

RECEIVED
 APR 11 2006
 PLANNING DEPARTMENT

APPROVED
 [Signature]
 DATE: 04-08-06
 SUBJECT: Conditional Use Permit
 Case # 012000-00001
 CITY OF BONITA SPRINGS

001 2006-00021

Don - 04-08-06

MASTER CONCEPT PLAN	
4848 ESPANADE STREET	
SCALE: 1" = 20'	DRAWN BY: MARK GRISB
DATE: 11-03-05	IN CHARGE: J. W. GIBBS
PROGRESSIVE ENGINEERING	
5001 N. SPAIN AVENUE, SUITE 100 FORT MYERS, FL 33903 PH: (239) 932-1010 FAX: (239) 932-1011	
SH. 1 of 1	

LEGAL DESCRIPTION

Lots 6, 7 & 8, Block 8, Imperial Shores, Unit 1, unrecorded, O.R. Book 53 Page 130 of the public records of Lee County, Florida.

EXHIBIT IV-E, IV-C, II-F-3

RECEIVED
SEP 08 2006

COMMUNITY DEVELOPMENT

City of Bonita Springs
Board for Land Use Hearings & Adjustments,
And Zoning Board of Appeals
Friday, August 4, 2006
Bonita Springs City Hall
9101 Bonita Beach Road
Bonita Springs, FL 34135
MINUTES

I. CALL TO ORDER.

Chairman Robert Incerpi called the meeting to order at 9:00 A.M.

II. INVOCATION.

Board Member James Brandreth furnished the invocation.

III. PLEDGE OF ALLEGIANCE.

Chairman Incerpi led in the Pledge of Allegiance.

IV. ROLL CALL.

Chairman Incerpi and all Board Members were in attendance.

V. PUBLIC HEARINGS:

A. 9:00AM CASE NO. DCI2006-00021

CASE NAME: 4848 ESPLANADE STREET

REQUEST: Request to rezone approximately 1.06 acres from Two-Family Conservation (TFC-2) to Residential Planned Development (RPD) to allow the development of 3 two-family attached residential structures for a total of six dwelling units, on property located at 4836, 4842, 4844, 4848, and 4850 Esplanade Street.

LOCATION: 4836, 4842, 4844, 4848 and 4850 Esplanade Street (US 41 to Bonita Beach Road. West to Imperial Shores Blvd. North to Esplanade. West on Esplanade), in S32-T47S-R25E, Bonita Springs, FL.

STRAP NO.: 32-47-25-B4-00208.0080
32-47-25-B4-00208.0070
32-47-25-B4-00208.0060

SIZE OF PROPERTY: 1.06 +/- Acres

STAFF REPORT: Direct inquiries to Josh Philpott, Senior Planner, (239) 479-8365, at the Lee County Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

9:06:32 AM City Attorney Audrey Vance introduced the case, read the request into the record, and placed all witnesses under oath.

9:09:17 AM Deborah Gress, representing the Applicant, addressed the request, which she stated is to rezone three lots – Lots 6, 7 and 8, of Imperial Shores Unit 1, from TFC-2 (Two Family Conservation) to RPD (Residential Planned Development) to allow the development of 2-Family Attached dwellings. The intent is to allow individual ownership of the dwelling units as opposed to the existing rental duplexes.

The site is currently developed with 3 duplexes. The duplex on Lot 6 was built in 1974, the duplex on Lot 7 in 1972, and Lot 8 in 1978. The current lots are 100 feet wide by 153 +/- feet deep, for a total of 1.06 acres. If approved, a Type 4 limited review would be required to split the lots into 50-foot lots, allowing each dwelling unit their own 50-foot lot (which is consistent with what currently exists for the duplexes – 1 unit per 50 feet or 2 units on 100 feet).

The TIS (Traffic Impact Statement) used was based on the Trip Generation Seventh Edition which shows that the 2-Family Attached will generate one less peak hour trip than the existing duplexes. Therefore, approval of the request will result in a reduction in traffic by one trip.

She next addressed the surrounding uses (reflected on page 1 of the Staff Report). City water and sewer are available to service the site. Currently there are seawalls on Lots 6 and 8. Lot 7 consists of a wooden dock and retaining wall, which the owner plans to replace with a concrete seawall to connect lots 6 and 8.

Staff has recommended approval of their request with conditions that are acceptable to the owners. The minimum lot depth depicted of 150 feet needs to be revised to be consistent with the MCP which depicts 152 feet. Condition 4 is redundant in that it reflects the same language in the second portion of Condition 1, and is, therefore, not needed.

Referring to Deviation 1, she explained the regulations require a minimum 15-foot perimeter setback for structures in the RPD zoning district. The Applicant needs this except for the east side of Lot 6 and the west side of Lot 8, where there is a 7.5-foot setback as currently exists. Normally RPD zoning is for large parcels, however, in their case, Staff preferred the RPD zoning since that afforded them the ability to regulate the Schedule of Uses.

Deviation 2 relates to the driveway width. The regulations require a width of 18 feet for driveways. The Applicant is requesting two 9-foot garage doors and a 16 inch block between. Therefore, they are requesting a deviation to allow a 20-foot driveway width.

Deviation 3 involves a sidewalk. She referred to an ordinance in which the City requests sidewalks to be installed (05-16). The sidewalk would only be required along the front of the subject property. Therefore, since no other sidewalk exists along Esplanade, the installation of the new sidewalk would result in a sidewalk leading to nowhere. She also spoke to Mohsen Salehi, the City's Traffic Engineer, who informed her that the area where the sidewalk would be required would be on the other side of the road. Staff did, however, require the Applicant to request a deviation from that requirement.

The proposed Schedule of Uses are currently allowed in the TFC-2 zoning district, with the only addition of the 2-Family attached dwelling. The proposed development regulations are consistent with the current regulations with the exception of the lot width to 50 feet. The lot area exceeds the current minimum for a 75 by 100-foot lot which would be 7,500 square feet, as the site consists 7,600 square feet.

In conclusion, the Applicant feels that approval of the requested rezoning will not adversely affect the neighborhood. The proposal maintains the current setbacks and actually eliminates some of the current uses allowed. They also feel the new construction and current hurricane codes will provide safer homes than those that currently exist on the site. They are also requesting only 6 dwelling units, which is only half of the allowable 12 dwelling units that are allowed to be built on the site per the Bonita Springs Comprehensive Plan in the Medium Density Single-Family Duplex Residential land use category.

Board Member Chris Bielski questioned why there appeared to be 4 numbered addresses, when they are talking about only 3 lots. Ms. Gress stated she did not know, as it involved Lot 6 which is only listed as having one number – 4836. The address for Lot 7 is 4244, and 4850 for Lot 8.

9:17:54 AM Josh Philpott, Zoning Division, addressed the Staff Report. He stated that the request is for a rezoning from TFC-2 to RPD. The reason for the request is to rezone and permit the construction of three 2-Family Attached structures on the site, for a total of 6 dwelling units. There currently exist three duplexes on the property. The subject property consists of approximately one acre consisting of 100 by 150-foot lots. The subject property is accessed from Esplanade Street. The surrounding area is currently zoned TFC-2 and does allow for the construction of duplexes on 75-foot by 100-foot lots.

With the subject site consisting of three lots of 75 feet by 100 feet, the site can be replaced with four duplexes (8 units). The Applicant's request is to rezone the property and construct only six dwelling units – 2-Family Attached Units. The main difference between the duplex and 2-Family Attached regards the type of ownership. He explained it would allow the underlying land to be sold along with each side of the 2-Family Attached structure. The underlying land involved with duplexes is required to be under one common ownership.

The area overall is developed with a mix of single-family homes and duplexes. Staff has limited the construction on the site to 2-Family Attached Units. Also, the site development regulations with a minimum lot width and depth are outlined in Condition 2. b. Referring to the minimum lot depth of 150 feet, he explained that the actual lot depth of the site is 152 feet, explaining that because the site is in excess by two feet, it does meet the minimum criteria. The Board can change condition 2 to reflect 152 feet.

He next addressed the deviations. Deviation 1 is a request to deviate from the required 15-foot perimeter setback for structures within RPDs. Because of the nature of the rezoning, with the smaller parcel and platted lots that currently exist, Staff did recommend approval to 7.5 feet, which is consistent with the Property Development Regulations for the TFC-2 zoning district. Deviation 2 is a request to deviate from Ordinance 05-16 to allow a driveway width of 20 feet. Staff did recommend approval of Deviation 2. Deviation 3 is to deviate from Section 3-709(D) that requires the installation of a sidewalk along the street right-of-way at time of development. Staff has recommended approval of Deviation 3. also due to the low volume of traffic on this road and because it would entail a sidewalk that would lead to no where. The site is located in the Medium Density Residential future land use category which permits 11.6 dwelling units per acre. The proposed rezoning entails a maximum gross density of 4.2 dwelling units, which is less. Furthermore, the existing zoning would allow up to 8 dwelling units; therefore, the reduction to 6 units is consistent and will reduce traffic. To conclude, Staff found the request to be consistent with the City of Bonita Springs Comprehensive Plan and compatible with the surrounding area, therefore, they have recommended approval with conditions.

9:24:59 AM Board Member Pete Pastore requested a clarification on lot width. Mr. Philpott responded that the request entailed 3 lots that were 100 feet in width each, for a total of 300 feet.

9:27:29 AM Board Member Chris Bielski questioned whether the Applicant would have to apply for a fourth S.T.R.A.P. number. Mr. Philpott explained that to re-subdivide the site the Applicant will be required to go through the Limited Review Development Order process, which is done administratively. Board Member Bielski also referred

to the pool structures and the setback required of 5 feet for non-roofed structures. She questioned whether pool enclosures were considered non-roofed structures. Mr. Philpott responded that a screen enclosure is not considered a roof structure.

PUBLIC COMMENTS:

9:29:16 AM Joseph Hannon stated that he lived in the duplex adjacent to the site. He feels it would be impossible to construct 8 units on the site. He is also against the 7.5 setback, which would place the structure very close to his child's bedroom.

9:33:56 AM Richard Thompson stated that he feels the proposal depicts quality work and would result in a reduction in traffic and improve the overall appearance of the neighborhood. He supports the request.

9:35:03 AM Rob Ward stated he would prefer the neighborhood to remain as is – with duplexes and single-family structures. He is against the 7.5-foot setback as well as the height and size of the structures being proposed, which he feels will obscure views and crowd the neighborhood.

9:37:27 AM Frankie Everett stated that he is against the proposed building type. He also doesn't feel property values will increase.

9:43:56 AM Nicholas Carbon stated he agrees with the proposal and supports ownership.

9:48:43 AM Linda Willette stated she lives directly north of the site. She asked that the Board consider allowing the area to remain as is, with single-family and duplexes. She feels the proposal portrays condominium type facilities, which she is against.

9:53:49 AM Connie Sims stated she also wants the neighborhood to remain as is. She would support the development of single-family homes.

9:55:08 AM Carol Feeney stated that she feels the plans are nice, but are inappropriate for Esplanade Street. She lives directly east of the site and is against the size of the structures proposed. She is also against the setbacks, which will make it "tight." She also feels if approved, it will open the door to more similar requests.

9:58:23 AM Bill Feeney stated he also is against the size of the structures proposed. He feels the neighborhood should be developed with single-family uses. He asked how such development can be prevented from occurring in the future.

9:59:38 AM Ms. Gress responded to concerns raised. The current setback for the pool is 5 feet, as it is now. The height also is the same. The buildings will be kept up.

10:04:23 AM Mr. Philpott furnished rebuttal. He reiterated that without the rezoning the Applicant could construct exactly what they are proposing to construct now. The main reason they are here addresses ownership. All setbacks being proposed are those that are permitted today. In reality, the Applicant can construct 4 buildings, however, the proposal reflects only 3.

10:11:37 AM Board Member Jim Brandreth stated he supports the proposal in that there was very little difference in what could be built now on the site.

10:12:47 AM Board Member Chris Bielski stated that although she was sympathetic with the residents who want the neighborhood to remain as it is, they are required to abide by the regulations as to what could be built on the site. She feels 3 buildings would be preferable to the 4 that could be built.

10:13:50 AM Board Member Norris reiterated that the only change involves ownership. He also supports the request.

10:15:12 AM Board Member Pastore stated he also supports approval. Chairman Incerpi concurred.

10:16:12 AM Board Member Bielski motioned to uphold Staff's recommendation of approval, as conditioned, and with the deviations; Board Member Brandreth seconded; and the motion carried unanimously.

PARTICIPANTS REFLECTED IN ATTACHED EXHIBIT "A"

B. 1:00PM CASE NO. DCI2004-00066 & REZ2006-00012

CASE NAME: NICOLA PARCEL

REQUEST: Rezone +/- 20.0 acres from Agricultural (AG-2) and Community Commercial (CC) to Mixed Use Planned Development (MPD) to permit 240 multi-family dwelling units and a total of 40,540 s/f of commercial/retail uses. Maximum heights requested are 45 feet/3 stories over parking for residential and 55 feet/4 stories for commercial uses. No development blasting is requested. This application includes a request for 80 bonus density units in the General Commercial Future Land Use category of the Comprehensive Plan of the City of Bonita Springs.

LOCATION: 26401 S. Tamiami Trail, Bonita Springs, FL 34135

STRAP NO.: 28-47-25-B2-00001.2000

SIZE OF PROPERTY: 20.00 acres

STAFF REPORT: Direct inquiries to Tony Palermo, Senior Planner, (239) 479-8325, at the Lee County Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

9:05:16 AM City Attorney Audrey Vance addressed this request by referring to the Request for a Continuance as submitted by the Applicant to continue the case to October 6, 2006. The reason for the continuance is because the purchaser and Applicant has elected to not purchase the property. The continuance is to allow additional time for other potential purchasers to evaluate whether the site plan is appropriate. Also, a final agreement has not been reached with the abutting property owner on site plan and access issues, which they would like to resolve beforehand.

9:06:07 AM Board Member Wes Norris motioned approval of continuing the case to October 6, 2006; Board Member Pete Pastore seconded; and the motion carried unanimously.

VI. APPROVAL OF MINUTES: June 30, 2006

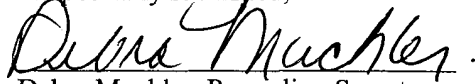
10:17:18 AM Board Member Norris motioned approval of the minutes; Board Member Pastore seconded; and the motion carried unanimously.

VII. ADJOURNMENT

10:18:08 AM Board Member Pescosolido to be excused from the Board's meeting of September 1, 2006.

The meeting adjourned at 10.18 A.M.

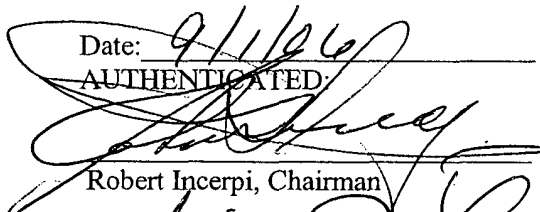
Respectfully submitted,


Debra Muchler, Recording Secretary

APPROVED:
ZONING BOARD

Date: 9/1/06

AUTHENTICATED:


Robert Incerpi, Chairman

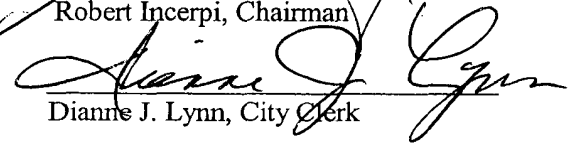

Dianne J. Lynn, City Clerk

EXHIBIT "A"

Case No. DC12006-00021 4848 Esplanade Street

APPLICANT(S)/AGENT(S)/OWNER(S):

1. Debora Allen Gress, 25671 Corzine Road, Bonita Springs, Florida 34135
(Applicant/Agent)
2. Kent Witzel, Ray Ambrozy, Catherine Kiely, Charles Fox, 28901 Cavell
Terrace, Naples, FL 34119 (Owners).

PARTIES OF RECORD:

1. Joseph Hannon, 4854 Esplanade Street, Bonita Springs, FL 34134
2. Richard Thompson, 18855 Rapids Road, Hiram, Ohio 44234-9618
3. Rob Ward, 4841 Tarpon Avenue, Bonita Springs, FL 34134
4. Frankie Everett, 4974 Esplanade Street, Bonita Springs, FL 34134
5. Nicholas Carbon, 10066 Hidden Pines Lane, Bonita Springs, FL 34135
6. Linda Willette, 4837 Tarpon Avenue, Bonita Springs, FL 34134
7. Connie Sims, 5100 Esplanade Street, Bonita Springs, FL 34134
8. Carol and Bill Feeney, 4830 Esplanade Street, Bonita Springs, FL 34134
- 9.

INTERESTED PARTIES:

1. Richard Barber, 4944 Esplanade Street, Bonita Springs, FL 34134
2. Ed & Renetta Jakstavich, 4817 Esplanade Street, Bonita Springs, FL 34134
3. Pat Anjoski, 4818 Esplanade Street, Bonita Springs, FL 34134
4. Sandra Dickerman, 4869 Esplanade Street, Bonita Springs, FL 34134
5. Edmund Zammit, 1610 Port Avenue, Naples, FL 34104
6. Steve Sims, P.O. Box 188, Bonita Springs, FL 34133

.....



**CITY OF
BONITA SPRINGS**

August 16, 2006

479-8585

9101 BONITA BEACH ROAD
BONITA SPRINGS, FL 34135
TEL: (239) 949-6262
FAX: (239) 390-1004
www.cityofbonitasprings.org

MS. DEBORA A. GRESS, P.E.
PROGRESSIVE ENGINEERING
25671 CORZINE LN
BONITA SPRINGS, FL 34135

Jay Arend
Mayor

Richard Ferreira
District One

Alex Grantt
District Two

Patrick McCourt
District Three

John Joyce
District Four

Martha Simons
District Five

Ben L. Nelson, Jr.
District Six

Gary A. Price
City Manager

Audrey E. Vance
City Attorney

**RE: Agenda Schedule for 4848 ESPLANADE STREET
Case No. DCI2006-00021**

Dear MS. DEBORA A. GRESS, P.E. :

Your request has been scheduled before the City Council of the City of Bonita Springs for a **FIRST READING** of an ordinance on the referenced matter. Public comment will not be taken at the First Reading.

DATE & TIME: Wednesday, September 6, 2006. Meeting commences at 5:30 p.m.
LOCATION: Bonita Springs City Hall
9101 Bonita Beach Road
Bonita Springs, FL 34135

The first reading is a reading of the request and the second reading is the hearing.

A second reading on this matter is tentatively scheduled for Monday, September 25, 2006 at 9:00 a.m. at the same location.

Be advised all exhibits presented to City Council are required to be retained by the City Clerk for the minutes and records. The City encourages the applicant to provide reduced copies of these exhibits for the record as an alternative to a full size copy, for reproduction purposes.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Luisa V Villa
Administrative Assistant

cc: MS. DEBORA A GRESS
KENT E WITZEL +
Josh Philpott, Senior Planner
Zoning File

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: July 18, 2006

TO: File -DCI2006-00021

FROM: Jessica Smith
Secretary, Internal Services

RE: BONITA SPRINGS Notice of Public Hearing - August 4, 2006

I, Jessica Smith, Secretary, Internal Services, Development Services Division, do hereby certify that I have mailed notices to the adjacent property owners on the above referenced date, in the attached style, pursuant to the list marked and attached hereto and made a part of this certification.



NOTICE TO PROPERTY OWNERS WITHIN 375 FEET

CASE NUMBER: DCI2006-00021

CASE NAME: 4848 ESPLANADE STREET

REQUEST: Request to rezone approximately 1.06 acres from Two-Family Conservation (TFC-2) to Residential Planned Development (RPD) to allow the development of 3 two-family attached residential structures for a total of six dwelling units, on property located at 4836, 4842, 4844, 4848, and 4850 Esplanade Street.

LOCATION: The subject property is located at 4836, 4842, 4844, 4848 and 4850 Esplanade Street(US 41 to Bonita Beach Road. West to Imperial Shores Blvd. North to Esplanade. West on Esplanade), in S32-T47S-R25E, Bonita Springs, FL.

SIZE OF PROPERTY: 1.06 Acres ±

STAFF REPORT: Direct inquiries to Josh Philpott, Senior Planner, at (239) 479-8365, at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL 33901.

PROPERTY OWNERS REPRESENTATIVE: MS. DEBORA A GRESS, P.E.
PROGRESSIVE ENGINEERING
941 992-1619

Notice is hereby given that the City of Bonita Springs Zoning Board for Land Use will hold a public hearing at 9:00 AM on 08/04/2006 on the above case. The public hearing will be held in the Bonita Springs City Hall, 9101 Bonita Beach Road, Bonita Springs, FL 34135.

You must appear in person, or through counsel, or an authorized agent and provide testimony, legal argument or other evidence at the hearing to become a participant with the right to address the City Council.

After the Zoning Board for Land Use has made a written recommendation, the case will be scheduled for a public hearing before the City Council of the City of Bonita Springs who will review the recommendation and make a final decision.

If you do not appear before the Zoning Board for Land Use you will not be allowed to appear before the City Council at the final hearing in this case.

Copies of the staff report will be available two weeks prior to the hearing. The file may be reviewed at the Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/479-8585 for additional information.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Gary A. Price, City Manager, at (239) 949-6238 at least 48 hours prior to the hearing.

LEE COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

32-47-25-B4-00048.0000
BORRUSO WILLIAM TR +
4826 TARPON AV
BONITA SPRINGS, FL 34134

32-47-25-B4-00048.0070
SANCHEZ CESAR
4838 TARPON AVE
BONITA SPRINGS, FL 34134

32-47-25-B4-00048.0150
BANGS JOHN R AND MARIETTA S TR
5154 S SPRINGFIELD AV
CHICAGO, IL 60632

32-47-25-B4-00206.0050
KUHNLOHE ROBERT C ETAL J/T
4822 REGAL DR
BONITA SPRINGS, FL 34134

32-47-25-B4-00206.0070
STICKNEY PETER + ROBIN
4830 REGAL DR
BONITA SPRINGS, FL 34134

32-47-25-B4-00206.0090
BANOS YOLANDA
4838 REGAL DR
BONITA SPRINGS, FL 34134

32-47-25-B4-00206.0110
NICOLA ROBERT J +
150 INTERLOCHEN DR
PEACHTREE CITY, GA 30269

32-47-25-B4-00206.0130
NICOLA ROBERT J +
1344 W ALTGELD APT 113
CHICAGO, IL 60614

32-47-25-B4-00207.0020
ENNIS JOSEPH P TR
4811/13 ESPLANADE ST
BONITA SPRINGS, FL 34134

32-47-25-B4-00207.0040
JAKSTAVICH EDWARD TR
4817 ESPLANADE ST
BONITA SPRINGS, FL 34134

32-47-25-B4-00048.0040
J R + P J SIMS LLC
PO BOX 2387
BONITA SPRINGS, FL 34133

32-47-25-B4-00048.0130
OLSZEWSKI DORIS
18 FAIRFIELD AVE
ALBANY, NY 12205

32-47-25-B4-00206.0040
DAYE ROBERT A + JOAN
4818 REGAL DR
BONITA SPRINGS, FL 34134

32-47-25-B4-00206.0060
HAY LAURL L TR
4826 REGAL DR
BONITA SPRINGS, FL 34134

32-47-25-B4-00206.0080
HAINES CRAIG P
4690 CHANTRY COURT
COLUMBUS, OH 43220

32-47-25-B4-00206.0100
NICOLA ROBERT J +
5337 EAST R AVE
PORTAGE, MI 49002

32-47-25-B4-00206.0120
NICOLA ROBERT J +
155 W 81ST ST APT 3A
NEW YORK, NY 10024

32-47-25-B4-00206.0140
MCKEON STEPHEN F + ELIZABETH M
4858 REGAL DR
BONITA SPRINGS, FL 34134

32-47-25-B4-00207.0030
DEHART ROBERT
4815 ESPLANADE ST
BONITA SPRINGS, FL 34134

32-47-25-B4-00207.0050
BULL ROBERT P
4823 ESPLANADE ST
BONITA SPRINGS, FL 34134

32-47-25-B4-00207.0060
BULL ROBERT P
4823 ESPLANADE ST
BONITA SPRINGS, FL 34134

32-47-25-B4-00207.0080
DOMINY HARRY L
4835 ESPLANADE ST
BONITA SPRINGS, FL 34134

32-47-25-B4-00207.0100
HALLMARK INTERNATIONAL LANDS +
25241 BERNWOOD DR STE 6
BONITA SPRINGS, FL 34135

32-47-25-B4-00207.0120
BARTLEY CALVIN L + OLGA V
4851 ESPLANADE ST
BONITA SPRINGS, FL 34134

32-47-25-B4-00207.0140
TREPINA GARY S + DEBORAH L
13224 W CREEKSIDE DR
LOCKPORT, IL 60441

32-47-25-B4-00207.0160
JAKLITCH HAZEL W TR
P O BOX 3082
BONITA SPRINGS, FL 34133

32-47-25-B4-00208.0030
ANJOSKI PATRICIA A
4818 ESPLANADE ST
BONITA SPRINGS, FL 34134

32-47-25-B4-00208.0050
FEENEY WILLIAM J
4830 ESPLANADE ST
BONITA SPRINGS, FL 34134

32-47-25-B4-00208.0100
DANSER ARTHUR V 1/2 INT +
147 PLAINSBORO RD
CRANBURY, NJ 08512

32-47-25-B4-00208.0120
MCARDLE EDWARD J
5311 CAROLINE ST
HOUSTON, TX 77004

32-47-25-B4-00207.0070
NICOLA ROBERT +
1608 VICKERY DR
PORTAGE, MI 49002

32-47-25-B4-00207.0090
HALLMARK INTERNATIONAL LANDS +
25241 BERNWOOD DR STE 6
BONITA SPRINGS, FL 34135

32-47-25-B4-00207.0110
FRANCHINI JOSEPH V
4847 ESPLANADE ST
BONITA SPRINGS, FL 34134

32-47-25-B4-00207.0130
WILLETTE LEO T TR
5628 PERRYTOWN DR
WEST BLOOMFIELD, MI 48322

32-47-25-B4-00207.0150
WESLEY MICHAEL J III + SUSAN A
4863 ESPLANADE ST
BONITA SPRINGS, FL 34134

32-47-25-B4-00208.0020
GIZZI WILLIAM PAUL SR + DEBORA
636 S KELLEY RD
SCHENECTADY, NY 12306

32-47-25-B4-00208.0040
DERMODY ANTOINETTE M + KEVIN
4822 ESPLANADE ST
BONITA SPRINGS, FL 34134

32-47-25-B4-00208.0090
HANNON JOSEPH A +
4854/4856 ESPLANADE ST
BONITA SPRINGS, FL 34134

32-47-25-B4-00208.0110
QUINN C R + ROBERTA L
4866 ESPLANADE ST
BONITA SPRINGS, FL 34134

32-47-25-B4-03214.0010
WILLETTE MARJORIE +
18430 28 MILE RD
WASHINGTON, MI 48094

32-47-25-B4-03214.0020
HASSETT MICHAEL SR + MARY
4827 TARPON AV
BONITA SPRINGS, FL 34134

32-47-25-B4-03214.0040
WILLETTE LEO L + LINDA
4837 TARPON AVE
BONITA SPRINGS, FL 34134

32-47-25-B4-03214.0060
DUBAS PETER E
284 INDIAN VALLEY TRAIL
MISSISSAUGA, ON L5G 2K8
CANADA

32-47-25-B4-03214.0080
STUART KENNETH R + NANCY L
4857 TARPON AV
BONITA SPRINGS, FL 34134

32-47-25-B4-03214.0110
LAVELLE MARTHA JANE TR
2301 EIGHTH AVE
ST JAMES CITY, FL 33956

32-47-25-B4-03215.0180
FRIIA RICHARD P + MARGUERITE E
43 3RD ST
BONITA SPRINGS, FL 34134

32-47-25-B4-03700.0190
RIVER REACH LP
255 BAREFOOT BEACH BLVD #304
BONITA SPRINGS, FL 34134

32-47-25-B4-0370A.00CE
RIVER REACH LP
RIVER REACH ESTATES
255 BAREFOOT BEACH BLVD #304
BONITA SPRINGS, FL 34134

32-47-25-B4-03214.0030
BLOCK DOUGLAS J + LORI S TILL
4831 TARPON AVE
BONITA SPRINGS, FL 34134

32-47-25-B4-03214.0050
WARD ROBERT A
4841 TARPON AVE
BONITA SPRINGS, FL 34134

32-47-25-B4-03214.0070
GANT JACKIE L
4851 TARPON AVE
BONITA SPRINGS, FL 34134

32-47-25-B4-03214.0100
GIORGI MASSIMO + ROSE
20450 SHERWOOD
DETROIT, MI 48234

32-47-25-B4-03214.0120
CLOUD VIVIAN O +
P O BOX 3325
BONITA SPRINGS, FL 34133

32-47-25-B4-03700.0180
RIVER REACH LP
255 BAREFOOT BEACH BLVD #304
BONITA SPRINGS, FL 34134

32-47-25-B4-03700.0200
RIVER REACH LP
255 BAREFOOT BEACH BLVD #304
BONITA SPRINGS, FL 34134

32-47-25-B4-0370C.00CE
RIVER REACH LP
RIVER REACH ESTATES
255 BAREFOOT BEACH BLVD #304
BONITA SPRINGS, FL 34134



KENT E WITZEL +
28901 CAVELL TER
NAPLES FL 34119

MS. DEBORA A GRESS
25671 CORZINE LN SE
BONITA SPRINGS FL 34135

MS. DEBORA A GRESS, P.E.
PROGRESSIVE ENGINEERING
25671 CORZINE LN
BONITA SPRINGS FL 34135

MR. JOSH PHILPOTT

Ed Bowers
Highland Woods Golf and Country Club
9100 Highland Woods Blvd.
Bonita Springs, FL 34135

Christine Bielecki
BBIA
27566 Hickory Blvd
Bonita Springs, FL 34134

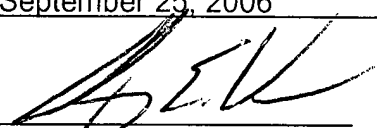


same
RECEIVED
OCT 02 2006
COMMUNITY DEVELOPMENT

**Memorandum
from the
Bonita Springs City Attorney**

Date: September 25, 2006

To: Mayor Jay Arend

From: 

Audrey E. Vance
City Attorney

Re: Zoning Z06-08 4848 Esplanade Street

Attached is the zoning ordinance for the above referenced case. Changes from the draft are as follows:

- ☒ Condition 1 adds that approval of the MCP is "subject to the Master Concept Plan being amended to reflect the changes due to denial of deviation one". This allows for the change without any additional hearings.
- ☒ Condition 2b changed the Minimum Lot Width from 50 feet to 47.5 feet so as to permit reconfiguration of the lots due to the denial of deviation one. Other changes to make this accommodation include changing the Minimum Lot Area from 7,600 to 7,125 square feet (for the smaller lots City Council created) and revising the Minimum Side Setback and Side Accessory Structure Setbacks to 7.5-Feet (except 15 feet perimeter setbacks on the east and west side of the development).
- ☒ Condition five was added so that "All lots within this development must have a "French Drain" installed so that all stormwater landward of the seawall drains into the culverts facing Esplanade Street."
- ☒ Deviation one reflects that it was denied.

Kindly sign the ordinance and return to Dianne Lynn, who will maintain the fully executed original and transmit signed copies of the ordinance to Community Development, applicant and myself for our files, after they are completely signed.

AEV/

Attachment

cc: Bonita Springs City Council
Gary A. Price, City Manager
Barbara Barnes-Buchanan, Assistant City Manager
Dianne Lynn, City Clerk
Mary Gibbs, Director, Community Development
Pamela Houck, Director, Zoning
Chip Block, Principal Planner, Zoning
Josh Philpott, Planner, Zoning
Debbie Muchler, Deputy City Clerk
Deborah Gress, P.E., representing applicant
Above without attachments



July 06, 2006

479-8585

**CITY OF
BONITA SPRINGS**

9101 BONITA BEACH ROAD
BONITA SPRINGS, FL 34135
TEL: (239) 949-6262
FAX: (239) 390-1004
www.cityofbonitasprings.org

**MS. DEBORA A. GRESS, P.E.
PROGRESSIVE ENGINEERING
25671 CORZINE LN
BONITA SPRINGS, FL 34135**

Jay Arend
Mayor

Richard Ferreira
District One

Alex Grantt
District Two

Patrick McCourt
District Three

John Joyce
District Four

Martha Simons
District Five

Ben L. Nelson, Jr.
District Six

Gary A. Price
City Manager

Audrey E. Vance
City Attorney

**RE: Agenda Schedule for 4848 ESPLANADE STREET
Case No. DCI2006-00021**

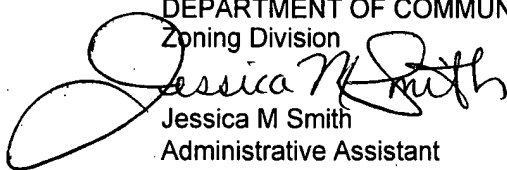
Dear MS. DEBORA A. GRESS, P.E. :

Your zoning request has been scheduled before the Zoning Board for Land Use Hearings of the City of Bonita Springs on Friday, August 4, 2006, at 9:00 AM. The hearing will be conducted in the Bonita Springs City Hall, 9101 Bonita Beach Road, Bonita Springs, FL 34135.

Your zoning sign will be ready for pickup any time after Thursday, July 6, 2006, at the second floor reception desk at 1500 Monroe St., Ft. Myers, FL. If you would like to pick them up at the drive-thru window, please call 479-8585 to make the appropriate arrangements. This sign must be posted in accordance with Department procedures no later than Thursday, July 20, 2006, and is to remain posted until final decision is rendered.

Call if you have any questions.

**DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division**


Jessica M Smith
Administrative Assistant

**cc: MS. DEBORA A GRESS
KENT E WITZEL +
Josh Philpott, Senior Planner
Zoning File**



**CITY OF
BONITA SPRINGS**

September 07, 2006

479-8585

9101 BONITA BEACH ROAD
BONITA SPRINGS, FL 34135
TEL: (239) 949-6262
FAX: (239) 390-1004
www.cityofbonitasprings.org

**MS. DEBORA A. GRESS, P.E.
PROGRESSIVE ENGINEERING
25671 CORZINE LN
BONITA SPRINGS, FL 34135**

Jay Arend
Mayor

Richard Ferreira
District One

Alex Grantt
District Two

Patrick McCourt
District Three

John Joyce
District Four

Martha Simons
District Five

Ben L. Nelson, Jr.
District Six

Gary A. Price
City Manager

Audrey E. Vance
City Attorney

**RE: Agenda Schedule for 4848 ESPLANE STREET
Case No. DCI2006-00021**

Dear MS. DEBORA A. GRESS, P.E. :

Your request has been scheduled before the City Council of the City of Bonita Springs for a **SECOND READING** of an ordinance on the referenced matter. Public comment by participants will be taken during this hearing.

DATE & TIME: Monday, September 25, 2006. Meeting commences at 9:00 a.m.

LOCATION: Bonita Springs City Hall
9101 Bonita Beach Road
Bonita Springs, FL 34135

Be advised all exhibits presented to City Council are required to be retained by the City Clerk for the minutes and records. The City encourages the applicant to provide reduced copies of these exhibits for the record as an alternative to a full size copy, for reproduction purposes.

Call if you have any questions.

**DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division**

Luisa V Villa
Administrative Assistant

cc: **MS. DEBORA A GRESS
KENT E WITZEL +
Josh Philpott, Senior Planner
Zoning File**

INSTRUCTIONS

(Section 6.1.c., Lee County Administrative Code AC 2-8)

A zoning sign must be posted on the parcel subject to any zoning application for a minimum of fifteen CALENDAR (15) days in advance of the Zoning Board of the City of Bonita Springs and maintained through the Bonita Springs City Council Hearing. This sign will be provided by the Zoning Division in the following manner:

- Signs for case #DCI2006-00021 must be posted by **Thursday, July 20, 2006**.
- The sign must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
- The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
- The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.
- If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Zoning Division, and obtain duplicate copies of the sign from the Zoning Division.

The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO LEE COUNTY ZONING DIVISION, 1500 MONROE ST., FT. MYERS, FL 33901.

(Return the completed Affidavit below to the Zoning Division as indicated in previous paragraph.)

AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA
COUNTY OF LEE

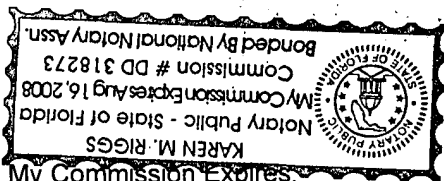
BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Deborah Allen Gress
WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 34-236(b) OF THE
LEE COUNTY LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN THE ZONING APPLICATION
REFERENCED BELOW:

Deborah Allen Gress
SIGNATURE OF APPLICANT OR AGENT
Deborah Allen Gress
NAME (TYPED OR PRINTED)
25611 Corzine Rd.
ST. OR PO BOX
Bonita Springs, FL 34135
CITY, STATE & ZIP

#DCI2006-00021/4848 ESPLANADE STREET/08/04/2006/JSS

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 21 day of July
2006 by Deborah Allen Gress, personally known to me or who produced FD-DC-Exp-09
as identification and who did/did not take an oath.



Karen M. Riggs
Signature of Notary Public
Karen M. Riggs
Printed Name of Notary Public

My Commission Expires
(Stamp with serial number)

RECEIVED
JUL 25 2006

COMMUNITY DEVELOPMENT

MEMORANDUM
From The
Department Of
Community Development
Development Services Division

Date: August 22, 2006

To: FILE - DCI 2006-0002 FROM: Luisa Villa

RE: Notice of Public Hearing - September 6, 2006
 Bonita Springs Council Zoning Hearing (1st reading)

I, Luisa Villa, Internal Services Secretary, Development Services Division, do hereby certify that I have mailed notices to the participants in regard to the above referenced meeting, in the attached style, pursuant to the list marked and attached hereto and made a part of the certification.

NOTICE TO PARTICIPANT

CASE NUMBER: DCI2006-00021

NAME: 4848 Esplanade Street

REQUEST: A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST TO REZONE FROM TWO-FAMILY CONSERVATION (TFC-2) TO RESIDENTIAL PLANNED DEVELOPMENT (RPD); ON LAND LOCATED AT 4836, 4842, 4844, 4848 and 4850 ESPLANADE STREET, BONITA SPRINGS, FLORIDA, (STRAP NOS. 32-47-25-B4-00208.0080, 32-47-25-B4-00208.0070, 32-47-25-B4-00208.0060), ON 1.06 +/- ACRES; PROVIDING FOR AN EFFECTIVE DATE.

No public participation will be heard at the first reading.

The first reading of the zoning ordinance is a reading of the request and the second reading is the hearing.

Notice is hereby given that on September 6, 2006 the City Council of the City of Bonita Springs will hold a public hearing at 5:30 p.m. for a FIRST READING of an ordinance on the referenced matter and to review the Zoning Board for Land Use Hearings recommendation. This hearing will be held in the Bonita Springs City Hall, 9101 Bonita Beach Road, Bonita Springs, FL 34135.

A SECOND READING on this matter is tentatively scheduled for September 25, 2006 at 9:00 a.m. at the same location.

NO FURTHER NOTICES WILL DISTRIBUTED UNLESS THE SECOND READING DATE IS CHANGED.

The law states that, as a participant, you have the right to appear and address the Council on this case. However, the law strictly limits all testimony before the Council to statements challenging the correctness of findings and conclusions contained in the record, or statements alleging the discovery of relevant new evidence which was not known by the speaker at the time of the Zoning Board for Land Use Hearings and not otherwise disclosed in the record.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Gary A. Price, City Manager at 239-949-6262, at least 48 hours prior to the meeting.

Additional copies of the Zoning Board for Land Use Hearing's recommendation may be obtained or the file reviewed at the Zoning Division, 1500 Monroe St., Ft. Myers, FL. Telephone 479-8585 for additional information.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

CASE NUMBER: DCI2006-00021

CASE NAME: 4848 Esplanade Street

Debora Allen Gress
25671 Corzine Road
Bonita Springs, Florida 34135 (Applicant/Agent)

Kent Witzel, Ray Ambrozy, Catherine Kiely, Charles Fox
28901 Cavell Terrace
Naples, FL 34119 (Owners).

Joseph Hannon
4854 Esplanade Street
Bonita Springs, FL 34134

Richard Thompson
18855 Rapids Road
Hiram, Ohio 44234-9618

Rob Ward
4841 Tarpon Avenue
Bonita Springs, FL 34134

Frankie Everett
4974 Esplanade Street
Bonita Springs, FL 34134

Nicholas Carbon
10066 Hidden Pines Lane
Bonita Springs, FL 34135

Linda Willette
4837 Tarpon Avenue
Bonita Springs, FL 34134

Connie Sims
5100 Esplanade Street
Bonita Springs, FL 34134

Carol and Bill Feeney
4830 Esplanade Street
Bonita Springs, FL 34134

Richard Barber
4944 Esplanade Street
Bonita Springs, FL 34134

Ed & Renetta Jakstavich
4817 Esplanade Street
Bonita Springs, FL 34134

Pat Anjoski
4818 Esplanade Street
Bonita Springs, FL 34134

Sandra Dickerman
4869 Esplanade Street
Bonita Springs, FL 34134

Edmund Zammit
1610 Port Avenue
Naples, FL 34104

Steve Sims
P.O. Box 188
Bonita Springs, FL 34133

BONITA SPRINGS, FLORIDA
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING DIVISION
STAFF REPORT

TYPE OF CASE: PLANNED DEVELOPMENT/DCI

CASE NUMBER: DCI2006-00021

HEARING DATE: August 4, 2006

Applicant: Ms. Debora Allen Gress in ref to 4848 Esplanade Street

Request: Request to rezone approximately 1.06 acres from Two-Family Conservation (TFC-2) to Residential Planned Development (RPD) to allow the development of 3 two-family attached residential structures for a total of six dwelling units, on property located at 4836, 4842, 4844, 4848, and 4850 Esplanade Street.

Location: The subject property is located at 4836, 4842, 4844, 4848 and 4850 Esplanade Street (US 41 to Bonita Beach Road. West to Imperial Shores Blvd. North to Esplanade. West on Esplanade), in S32-T47S-R25E, Bonita Springs, FL.

<u>Future Land Use:</u>	Medium Density Residential
<u>Zoning:</u>	Two-Family Conservation (TFC-2)
<u>Current Use:</u>	Three Duplexes

<u>Existing Zoning & Land Use</u>	<u>Future Land Use</u>
North: Canal then Single-Family Residence zoned Two-Family Conservation	Medium Density Residential
East: Single-Family residence zoned Two-Family Conservation	Medium Density Residential
South: Single-Family and vacant lots zoned Two-Family Conservation	Medium Density Residential
West: Duplex zoned Two-Family Conservation	Medium Density Residential

Size of Property: 1.06± acres

RECOMMENDATION:

Staff recommends **APPROVAL** of the Applicant's request for rezoning from Two-Family Conservation (TFC-2) to Residential Planned Development with the following conditions and deviations:

Conditions

1. The development of this project must be consistent with the 1-page Master Concept Plan titled "4848 Esplanade Street," stamped received April 25, 2006, last revised April 19, 2006, 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.
2. The following limits apply to the project and uses:
 - a. Schedule of Uses

Accessory uses and structures
Docks, Seawalls
Fences and Walls
Dwelling Unit:
 Two-Family Attached
Essential Services
Home Care Facility
Home Occupation
 No outside help
Model Home
Residential accessory uses
 - b. Site Development Regulations

Minimum Lot Width:	50-Feet
Minimum Lot Depth:	150-Feet
Minimum Lot Area:	7,600 Square-Feet
Maximum Lot Coverage:	40 percent
Maximum Building Height:	35-Feet
Minimum Street Setback:	25-Feet
Minimum Side Setback:	7.5-Feet
Minimum Waterbody Setback:	25
Accessory Structure Setbacks:	
Side:	7.5 Feet
Waterbody:	5-feet for non-roofed structures 25-feet for roofed structures
3. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Bonita Springs LDC may be required to obtain a local development order.
4. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

Deviations

1. Deviation from Section 34-935(b)(1)b of the City of Bonita Springs Land Development Code which requires a minimum 15-foot perimeter setback for

structures located within a Residential Planned development, to allow a 7.5 foot setback for the east and west perimeters.

The applicant is requesting a deviation to reduce the perimeter setback for the east and west sides to allow a 7.5 foot setback. The 7.5-foot setback is consistent with the side setback requirements for residential uses located in a conventional zoning district. Staff recommends **APPROVAL** of the requested deviation.

2. Deviation from Ordinance 05-16 of the City of Bonita Springs which permits a maximum driveway width of 18-feet to allow a driveway width of 20-feet.

The requested deviation will allow for the applicant to install a driveway which will be consistent with the width of the proposed garage doors. The applicant is proposing to install two individual garage doors on each dwelling unit with a 16-inch block used for separation. Staff recommends **APPROVAL** of the requested deviation.

3. Deviation from Section 3-709(D) of the City of Bonita Springs Land Development Code which requires the installation of a sidewalk along the street right-of-way at the time of development, to eliminate the requirement to install a sidewalk along Esplanade Street.

The proposed development is located on Esplanade Street which is a local street which consists of single-family and duplex residences. The sidewalk would only be required along the frontage of the subject property. No other sidewalk exists along Esplanade and the installation of a new sidewalk would be "a sidewalk to nowhere". Pedestrian traffic should have no issues dealing with the limited amount of traffic along this local residential street. Staff recommends **APPROVAL** of the requested deviation.

Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of planned development rezonings, staff 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.
8. The deviations granted:
 - a) enhance the objectives of the planned development; and
 - b) preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

Introduction

The subject property is approximately 1.06+/- acres located at 4836, 4842, 4844, 4848, and 4850 Esplanade Street. The subject property is developed with three duplexes. To the north of the subject property is a residential canal which connects to the Imperial River. To the south of the subject property is Esplanade Street which connects to Imperial Shores Drive approximately .09 miles to the east of the subject property. The surrounding area is zoned Two-Family Conservation (TFC-2) and is developed with a mixture of single-family and duplex residential dwelling units.

The applicant is requesting a rezoning to Residential Planned Development to permit the construction of three, two-family attached structures for a total of six residential units. The subject property is currently zoned Two-Family Conservation (TFC-2) which permits the construction of a duplex on each lot. With the existing zoning on the property, the applicant could subdivide the property to construct eight residential dwelling units but would be limited to construction of a duplex type dwelling units. The overall number of dwelling units permitted currently will be reduced from eight to six with the proposed rezoning. The distinctive difference would be permitting two-family attached dwelling units rather than the duplexes currently permitted.

Connections to central water and sewer utilities will be provided to the subject property.

Master Concept Plan

The master concept plan illustrates the requested rezoning to Residential Planned Development to permit the construction of three, two-family attached structures. The location of potential accessory structures such as pool enclosures and patios are shown to the rear of the residences.

Bonita Springs Comprehensive Plan Considerations

The subject property is located within the Medium Density Residential Future Land Use Category as outlined in Policy 1.1.8 of the City of Bonita Springs Comprehensive Plan.

Policy 1.1.8: Medium Density Residential – Intended to accommodate areas with a mix of single-family and duplex residential development at a maximum density of up to 11.6 dwelling units per gross acre; group homes and foster care facilities; public schools and other public, semi-public and recreational uses on a limited basis.

- a. *Appropriate residential housing types include conventional and modular constructed single-family and duplex structures on permanent foundations.*
- b. *As an alternative to a duplex structure, and in order to encourage dispersing affordable housing throughout the community, one accessory dwelling, such as a garage apartment or accessory apartment, may be located on a single lot occupied by one single-family structure, provided development of the lot remains within the maximum allowable density. Conditions on accessory dwelling units may be required within the Land Development Regulations to prevent over crowding and to ensure compatibility.*
- c. *Maximum allowable height of structures shall be 35 feet from the base flood elevation to the eaves.*

The proposed rezoning will permit a maximum gross density of 4.20 dwelling units per acre which is well below the maximum permitted density of 11.6 dwelling units per acre. The applicant is requesting to construct three, two-family attached dwelling units having a maximum height of 35-feet. The requested rezoning is consistent with Policy 1.1.8 of the Future Land Use Element of the City of Bonita Springs Comprehensive Plan.

Neighborhood Compatibility

The surrounding area is developed with a mixture of residential housing types. The surrounding area is developed with a mixture of single-family and duplex dwelling units. The current zoning permits the construction of duplex residential dwelling units. The applicant is requesting a rezoning to permit the construction of two-family attached dwelling units.

To the north of the subject property is a residential canal which connects to the Imperial River. The current zoning along Esplanade Street is Two-Family Conservation (TFC-2) which permits the construction of duplex residential dwelling units and single-family dwelling units. Esplanade Street is developed with a mixture of duplexes and single-family residences. To the east of the subject property is a single-family residence. To the west of the subject property is a duplex. To the south of the subject property across Esplanade Street is a single-family residence and undeveloped land.

Staff finds that with the existing zoning of Two-Family Conservation (TFC-2) surrounding the subject property, the requested rezoning to permit the construction of two-family attached dwelling units rather than duplexes, would not be detrimental to the surrounding neighborhood. Staff finds that the proposed rezoning is compatible with the surrounding neighborhood.

Staff finds that as property values continue to rise the existing single-family residences will be removed and the area will redevelop with more duplex residences as permitted with the existing zoning and Future Land Use Designation. There could be additional requests to rezone to

Residential Planned Development to permit the construction of two-family attached dwelling units rather than duplex residences.

Transportation

The requested rezoning will reduce the number of dwelling units currently permitted in the Two-Family Conservation (TFC-2) zoning category. The applicant is proposing to construct three, two-family attached dwelling units. With the existing zoning four duplexes could be constructed. The proposed rezoning will have no impact on the existing transportation network.

Conclusion

The area to the surrounding the subject property is zoned Two-Family Conservation (TFC-2) which permits the construction of duplexes without the need for rezoning. Given the fact that the applicant's requested rezoning is to permit the construction of two-family attached residences, staff finds that the proposed rezoning consistent with the Bonita Springs Comprehensive Plan and compatible with the surrounding neighborhood. Given the existing Two-Family Conservation (TFC-2) zoning and Medium Density Residential Future Land Use designation, which permits 11.6 dwelling units per acre, staff finds that the area will see more redevelopment in the future similar to the requested rezoning.

The City of Bonita Springs is currently revising Chapter 34 of the Land Development Code and included in the revisions is the combination of the Duplex and Two-Family Attached dwelling unit definition. This would eliminate the distinction between the two and would therefore allow the applicant to construct one of the proposed structures on the northern portion of the subject property without rezoning.

SUBJECT PROPERTY

- A. STRAP: The applicant indicates the STRAP numbers are: 32-47-25-B4-00208.0080, .0070, .0060
- B. LEGAL DESCRIPTION: See EXHIBIT A.

ATTACHMENTS

- A. Map of surrounding zoning
- B. Master Concept Plan

EXHIBITS

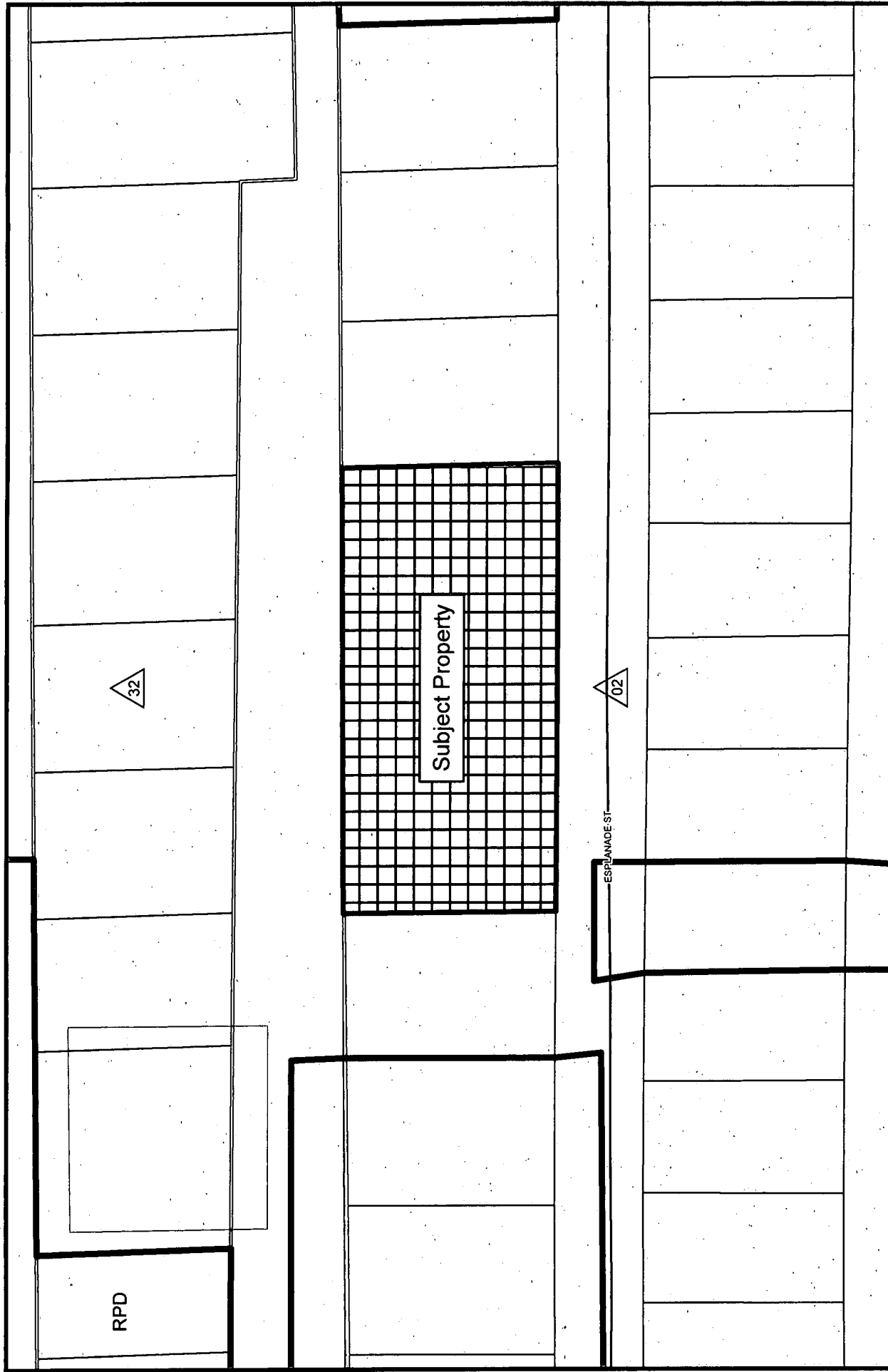
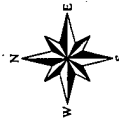
- A. Legal Description

cc: Applicant
City Attorney
DCI Zoning file
DCI Planner file

Attachment "A" Zoning Map

DCI2006-00021

7/19/2006



FIELDBOOK 181	PAGE 39	DATE 1-18-06	SECTION 32, 47 S, RGE 25 E
NORTH ARROW 	FOUNDATION LOCATION	FIELDBOOK PAGE	LEGEND SET CONC. MON. WCAP I.D. # 3553 SET IRON PIN WCAP I.D. # 3553 FD. CONC. MON. WCAP FD. CONC. MON. FD. IRON PIN ASSUMED ELEVATION BENCHMARK RECORDED MEASURED CONT REVERSE SIDE FINAL SURVEY DATE
	LEGAL DESCRIPTION (AS PROVIDED BY CLIENT) This is a boundary survey of the following: Lot 6, Block 8, Imperial Shores, Unit 1 as recorded in O.R Book 53, Page 130 of the public records of Lee County, Florida.		
SCALE 1"=30'	<div style="text-align: center;">Canal</div>		
<div style="display: flex; justify-content: space-between;"> <div> Applicant's Legal Checked </div> <div> DCI 2006-00021 </div> </div>			
NOTES 1. REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. 2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN. 3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED. 4. BEARINGS SHOWN HEREON ARE BASED ON angles field measured 5. THIS PROPERTY LIES IN FLOOD ZONE <u>AE EL 11.0</u> PER F.I.R.M. PANEL NO. <u>1251240505E</u> DATED <u>7-20-98</u> 6. LAST DATE OF FIELDWORK <u>1-12-06</u> 7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.		CERTIFICATE I hereby certify that the above described property was surveyed under my direction and the sketch of survey is true and correct to the best of my knowledge. This survey meets or exceeds the minimum technical standards set forth by the Florida Board of Land Surveyors, pursuant to Rule 61G17 - 6 Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon. <div style="text-align: right;"> MARK O. ALLEN P.L.S. #3553 LB #6558 </div>	
MARK O. ALLEN, INC. PROFESSIONAL LAND SURVEYOR			
FAX: (239) 992-6070 TELE: (239) 992-8900		10602 WOODS CIRCLE BONITA SPRINGS, FL 34135	
DWN. BY SMA	CHK'D BY	ORDERED BY Kent Wetzel	SHEET 1 OF 1 DWG. NO. 2006-13

EXHIBIT A

FIELDBOOK 181 PAGE 39 DATE 1-16-06		SECTION 32 T 47 S, RGE 25 E	
NORTH ARROW 	FOUNDATION LOCATION	FIELDBOOK PAGE	<div style="border: 1px solid black; padding: 5px;"> LEGEND ■ SET CONC. MON. WCAP I.D. # 3553 ● SET IRON PIN WCAP I.D. # 3553 ○ FD. CONC. MON. WCAP ○ FD. CONC. MON. ○ FD. IRON PIN ○ ASSUMED ELEVATION ▲ BENCHMARK R RECORDED M MEASURED CON'T REVERSE SIDE FINAL SURVEY DATE </div>
<div style="display: flex; justify-content: space-between;"> <div style="width: 15%;"> SCALE 1"=30' </div> <div style="width: 60%;"> <p style="text-align: center;">LEGAL DESCRIPTION (AS PROVIDED BY CLIENT)</p> <p>This is a boundary survey of the following: A lot or parcel of land lying in the Southwest quarter (SW1/4) of Section 32, Township 47 South, Range 25 East, which tract or parcel is described as follows: From the Southeast corner of said fraction of a section run North 1 degree 44'10" West along the East line thereof for 1310.03 feet; thence run South 89 degrees 46'10" West parallel with the South line of said Section for 600.00 feet to the point of beginning. From said point of beginning run South 89 degrees 46'10" West parallel with the said South line of said Section for 100.00 feet; thence run North 1 degree 44'10" West perpendicular to said South line 140 feet, more or less to the waters of a boat canal; thence run Easterly along said waters for 100 feet, more or less to an intersection with a line bearing South 1 degree 44'10" East perpendicular to said South line, passing through the point of beginning. thence run South 1 degree 44'10" East to the point of beginning. Subject to a 15 foot wide public utility easement running across the Southerly side of the herein described parcel. The said property also known as Lot 7, Block 8, Unit No. 1, Imperial Shores, an unrecorded subdivision.</p> </div> <div style="width: 15%; text-align: right;"> <div style="border: 2px solid black; padding: 5px; transform: rotate(-5deg); font-weight: bold; font-size: 1.2em;"> RECEIVED MAR 09 2006 </div> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>NOTES</p> <ol style="list-style-type: none"> REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED. BEARINGS SHOWN HEREON ARE BASED ON angles field measured </div> <div style="width: 45%;"> <p>CERTIFICATE</p> <p>I hereby certify that the above described property was surveyed under my direction and the sketch of survey is true and correct to the best of my knowledge. This survey meets or exceeds the minimum technical standards set forth by the Florida Board of Land Surveyors, pursuant to Rule 61G17-8 Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon.</p> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <ol style="list-style-type: none"> THIS PROPERTY LIES IN FLOOD ZONE AE EL 11.0 PER F.I.R.M. PANEL NO. 125124 0505E DATED 7-20-98 LAST DATE OF FIELDWORK 1-12-06 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. </div> <div style="width: 45%; text-align: right;"> <p>Applicant's Legal Description</p> <p><i>[Signature]</i> 2/18/06</p> <p>MARK O. ALLEN P.L.S. #3553 LB #6558</p> </div> </div>			
MARK O. ALLEN, INC. PROFESSIONAL LAND SURVEYOR			
FAX: (239) 992-6070 TELE: (239) 992-8900		10602 WOODS CIRCLE BONITA SPRINGS, FL 34135	
DWN. BY SMA	CHK'D BY	ORDERED BY Kent Wetzel	SHEET 1 OF 1 DWG. NO. 2006-13A

FIELDBOOK 180 PAGE 180 DATE 12-27-04		SECTION 32 T 47 S, RGE 25 E	
NORTH ARROW 	FOUNDATION LOCATION	FIELDBOOK PAGE	LEGEND ■ SET CONC. MON. W/ CAP I.D. # 3553 ● SET IRON PIN W/ CAP I.D. # 3553 □ FD. CONC. MON. W/ CAP ○ FD. CONC. MON. ○ FD. IRON PIN ○ ASSUMED ELEVATION ▲ BENCHMARK △ RECORDED R MEASURED --- CON'T REVERSE SIDE --- FINAL SURVEY DATE
LEGAL DESCRIPTION (AS PROVIDED BY CLIENT) This is a boundary survey of the following: Lot 8, Block 8, Imperial Shores, Unit 1, unrecorded. O.R. Book 53 Page 130 of the public records of Lee County, Florida.			
SCALE 1"=30'			
RECEIVED MAR 09 2006 DCI 2006-00021			
This survey is certified to the following: -Richardson & Sellers, P.A. -Attorneys' Title Insurance Fund, Inc. -Kent E. Witzel and Ray Ambrozio (buyers)			
NOTES 1. REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. 2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN. 3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED. 4. BEARINGS SHOWN HEREON ARE BASED ON Centerline Esplanade St. being S89°46'10"W 5. THIS PROPERTY LIES IN FLOOD ZONE AE EL 11.0 PER F.I.R.M. PANEL NO. 125124 0505E, DATED 7-20-98 6. LAST DATE OF FIELDWORK 12-22-04, Revised 11-21-05 7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.		CERTIFICATE I hereby certify that the above described property was surveyed under my direction and the sketch of survey is true and correct to the best of my knowledge. This survey meets or exceeds the minimum technical standards set forth by the Florida Board of Land Surveyors, pursuant to Rule 61G17 - 6 Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon. <div style="text-align: right;"> MARK O. ALLEN P.L.S. #3553 LB #6558 </div>	
MARK O. ALLEN, INC. PROFESSIONAL LAND SURVEYOR			
FAX: (239) 992-6070 TELE: (239) 992-8900		10602 WOODS CIRCLE BONITA SPRINGS, FL 34135	
DWN. BY JLA	CHK'D BY	ORDERED BY Kent Witzel	SHEET 1 OF 1 DWG. NO. 2004-324



RECEIVED

MAR 09 2006

COMMUNITY DEVELOPMENT

APPLICATION FOR PUBLIC HEARING FOR PLANNED DEVELOPMENT BONITA SPRINGS

Applicant's Name: Debera Allen Gress
Project Name: 4348 ESPLANADE STREET
STRAP Number(s): 32-47-25-B4-00208-0080, .0070, .0060
Application Form: X Computer Generated* County Printed

* By signing this application, the applicant affirms that the form has not been altered.

STAFF USE ONLY

Planning Community: Bonita Springs Case Number: DCI 2006-00021
Current Zoning: JFC-2 Date of Application: 3-9-06
Land Use Classification(s): Med Den SP/DUP Fee: 5,000.00
Comp. Plan Density Range:
Date Zoning Board/Planning Agency Public Hearing:
Planner in charge:

TYPE OF APPLICATION

<u> </u> DRI	<u> </u> PD - Existing Development	<u>✓</u> OPTION 1
<u> </u> DCI - Major	<u> </u> PD - Existing Development	<u> </u> OPTION 2
<u>✓</u> DCI - Minor	<u> </u> PD - Amendment	

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 479-8585

DCI 2006-00021

PART I
APPLICANT/PROPERTY OWNERSHIP INFORMATION

A. Name(s) of applicant(s): Deborah Allen Gress
Mailing Address: Street: 25671 Corzine Rd
City: Bonita Springs State: FL Zip: 34135
Phone Number: Area Code: 239 Number: 992-1619 Ext: _____
Fax Number: Area Code: 239 Number: 992-8571
E-mail: gressdebbie@comcast.net

B. Relationship of applicant to property:

☐ Owner ☐ Trustee ☐ Option holder ☐ Lessee ☐ Contract Purchaser
☒ Other (indicate): Agent

If applicant is NOT the owner or the person authorized by the Covenant of Unified Control, submit a **Notarized Authorization Form** from the owner or his authorized representative. Label as Exhibit I-B.

* If the application is County-initiated, enter the date the action was initiated by the Board: _____
Attach a copy of the "blue sheet" and a list of all property owners, and their mailing addresses, for all properties within the area described. Names and addresses must be those appearing on the latest tax rolls of Lee County. Label the "blue sheet" as "Exhibit I-B-2" and the list as "Exhibit I-B-3". [Sec. 34-202(a)(5)]

C. Name of owner(s) of property: Kent Witzel, Ray Ambrozy, Catherine Kiely, Charles Fox
Mailing Address: Street: 28901 Cavell Terrace
City: Naples State: FL Zip: 34119
Phone Number: Area Code: 239 Number: 272-9486 Ext: _____
Fax Number: Area Code: 239 Number: 992-8571

D. Date property was acquired by present owner(s): Nov. 2005

E. Is the property subject to a sales contract or sales option? _____ NO ☒ YES

F. Is owner(s) or contract purchaser(s) required to file a disclosure form? _____ NO ☒ YES. If yes, please complete and submit Exhibit I-F (attached).

G. Are there any existing deed restrictions or other covenants on this property which may affect this request?
☒ NO _____ YES. If yes, submit a copy of the deed restrictions or other covenants and a statement explaining how the restrictions may affect the requested action. Label as "Exhibit I-G".

H. Authorized Agent(s): List names of authorized agents (submit additional sheets if necessary).

Name: Deborah Allen Gress
Address: 25671 Corzine Rd, Bonita Springs, FL 34135
Contact Person: _____
Phone: 239-992-1619 Fax: 239-992-8571
E-mail: gressdebbie@comcast.net

**PART II
GENERAL INFORMATION**

A. Request:

1. Rezoning from IFC-2 TO: (check all applicable)

☒ RPD - Residential	☐ MPD - Mixed Use
☐ MHPD - Mobile Home	☐ RVPD - Recreational Vehicle
☐ CPD - Commercial	☐ CFPD - Community Facilities
☐ IPD - Industrial	☐ AOPD - Airport Operations

2. Option Chosen: ☒ Option 1 [34-373(a)(6)a] ☐ Option 2 [34-373(a)(6)b]

3. Other - Provide specific details. _____

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

☒ NO. Attach a legible copy of the legal description (label it Exhibit II-B-1.) and Certified sketch of description as set out in chapter 61G 17-6.006 FAC. (labeled Exhibit II-B-2.). **If the legal description is available on computer disc (Word or Word Perfect) please provide a copy at time of application.**

☐ YES. Property is identified as:

Subdivision Name: Imperial Shores
Plat Book: 53 Page: 130 Unit: 1 Block: 8 Lot: 6,7,8
Section: 32 Township: 47 Range: 25

Attach a copy of the Plat Book page with subject property clearly marked. Label this Exhibit II-B-3.

C. Project Street Address: 4836, 4842/44, 4848/50 ESPLANADE STREET

D. General Location Of Property (referenced to major streets): US 41 to Bonita Beach Road. West to Imperial Shores Blvd. North to Esplanade. West on Esplanade

E. Lee Plan Information

1. Lee Plan Land Use Classification: Urban Community - Med Density SF/Dup Res.

2. Are you proposing any Lee Plan amendments which could affect the subject property? ☒ NO

☐ YES. If yes, submit a copy of the proposed amendment (labeled as "Exhibit II-E-1") along with a statement as to how the proposed amendment will affect your property (labeled as "Exhibit II-E-2").

F. Drainage, Water Control and Other Environmental Issues

1. Is the property within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s? ☐ NO ☒ YES. If yes, specify the minimum elevation required for the first habitable floor). 11.0 NGVD (MSL)

2. Are there any environmentally sensitive lands such as, but not limited to: wetlands (as defined in the Lee Plan); flow-ways, creek beds, sand dunes, other unique land forms [see Lee Plan Policy 77.1 (2)] or listed species occupied habitat (see Sec. 10-474 of the Land Development Code) on the subject property?
X NO _____ YES If yes, delineate these areas on a map or aerial photo and label it Exhibit II-F-1. Also, complete Exhibit II-F-2. attached hereto.

G. Present Use of Property: Is the property vacant? X NO _____ YES

If the property is not vacant, the owner or applicant's signature on this application indicates that the Owner agrees to either remove all existing buildings and structures, OR that the proposed use of the building or structure(s) will be in compliance with all applicable requirements of the Land Development Code. [Sec. 34-202(b)(3)]

Briefly describe current use of the property: LOT 6 is occupied with a duplex.
LOT 7 is occupied with a duplex. LOT 8 is occupied
with a duplex. All three existing buildings will
be demolished and new homes built to current
building code requirements.

H. Property Dimensions

1. Width (average if irregular parcel): 300 Feet
2. Depth (average if irregular parcel): 153.58 Feet
3. Frontage on road or street: 300 Feet on Esplanade Street
(Name of street)
4. Total land area: 1.06 Acres or Square Feet

I. Land Area Calculations

1. Undevelopable Areas:

- a. Freshwater wetland areas 0
b. Other wetland areas 0
c. Submerged land subject to tidal influence: 0
d. Total (a + b + c): 0

2. Remaining developable land (H.4 less I.1.d): 1.06 ac.

1. Fire District: Bonita Springs Fire Control + Rescue

2. Water Supply

a. Estimated daily consumption of potable water:

1. Residential units: 1500 gpd 6 units @ 250 GPD/unit
2. Mobile Home units: _____ gpd
3. Rec. Vehicle units: _____ gpd
4. Commercial: _____ gpd
5. Industrial: _____ gpd

b. Source of potable water: Bonita Springs Utilities

c. Do you have a written agreement from the utility company to serve your project? X NO
_____ YES. If yes, please submit a copy of the agreement.

d. Source of Non-potable water: Bonita Springs Utilities

3. Sanitary Sewer Service

a. Estimated daily production of wastewater:

1. Residential units: 1200 gpd - 6 units @ 200 GPD/unit
2. Mobile Home units: _____ gpd
3. Recreational Vehicles: _____ gpd
4. Commercial: _____ gpd
5. Industrial: _____ gpd

b. Is any special effluent anticipated? X NO _____ YES. If yes, please complete Exhibit III-B-3 (attached).

c. Source of sanitary sewer service: Bonita Springs Utilities

d. Do you have a written agreement from the utility company to serve your project? X NO
_____ YES. If yes, please submit a copy of the agreement.

e. Will a private on-site disposal facility be used? X NO _____ YES. If yes, please complete Exhibit III-B-3 (attached).

f. Are individual sewage disposal systems proposed? X NO _____ YES.

C. Transportation

1. Has this project been exempted from filing a Traffic Impact Statement? X NO _____ YES
_____ NOT REQUIRED (Exist. development). If it has been exempted, attach a copy of the exemption and label it Exhibit III-C.

**PART IV
SUBMITTAL REQUIREMENTS**

COPIES REQUIRED					Exhibit #	Item
SUB	DRI	DCI	EXIST	MINOR		
	14	14	14	14		Completed application [34-201(b)]
	1	1	1	1		Application Fee [34-202(a)(9)]
	2	2	2	2	I-B-1	Notarized Authorization Form (if applicable) [34-201(a)(1)]
N/A	2	2	2	2	I-B-2	Blue Sheet (if applicable) [34-201(a)(2)]
N/A	2	2	2	2	I-B-3	List of Property Owners (if applicable) [34-202(a)(5)]
	2	2	2	2	I-B-4	Notarized Covenant & doc. Of Unified Control [34-373(a)(3)]
	1	1	1	1	I-B-5	Surrounding Property Owners List [34-202(a)(6)]
	2	2	2	2	I-B-6	Property Owners Map [34-202(a)(7)]
	2	2	2	2	I-B-7	Mailing Labels for Surrounding Property Owners
	2	2	2	2	I-F	Notarized Disclosure Form (if applicable) [34-201(b)(1)]
N/A	2	2	2	2	I-G	Deed Restrictions & Narrative (if applicable) [34-202(b)(2)]
	14	14	14	14	II-B-1	Legal Description [34-202(a)(1)]
	14	14	14	14	II-B-2	Certified sketch of description (if applicable) [34-202(a)(2)]
N/A	2	2	2	2	II-B-3	Plat Book Page (if applicable) [34-202(a)(1)]
	14	14	14	14	II-D	Area Location Map [34-202(a)(4)]
N/A	14	14	14	14	II-E-1	Lee Plan Amendment (if applicable) [34-373(a)(5) & 34-491]
	14	14	14	14	II-E-2	Narrative/how prop. complies with Lee Plan, etc. [34-373(a)(5)]
N/A	14	14	14	14	II-F-1	Environ. Sensitive Lands map (if app.) [34-373(a)(4)c]
N/A	4	4	4	4	II-F-2	Environmental Assessment [34-1573]
	14	14	4	4	II-F-3	Exist. zoning & current land use map/photo [34-373(a)(4)a]
	14	14	4	4	II-F-4	Soils, vegetation and ground cover maps [34-373(a)(4)b.]
N/A	14	14	4	4	II-F-5	Topography map (if available) [34-373(a)(4)b.]
	14	14	-	-	III-A-2	Density Calcs (if applicable) [34-373(a)(6)a.3 & (6)b.3 & (7)a.]
N/A	14	14	-	-	III-A-5	Aviation Hazard (if applicable) [34-1001 et seq.]
N/A	14	14	-	-	III-B-3	Sanitary Sewer Facilities(if applicable) [34-442 (1)n]
	5	5	-	5	III-C	Traffic Imp. Statement (if applicable) [34-373(a)(6)a.11 or b.10]
N/A	5	5	-	5	III-C	TIS Exemption Form (if applicable) [34-373(a)(6)a.11 or b.10]
	14	14	5	5	IV-A	Public transit routes map (if applicable) [34-373(a)(4)d.]
	14	14	5	5	IV-C	Existing easements and r-o-w map. [34-373(a)(4)e.]
	14	14	14	14	IV-D	Description of proposed development. [34-373(a)(6)]
	14	14	14	14	IV-E	Master Concept Plan (Option 1) [34-373(a)(6)a.]
N/A	14	14	14	14	IV-F	Master Concept Plan (Option 2) [34-373(a)(6)b.]
	1	1	1	1		11 inch by 17 inch copy of the Master Concept Plan
	14	14	14	14	IV-G	Schedule of Uses [34-373(a)(6)a.3. or b.3 and 34-373(a)(7)]
N/A	14	14	14	14	IV-H	Schedule of Dev. & Justification [34-373(a)(6)a.9 or b.9 & (7)d]
N/A	4	4	-	-	IV-I	Surface Water Management Plan [34-373(b)(1)]
N/A	4	4	-	-	IV-J	Protected Species Management Plan [34-373(b)(2)]
N/A	14	14	14	14	IV-K	Program for phased development (if applicable) [34-373(b)(3)]
N/A	14	14	14	14	IV-L	Haz. Mat Emer Plan (if applicable) [34-202(b)(4)]
N/A	-	-	4	-	IV-M	Mobile Home Park Rezoning Information [34-373(d)]
	3	3	3	3	IV-N	Aerial [34-373(b)]
N/A	3	3	3	3	IV-O	Map of Historical & Archaeological Sites [34-373(F)]
N/A	3	3	3	3	IV-P	Possible Impacts on Historical & Archaeological Sites [34-373(F)]

PART V

AFFIDAVIT

I, Deborah Allen Gress certify that I am the owner or 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 Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application.

Deborah Allen Gress
Signature of Owner or Owner-authorized Agent

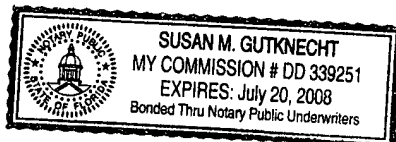
3/9/06
Date

Deborah Allen Gress, P.E.
Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 9th day of MARCH 2006 by Deborah Allen Gress, who is personally known to me or who has produced _____ as identification.

(SEAL)



Susan M. Gutknecht
Signature of notary public

SUSAN M. GUTKNECHT
Printed name of notary public

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ENVIRONMENTAL ISSUES

A. Topography: Describe the range of surface elevations of the property:

Elevations range from 7.0 NGVD to 8.6 NGVD

B. Sensitive Lands: Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the Lee Plan), flowways, creek beds, sand dunes, other unique land forms [see Lee Plan Policy 77.1.1 (2)] or listed species occupied habitat (see Sec. 10-4730 of the Land Development Code).

None

Continued

C. Preservation/Conservation of Natural Features: Describe how the lands listed in B. above will be protected by the completed project:

N/A

D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

Lot 6 and Lot 8 currently have a seawall. Lot 7 has an existing deteriorating wood retaining wall which will be replaced with a concrete seawall.

EXHIBIT III-A-2
PRELIMINARY DENSITY CALCULATIONS*
(Complete only if living units are proposed).

A. Gross Residential Acres

1. Total land area: 1.06 acres
2. Area to be used for non-residential uses: (Line A.2.a. plus A.2.b.): 0 acres
 - a. R-O-W providing access to non-residential uses: 0 acres
 - b. Non-residential use areas: 0 acres
3. Gross residential acres (Line A.1 less A.2): 1.06 acres
 - a. Uplands areas 1.06 acres
 - b. Freshwater Wetlands areas 0 acres
 - c. Other Wetland areas 0 acres

B. Lee Plan Land Use Classification: Med. Density SF/Dup. Residential (If more than one classification, calculations for each classification must be submitted)

Density Standards (from Lee Plan Table 1)

1. Maximum standard density for Land Use Classification: 11.6 units/gross res. acre
2. Maximum total density for Land Use Classification: 11.6 units/gross res. acre

MAXIMUM PERMITTED DWELLING UNITS

C. Intensive Development, Central Urban, and Urban Community Areas:

1. Standard density uplands units (A.3.a. times B.1) 12 units
2. Standard density wetlands units (A.3.b. & A.3.c. times B.1) 0 units
3. Total standard density units (sum of C.1 & C.2) 12 units
4. Max. total density units [A.3.a. times ((B.1 plus 1/2 of (B.2 less B.1)))] 12 units

5. Sub-total permitted standard density units: 12 Units (line C.3 or C.4 - whichever is less)

**** 6. BONUS UNITS**

- a. Low-moderate housing density: N/A units
- b. TDR units: units
- c. Sub-total (C.6.a plus C.6.b) units

7. Total Permitted Units (C.5. plus C.6.c): 12 units ((may not exceed (A.3.a. times B.2) plus (A.3.b. and A.3.c. times .05)).

* Subject to staff review and correction.

** If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

continued

D. Suburban land use areas

N/A

1. Standard density uplands units (A.3.a. times B.1) _____ units
2. Standard density freshwater wetlands units (A.3.b. times B.1) _____ units
3. Total standard density units (sum of D.1 & D.2) _____ units
4. Maximum upland density (A.3.a. times 8) _____ units
5. **Total permitted units:** _____ **Units** (line D.3 or D.4 - whichever is less)

E. Outlying Suburban Land Use Areas

N/A

1. Standard density uplands units (A.3.a. times B.1) _____ units
2. Standard density freshwater wetlands units (A.3.b times B.1) _____ units
3. Total standard density (sum of E.1 & E.2) _____ units
4. Maximum upland density (A.3.a times 4****) _____ units
5. **Total permitted units:** _____ **units** (line E.3 or E.4 - whichever is less)

F. Open Lands

N/A

1. Total acres of "Open Land" _____ acres
2. Maximum open land density (F.1 times 0.2****) _____ units
3. **Total permitted units:** _____ **units**

** If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

*** Outlying suburban land located north of the Caloosahatchee River and east of Interstate-75, north of Pondella Road and south of Pine Island Road (SR 78), and in the Buckingham area (see Goal 19 of the Lee Plan), the maximum upland density is two (2) units per acre plus one (1) for a total of three (3) units per acre.

**** One unit per five acres if the PD process is being used to prevent adverse impacts on environmentally sensitive lands (as defined in Policy 77,1,1,4)

EXHIBIT I-F

DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 32-47-25-B4.0D200.0080 CASE NO. _____

1. 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.

Name and Address	Percentage of Ownership
<u>KENT E. WITZEL</u>	<u>50%</u>
<u>RAYMOND L. AMBROZY</u>	<u>50%</u>
<u>4848 / 4850 ESPLANADE ST.</u>	
<u>BONITA SPRINGS, FL 34134</u>	

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office	Percentage of Stock

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership

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5. 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.

Name, Address, & Office(if applicable)	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

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 public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: _____

(Applicant)

Ray Ambrozny
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

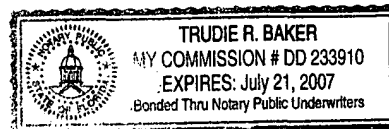
The foregoing instrument was acknowledged before me this 23rd day of Jan, 2006 by Ray Ambrozny, who is personally known to me or who has produced FL License as identification.

Trudie R. Baker
Signature of Notary Public

(SEAL)

Printed Name of Notary Public

EXHIBIT II-F-2



(Revised 09/23/2005)

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C

EXHIBIT I-F

DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 32-47-25-84-00208-0070 CASE NO. _____

1. 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.

Name and Address	Percentage of Ownership
<u>CHARLES & SANDY FOX</u>	<u>100%</u>
<u>4842 / 4844 ESPLANADE ST.</u>	
<u>BONITA SPRINGS, FL 34134</u>	

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

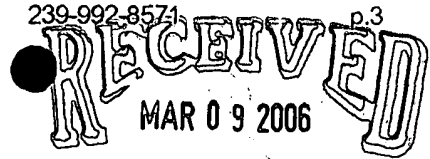
Name, Address, and Office	Percentage of Stock

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership



5. 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.

Name, Address, & Office(if applicable)	Percentage of Stock
Esplanade ONE LLC	100%

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

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 public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: _____

(Applicant)

Charles W. Fox SANDRA L. Fox
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 23 day of Jan, 2006, by Charles Fox who is personally known to me or who has produced drivers license as identification.

(SEAL)

Signature of Notary Public

CRAIG CUERDEN
Printed Name of Notary Public

EXHIBIT II-F-2

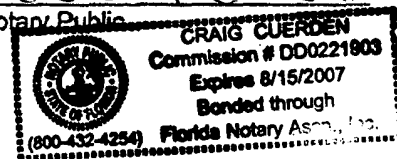


EXHIBIT I-F

DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 32-47-25-B4-60208-0060 CASE NO. _____

1. 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.

Name and Address	Percentage of Ownership
CATHERINE KIELY	100%
4836 ESPLANADE ST.	
BONITA SPRINGS, F 34134	

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office	Percentage of Stock

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership

5. 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.

Name, Address, & Office(if applicable)	Percentage of Stock
Esplanade ONE LLC	100%

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

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 public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: _____

(Applicant)

CATHERINE J. KIEBY
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 24th day of Jan., 2006, by Catherine J. Kieby, who is personally known to me or who has produced FL License as identification.

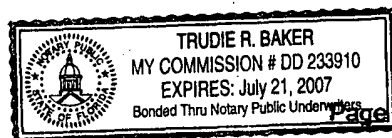
Signature of Notary Public

Printed Name of Notary Public

(SEAL)

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EXHIBIT II-F-2



(Revised 09/23/2005)

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COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 4836 Esplanade Street and legally described in exhibit A attached hereto. (street address)

The property described herein is the subject of an application for planned development zoning. We hereby designate Debara Allen Gress 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 Lee County.

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 master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
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 master concept plan, 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 Lee County.
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 planned development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned development approval 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 planned development must be consistent with those terms and conditions.
5. So long as this covenant is in force, Lee County can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The County will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the County may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned development.

Catherine J. Kiely
Owner
CATHERINE J. KIELY
Printed Name

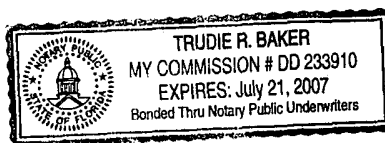
STATE OF FLORIDA)
COUNTY OF LEE)

Sworn to (or affirmed) and subscribed before me this 24th day of Jan, 2006
by Catherine J. Kiely who is personally known to me or has produced
FL License as identification.

Trudie R. Baker
Notary Public

(Name typed, printed or stamped)
(Serial Number, if any)

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(Revised 09/23/2005)

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EXHIBIT A

LEGAL DESCRIPTION

(AS PROVIDED BY CLIENT)

This is a boundary survey of the following: Lot 6, Block 8,
Imperial Shores, Unit 1 as recorded in O.R Book 53, Page 130
of the public records of Lee County, Florida.

COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 4842/4844 Esplanade Street and legally described in exhibit A attached hereto. (street address)

The property described herein is the subject of an application for planned development zoning. We hereby designate Deborah Allen Gress 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 Lee County.

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

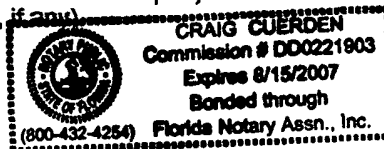
1. The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
2. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master concept plan, 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 Lee County.
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 planned development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned development approval 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 planned development must be consistent with those terms and conditions.
5. So long as this covenant is in force, Lee County can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The County will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the County may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned development.

Charles W. Fox Owner
Sandra L. Fox
Printed Name

STATE OF FLORIDA)
COUNTY OF LEE)

Sworn to (or affirmed) and subscribed before me this 23 day of JAN, 2006
by Charles Fox who is personally known to me or has produced
drivers license as identification.

Craig Guerden
Notary Public
CRAIG GUERDEN
(Name typed, printed or stamped)
(Serial Number, if any)



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(Revised 09/23/2005)

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EXHIBIT A

LEGAL DESCRIPTION

(AS PROVIDED BY CLIENT)

This is a boundary survey of the following: A lot or parcel of land lying in the Southwest quarter (SW1/4) of Section 32, Township 47 South, Range 25 East, which tract or parcel is described as follows: From the Southeast corner of said fraction of a section run North 1 degree 44'10" West along the East line thereof for 1310.03 feet; thence run South 89 degrees 46'10" West parallel with the South line of said Section for 600.00 feet to the point of beginning. From said point of beginning run South 89 degrees 46'10" West parallel with the said South line of said Section for 100.00 feet; thence run North 1 degree 44'10" West perpendicular to said South line 140 feet, more or less to the waters of a boat canal; thence run Easterly along said waters for 100 feet, more or less to an intersection with a line bearing South 1 degree 44' 10" East perpendicular to said South line, passing through the point of beginning. thence run South 1 degree 44'10" East to the point of beginning. Subject to a 15 foot wide public utility easement running across the Southerly side of the herein described parcel. The said property also known as Lot 7, Block 8, Unit No. 1, Imperial Shores, an unrecorded subdivision.

COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 4848 / 4850 ESPLANADE ST. and legally described in exhibit A attached hereto. (street address)

The property described herein is the subject of an application for planned development zoning. We hereby designate Debra Allen Gress 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 Lee County.

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 master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.
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 master concept plan, 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 Lee County.
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 planned development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned development approval 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 planned development must be consistent with those terms and conditions.
5. So long as this covenant is in force, Lee County can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The County will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the County may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned development.

Ray Ambroz
Owner
RAY AMBROZY
Printed Name

STATE OF FLORIDA)
COUNTY OF LEE)

Sworn to (or affirmed) and subscribed before me this 23rd day of Jan, 2006

by Ray Ambroz who is personally known to me or has produced
FL License as identification.

Trudie R. Baker
Notary Public

(Name typed, printed or stamped)
(Serial Number, if any)

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MAR 09 2006

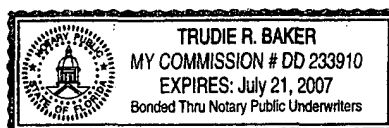
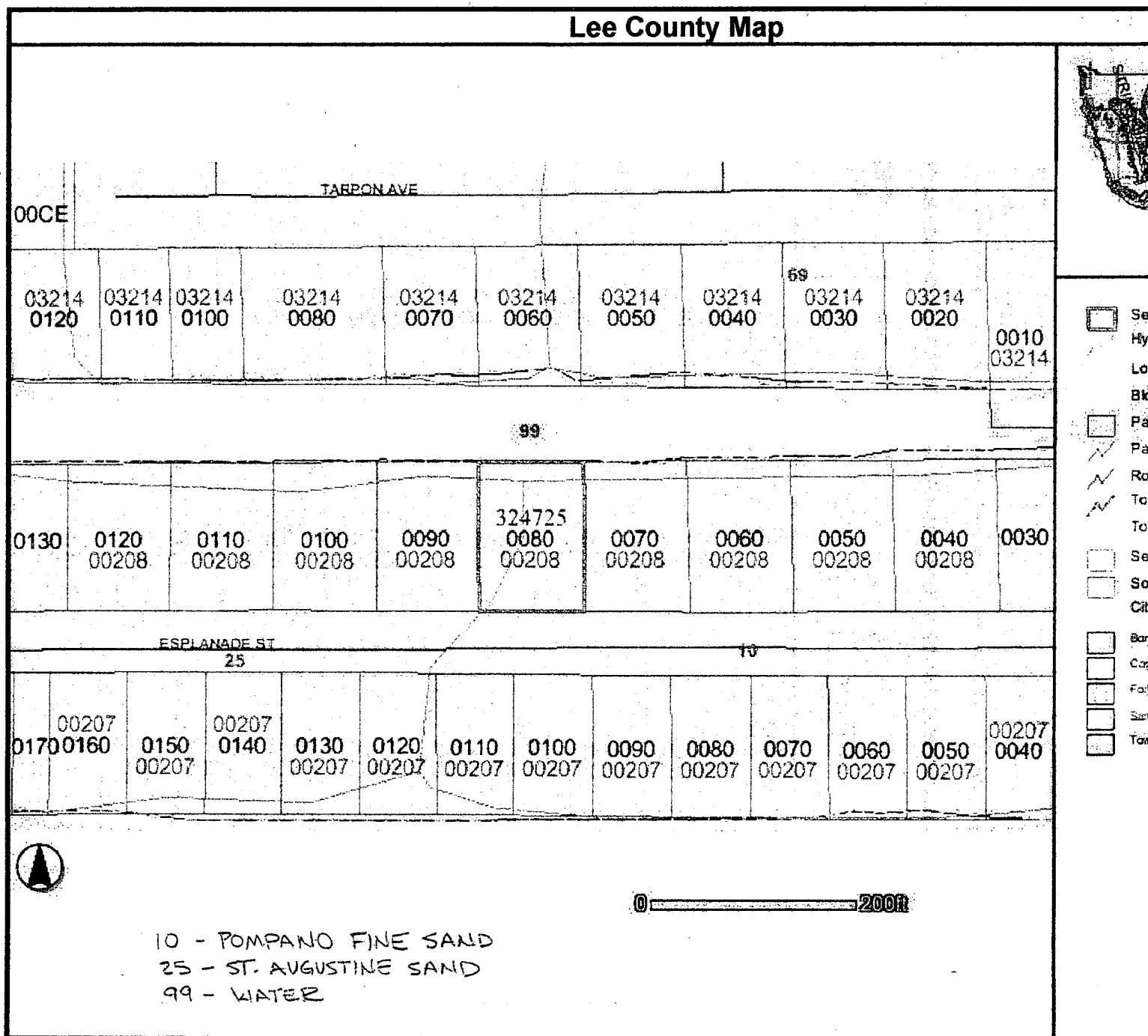


Exhibit II-E-2

The two-family attached residences will replace existing duplexes and will blend into an already existing mixed residential neighborhood of single family and duplexes without any adverse effects. The demolition of the existing buildings and construction of new buildings will provide for safer dwellings as they will be built to the new stronger hurricane codes and flood elevation heights. The two-family attached residences will allow for individual ownership which will promote a sense of pride and cleanliness as opposed to tenants renting duplexes and absentee landlords.

The requested density of 6 dwelling units is half of the 12 dwelling units allowed in the Bonita Springs Comprehensive Plan for Medium Density Single Family Duplex Residential which is the land use classification for this property. The proposed density is less than allowable and is staying the same as currently exists which will not increase any demands for water, sewer and traffic. Paved roads already exist with an exit to a traffic light onto Bonita Beach Road. This property is served by city water and sewer. Roadside swales will carry any storm water so as not to flood surrounding properties. This project will not cause any damage, hazard, nuisance or other detriment to persons or property and therefore should be approved.

EXHIBIT 11-F-4



Vegetation and ground cover 133 (multiple dwelling units, low rise) per Florida Land Use and Cover Classification System (FLUCCS)

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DCI 2006-00021

Exhibit IV-D

This proposed development is for 3 - two family attached dwellings with a total of 6 living units. This development is 3 lots totaling 1.06 acres. It is currently developed with three duplexes, one on each lot. The property is currently zoned TFC-2 and does not allow for two-family attached dwellings. It is the intention of the owner to remove the existing buildings which are built below the current required flood elevation, and replace with new buildings to current hurricane standards and minimum living floor elevation of 11.0 NGVD as required.

EXHIBIT IV A

Monday through Friday Schedule

WESTBOUND

1	2	3	4	5	6
Publix	Publix	Old 41 & W. Terry	Old 41 & W. Terry	Old 41 & W. Terry	Old 41 & W. Terry
6:35	6:45	6:50	6:57	--	--
8:15	8:25	8:30	8:37	--	7:03
9:23	9:33	9:38	9:45	--	8:43
10:33	10:43	10:48	10:55	--	9:51
11:43	11:53	11:58	12:05	--	11:01
12:53	1:03	1:08	1:15	--	12:11
2:03	2:13	2:18	2:25	--	1:21
3:13	3:23	3:28	3:35	3:55	2:31
5:03	5:13	5:18	5:25	5:45	4:23
					--

EASTBOUND

6	5	4	3	2	1
Publix	Publix	Publix	Publix	Publix	Publix
--	6:00	6:13	6:20	6:25	6:35
7:10	7:40	7:53	8:00	8:05	8:15
8:50	--	9:01	9:08	9:13	9:23
10:00	--	10:11	10:18	10:23	10:33
11:10	--	11:21	11:28	11:33	11:43
12:20	--	12:31	12:38	12:43	12:53
1:30	--	1:41	1:48	1:53	2:03
2:40	--	2:51	2:58	3:03	3:13
4:30	--	4:41	4:48	4:53	5:03

PM times in **BOLD**

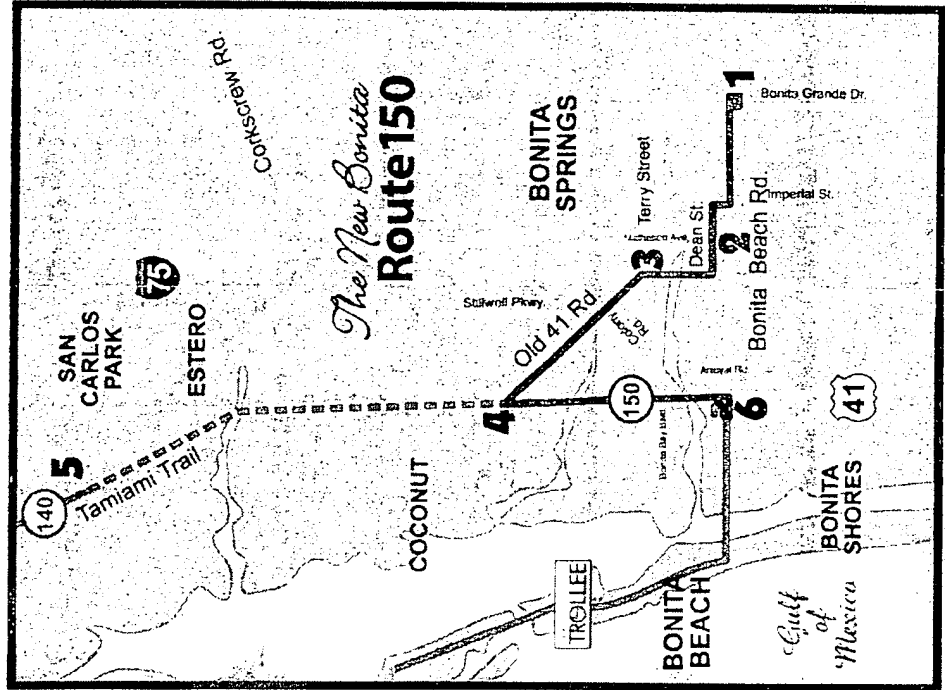
All times are approximate

Route 150 Landmarks

- 1 Publix
- 2 Dean & Matheson
- 3 Old 41 & W. Terry
- 4 Old 41 & US 41
- 5 San Carlos Park
- 6 Bonita K-Mart

★ Transfer Locations

No Weekend Service



RECEIVED
MAR 09 2006

DCI 2006-00021

EXHIBIT "A"

A lot or parcel of land lying in the SW1/4 of Section 32, Township 47 South, Range 25 East, which tract or parcel is described as follows: From the SE corner of said fraction of a section run N 1° 44' 10" W along the East line thereof for 1310.03 feet; thence run South 89° 46' 10" W parallel with the South line of said section for 700.00 feet to the Point of Beginning. From said Point of Beginning run S 89° 46' 10" W parallel with the said South line of said section for 100.00 feet; thence run N 1° 44' 10" W perpendicular to said South line for 140 feet, more or less, to the waters of a boat canal; thence run Easterly along said waters for 100 feet, more or less, to an intersection with a line bearing S 1° 44' 10" E passing through the Point of Beginning; thence run S 1° 44' 10" E to the Point of Beginning.

Subject to a 15 foot wide public utility easement running across the Southerly side of herein described lot or parcel.

AND being more particularly described as Lot 8, Block 8, Unit 1, unrecorded Imperial Shores, Section 32, Township 47 South, Range 25 East, Lee County, Florida.

4848 Esplanade

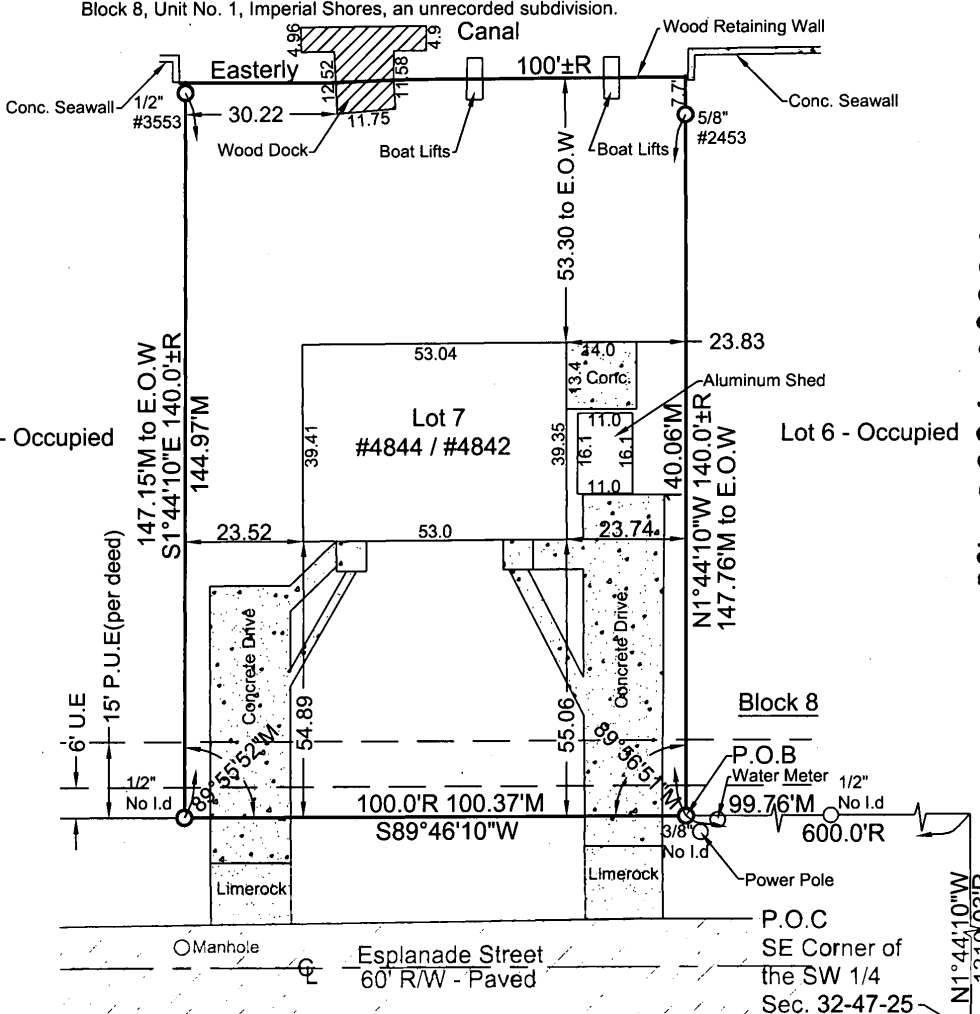
FIELDBOOK 181 PAGE 39 DATE 1-18-06		SECTION 32 TWP 47 S, RGE 25 E	
NORTH ARROW 	FOUNDATION LOCATION	FIELDBOOK PAGE	LEGEND ■ SET CONC. MON. W/CAP I.D. # 3553 ● SET IRON PIN W/CAP I.D. # 3553 ○ FD CONC. MON. W/CAP □ FD CONC. MON. ○ FD IRON PIN ○ ASSUMED ELEVATION △ BENCHMARK R RECORDED M MEASURED --- CON'T REVERSE SIDE _____ FINAL SURVEY DATE
LEGAL DESCRIPTION (AS PROVIDED BY CLIENT) This is a boundary survey of the following: Lot 6, Block 8, Imperial Shores, Unit 1 as recorded in O.R Book 53, Page 130 of the public records of Lee County, Florida.			
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="text-align: center;">Canal</p> </div> <div style="width: 50%; text-align: right;"> <p>RECEIVED MAR 09 2006</p> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="text-align: center;">NOTES</p> <ol style="list-style-type: none"> REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED. BEARINGS SHOWN HEREON ARE BASED ON angles field measured THIS PROPERTY LIES IN FLOOD ZONE AE, EL 11.0 PER F.I.R.M. PANEL NO. 1251240505E DATED 7-20-98 LAST DATE OF FIELDWORK 1-12-06 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. </div> <div style="width: 50%;"> <p style="text-align: center;">CERTIFICATE</p> <p>I hereby certify that the above described property was surveyed under my direction and the sketch of survey is true and correct to the best of my knowledge. This survey meets or exceeds the minimum technical standards set forth by the Florida Board of Land Surveyors, pursuant to Rule 61G17 - 6 Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon.</p> <div style="text-align: right;"> P.L.S. 1-18-06 MARK O. ALLEN P.L.S. #3553 LB #6558 </div> </div> </div>			
MARK O. ALLEN, INC. PROFESSIONAL LAND SURVEYOR			
FAX: (239) 992-6070 TELE: (239) 992-8900		10602 WOODS CIRCLE BONITA SPRINGS, FL 34135	
DWN. BY SMA	CHK'D BY	ORDERED BY Kent Wetzel	SHEET 1 OF 1 DWG. NO. 2006-13

15000-4003 100

APPENDIX A

LEGEND OF ABBREVIATIONS

A	ARC	E.O.P.	EDGE OF PAVEMENT	P.O.B.	POINT OF BEGINNING
APPROX.	APPROXIMATE	E.O.W.	EDGE OF WATER	P.O.C.	POINT OF COMMENCEMENT
ASPH	ASPHALT	F.B.	FIELD BOOK	PROP	PROPERTY
AVE.	AVENUE	FD	FOUND	P.T.	POINT OF TANGENCY
BLVD.	BOULEVARD	FLA.	FLORIDA	PUE	PUBLIC UTILITY EASEMENT
B.M.	BENCHMARK	I.P.	IRON PIN	R	RECORD
C	CHORD	LN.	LANE	RAD	RADIUS
CALC.	CALCULATED	M	MEASURED	RCP	REINFORCED CONCRETE PIPE
C.B.	CHORD BEARING	M.E.	MAINTENANCE EASEMENT	RD.	ROAD
CBS	CONCRETE BLOCK STRUCTURE	M.H.	MAN HOLE	RDL	RADIAL
C&GS	COASTAL AND GEODETIC SURVEY	MON	MONUMENT	RES	RESIDENCE
CHK'D	CHECKED	N/A	NOT APPLICABLE	RLS	REGISTERED LAND SURVEYOR
CMP	CORRIGATED METAL PIPE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	R.O.W.	RIGHT OF WAY
CO.	COUNTY	NO.	NUMBER	R OR RGE	RANGE
CDNC	CONCRETE	O.R. BOOK	OFFICIAL RECORD BOOK	SEC	SECTION
COR.	CORNER	ORIG	ORIGINAL	ST.	STREET
CT.	COURT	O/S	OFFSET	STY	STORY
D.E.	DRAINAGE EASEMENT	F.B.	PLAT BOOK	TOB	TOP OF BANK
DESC	DESCRIPTION	P.C.	POINT OF CURVATURE	T OR TWP	TOWNSHIP
D.H.	DRILL HOLE	PG.	PAGE	TYP	TYPICAL
DWN.	DRAWN	P.I.	POINT OF INTERSECTION	UE	UTILITY EASEMENT
EL OR ELEV	ELEVATION	PLS	PROFESSIONAL LAND SURVEYOR	W/	WITH
				Q	CENTER LINE
				Δ	DELTA

FIELDBOOK 181 PAGE 39 DATE 1-16-06		SECTION 32 TWP 47 S, RGE 25 E	
<div>NORTH ARROW </div>	FOUNDATION LOCATION	FIELDBOOK	PAGE
<div>LEGAL DESCRIPTION (AS PROVIDED BY CLIENT) This is a boundary survey of the following: A lot or parcel of land lying in the Southwest quarter (SW1/4) of Section 32, Township 47 South, Range 25 East, which tract or parcel is described as follows: From the Southeast corner of said fraction of a section run North 1 degree 44'10" West along the East line thereof for 1310.03 feet; thence run South 89 degrees 46'10" West parallel with the South line of said Section for 600.00 feet to the point of beginning. From said point of beginning run South 89 degrees 46'10" West parallel with the said South line of said Section for 100.00 feet; thence run North 1 degree 44'10" West perpendicular to said South line 140 feet, more or less to the waters of a boat canal; thence run Easterly along said waters for 100 feet, more or less to an intersection with a line bearing South 1 degree 44'10" East perpendicular to said South line, passing through the point of beginning. thence run South 1 degree 44'10" East to the point of beginning. Subject to a 15 foot wide public utility easement running across the Southerly side of the herein described parcel. The said property also known as Lot 7, Block 8, Unit No. 1, Imperial Shores, an unrecorded subdivision.</div>		<div>LEGEND ■ SET CONC. MON. W/CAP I.D. # 3553 ● SET IRON PIN W/CAP I.D. # 3553 ○ FD. CONC. MON. W/CAP □ FD. CONC. MON. ○ FD. IRON PIN ○ ASSUMED ELEVATION △ BENCHMARK △ RECORDED M MEASURED CON'T REVERSE SIDE FINAL SURVEY DATE</div>	
SCALE 1"=30'			
<div>RECEIVED MAR 09 2006</div> 			
<div>NOTES 1. REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. 2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN. 3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED. 4. BEARINGS SHOWN HEREON ARE BASED ON angles field measured 5. THIS PROPERTY LIES IN FLOOD ZONE AE EL. 11.0 PER F.I.R.M. PANEL NO. 125124 0505E DATED 7-20-98 6. LAST DATE OF FIELDWORK 1-12-06 7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.</div>		<div>CERTIFICATE I hereby certify that the above described property was surveyed under my direction and the sketch of survey is true and correct to the best of my knowledge. This survey meets or exceeds the minimum technical standards set forth by the Florida Board of Land Surveyors, pursuant to Rule 61G17 - 6 Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon.  MARK O. ALLEN P.L.S. #3553 LB #6558</div>	
<div>MARK O. ALLEN, INC. PROFESSIONAL LAND SURVEYOR FAX: (239) 992-6070 TELE: (239) 992-8900 10602 WOODS CIRCLE BONITA SPRINGS, FL 34135 SHEET 1 OF 1 DWG. NO. 2006-13A</div>			

APPENDIX A

LEGEND OF ABBREVIATIONS

A	ARC	E.O.P.	EDGE OF PAVEMENT	P.O.B.	POINT OF BEGINNING
APPROX.	APPROXIMATE	E.O.W.	EDGE OF WATER	P.O.C.	POINT OF COMMENCEMENT
ASPH	ASPHALT	F.B.	FIELD BOOK	PROP.	PROPERTY
AVE	AVENUE	FD	FOUND	P.T.	POINT OF TANGENCY
BLVD.	BOULEVARD	FLA.	FLORIDA	PUE	PUBLIC UTILITY EASEMENT
B.M.	BENCHMARK	I.P.	IRON PIN	R	RECORD
C	CHORD	LN.	LANE	RAD	RADIUS
CALC.	CALCULATED	M	MEASURED	RCP	REINFORCED CONCRETE PIPE
C.B.	CHORD BEARING	M.E.	MAINTENANCE EASEMENT	RD.	ROAD
CBS	CONCRETE BLOCK STRUCTURE	M.H.	MAN HOLE	RDL	RADIAL
C&GS	COASTAL AND GEODETIC SURVEY	MON	MONUMENT	RES	RESIDENCE
CHK'D	CHECKED	N/A	NOT APPLICABLE	RLS	REGISTERED LAND SURVEYOR
CMP	CORRIGATED METAL PIPE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	R.O.W.	RIGHT OF WAY
CO.	COUNTY	NO.	NUMBER	R OR RGE	RANGE
CONC	CONCRETE	O.R. BOOK	OFFICIAL RECORD BOOK	SEC	SECTION
COR.	CORNER	ORIG	ORIGINAL	ST.	STREET
CT.	COURT	O/S	OFFSET	STY	STORY
D.E.	DRAINAGE EASEMENT	P.B.	PLAT BOOK	TOB	TOP OF BANK
DESC	DESCRIPTION	P.C.	POINT OF CURVATURE	T OR TWP	TOWNSHIP
D.H.	DRILL HOLE	PG.	PAGE	TYP	TYPICAL
DWN.	DRAWN	P.I.	POINT OF INTERSECTION	UE	UTILITY EASEMENT
EL OR ELEV	ELEVATION	PLS	PROFESSIONAL LAND SURVEYOR	W/	WITH
				Q	CENTER LINE
				Δ	DELTA

NORTH
ARROW

FOUNDATION LOCATION

FIELDBOOK

PAGE

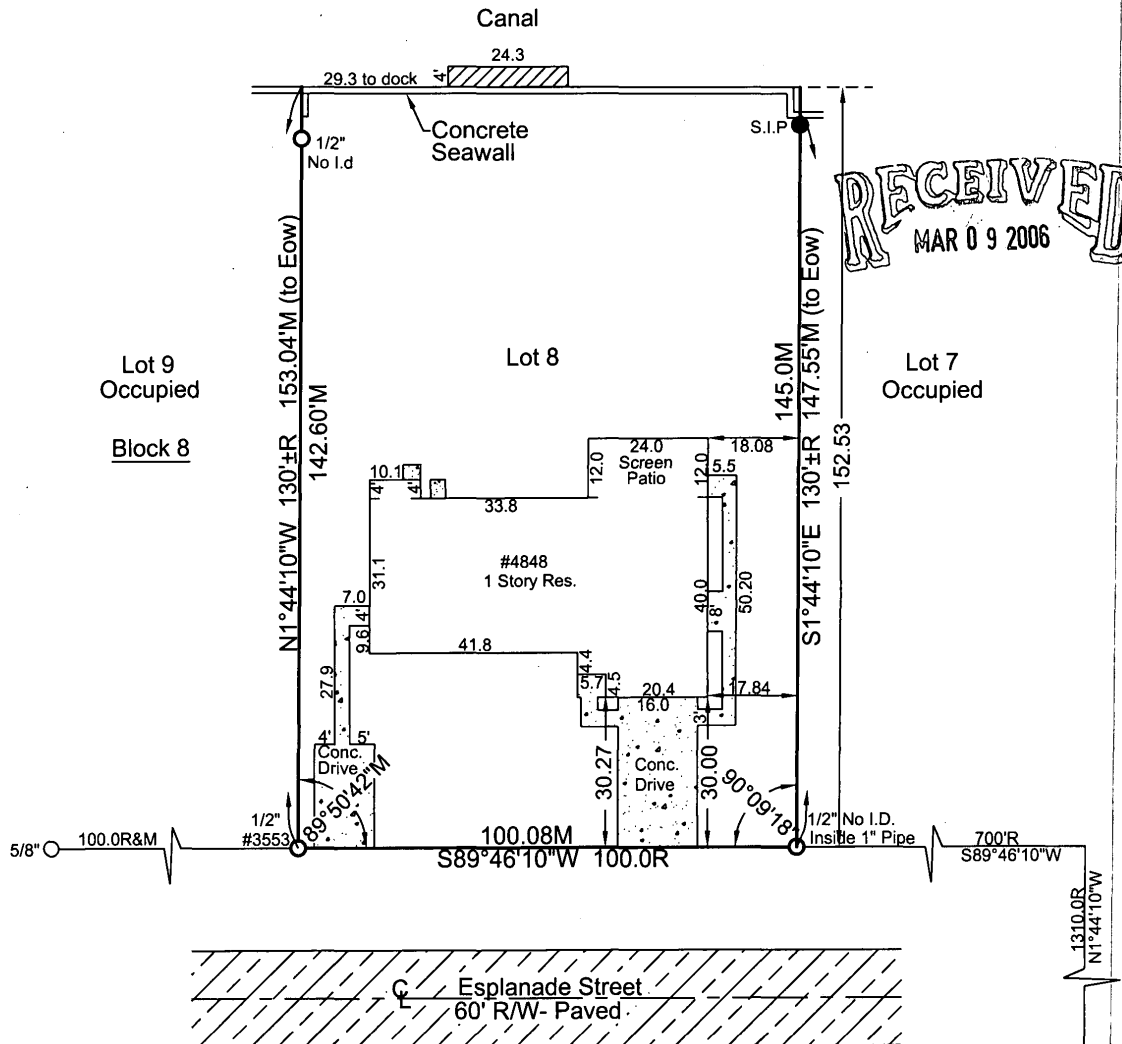
LEGEND

- SET CONC. MON. W/CAP I.D. # 3553
- SET IRON PIN W/CAP I.D. # 3553
- FD. CONC. MON. W/CAP
- FD. CONC. MON.
- ^{FL} FD. IRON PIN
- ASSUMED ELEVATION
- △ BENCHMARK
- R RECORDED
- M MEASURED

CON'T REVERSE SIDE

FINAL SURVEY DATE

SCALE
1"=30'



This survey is certified to the following:

-Richardson & Sellers, P.A.

-Attorneys' Title Insurance Fund, Inc.

-Kent E. Witzel and Ray Ambrozy (buyers)

DCI 2006-00021

P.O.C. S.E. Cor-
of S.W. 1/4 Sec.
32-47-25

NOTES

1. REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
4. BEARINGS SHOWN HEREON ARE BASED ON
Centerline Esplanade St. being S89°46'10"W
5. THIS PROPERTY LIES IN FLOOD ZONE AE EL 11.0 PER F.I.R.M. PANEL NO. 125124 0505E DATED 7-20-98
6. LAST DATE OF FIELDWORK 12-22-04 Revised 11-21-05
7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

CERTIFICATE

I hereby certify that the above described property was surveyed under my direction and the sketch of survey is true and correct to the best of my knowledge. This survey meets or exceeds the minimum technical standards set forth by the Florida Board of Land Surveyors, pursuant to Rule 61G17 - 6 Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon.

MARK O. ALLEN P.L.S. #3553
LB #6558

MARK O. ALLEN, INC.

PROFESSIONAL LAND SURVEYOR

FAX: (239) 992-6070
TELE: (239) 992-8900

10602 WOODS CIRCLE
BONITA SPRINGS, FL 34135

DWN. BY
JLA

CHK'D BY

ORDERED BY
Kent Witzel

SHEET 1 OF 1

DWG. NO: 2004-324

13000 1703 100

APPENDIX A

LEGEND OF ABBREVIATIONS

A	ARC	E.O.P.	EDGE OF PAVEMENT	P.O.B.	POINT OF BEGINNING
APPROX.	APPROXIMATE	E.O.W.	EDGE OF WATER	P.O.C.	POINT OF COMMENCEMENT
ASPH	ASPHALT	F.B.	FIELDBOOK	PROP.	PROPERTY
AVE.	AVENUE	FD	FOUND	P.T.	POINT OF TANGENCY
BLVD.	BOULEVARD	FLA.	FLORIDA	PUE	PUBLIC UTILITY EASEMENT
B.M.	BENCHMARK	I.P.	IRON PIN	R	RECORD
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CBS	CONCRETE BLOCK STRUCTURE	M.H.	MAN HOLE	RDL	RADIAL
C&GS	COASTAL AND GEODETIC SURVEY	MON	MONUMENT	RES	RESIDENCE
CHK'D	CHECKED	N/A	NOT APPLICABLE	RLS	REGISTERED LAND SURVEYOR
CMP	CORRIGATED METAL PIPE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	R.O.W.	RIGHT OF WAY
CO.	COUNTY	NO.	NUMBER	R OR RGE	RANGE
CONC	CONCRETE	O.R. BOOK	OFFICIAL RECORD BOOK	SEC	SECTION
COR.	CORNER	ORIG	ORIGINAL	ST.	STREET
CT.	COURT	O/S	OFFSET	STY	STORY
D.E.	DRAINAGE EASEMENT	P.B.	PLAT BOOK	TOB	TOP OF BANK
DESC	DESCRIPTION	P.C.	POINT OF CURVATURE	T OR TWP	TOWNSHIP
D.H.	DRILL HOLE	PG.	PAGE	TYP	TYPICAL
DWN.	DRAWN	P.I.	POINT OF INTERSECTION	UE	UTILITY EASEMENT
EL OR ELEV	ELEVATION	PLS	PROFESSIONAL LAND SURVEYOR	W/	WITH
				Q	CENTER LINE
				Δ	DELTA

Exhibit # III- C

TRAFFIC IMPACT STATEMENT

4848 Esplanade Street

RECEIVED
MAR 09 2006

By
Debora Allen Gress, P.E. #37276
Progressive Engineering C.O.A. # 4778
25671 Corzine Rd
Bonita Springs, Florida 34135
Phone 239-992-1619
Fax 239-992-8571

March 9, 2006

Debora Allen Gress
3/9/06

Based on Trip Generation 7th Edition, I.T.E.

DCI 2006-00021

This proposed development will be 6 single family units in three buildings.

RESIDENTIAL CONDOMINIUM/TOWNHOUSE

LAND USE: 230

Number of Dwelling Units = 6

Area = 1.06 acres

Weekday Average Vehicle Trip Ends

Dwelling Unit

$$\ln(T) = 0.85 \ln(X) + 2.55$$

$$\ln(T) = 0.85 \ln(6) + 2.55$$

$$T = 59 \text{ trip ends}$$

$$\text{Using rate of } 5.86 \text{ trips} \times 6 \text{ du} = 35 \text{ trip ends}$$

Weekday AM Peak Hour of adjacent street

Dwelling Units

$$\ln(T) = 0.80 \ln(X) + 0.26$$

$$\ln(T) = 0.80 \ln(6) + 0.26$$

$$T = 5 \text{ trip ends}$$

$$\text{Using rate of } 0.44 \text{ trips} \times 6 \text{ du} = 3 \text{ trip ends}$$

Weekday PM Peak Hour of Adjacent Street

Dwelling Unit

$$\ln(T) = 0.82 \ln(X) + 0.32$$

$$\ln(T) = 0.82 \ln(6) + 0.32$$

$$T = 2 \text{ trip ends}$$

$$\text{Using rate of } 0.52 \text{ trips} \times 6 \text{ du} = 3 \text{ trip ends}$$

Weekday AM Peak Hour of Generator

Dwelling Unit

$$\ln(T) = 0.82 \ln(X) + 0.17$$

$$\ln(T) = 0.82 \ln(6) + 0.17$$

$$T = 5 \text{ trip ends}$$

$$\text{Using rate } 0.44 \text{ trips} \times 6 \text{ du} = 3 \text{ trip ends}$$

Weekday PM Peak Hour of Generator

Dwelling Unit

$$T = 0.34(x) + 38.31$$

$$T = 0.34(6) + 38.31$$

$$T = 40 \text{ trip ends}$$

Using the rate, $0.52 \text{ trips} \times 4 \text{ du} = 3 \text{ trip ends}$

Saturday Average Vehicle Trip Ends

Dwelling Unit

$$T = 3.62(X) + 427.93$$

$$T = 3.62(6) + 427.93$$

$$T = 432 \text{ trip ends}$$

The constant in this equation makes the solution unreasonable for 6 dwelling units. Using the rate gives a more reasonable answer, $5.67 \text{ trips} \times 6 \text{ du} = 34 \text{ trip ends}$.

Saturday Peak Hour of Generator

Dwelling Unit

$$T = 0.29(X) + 42.63$$

$$T = 0.29(6) + 42.63$$

$$T = 44 \text{ trip ends}$$

The constant in this equation makes the solution unreasonable for 6 dwelling units. Using the rate gives a more reasonable answer, $0.47 \text{ trips} \times 6 \text{ du} = 3 \text{ trip ends}$.

Sunday Average Vehicle Trip Ends

Dwelling Unit

$$T = 3.13(X) + 357.26$$

$$T = 3.13(6) + 357.26$$

$$T = 376 \text{ trip ends}$$

The constant in this equation makes the solution unreasonable for 6 dwelling units. Using the rate gives a more reasonable answer, $4.84 \text{ trips} \times 6 \text{ du} = 29 \text{ trip ends}$.

Sunday Peak Hour of Generator

Dwelling Unit

$$T = 0.23(X) + 50.01$$

$$T = 0.23(6) + 50.01$$

$$T = 51 \text{ trip ends}$$

Using rate of 0.45 trips x 6 du = 3 trip ends

Using the rate gives a more reasonable solution for 6 dwelling units.

PROPERTY DEVELOPMENT REGULATIONS

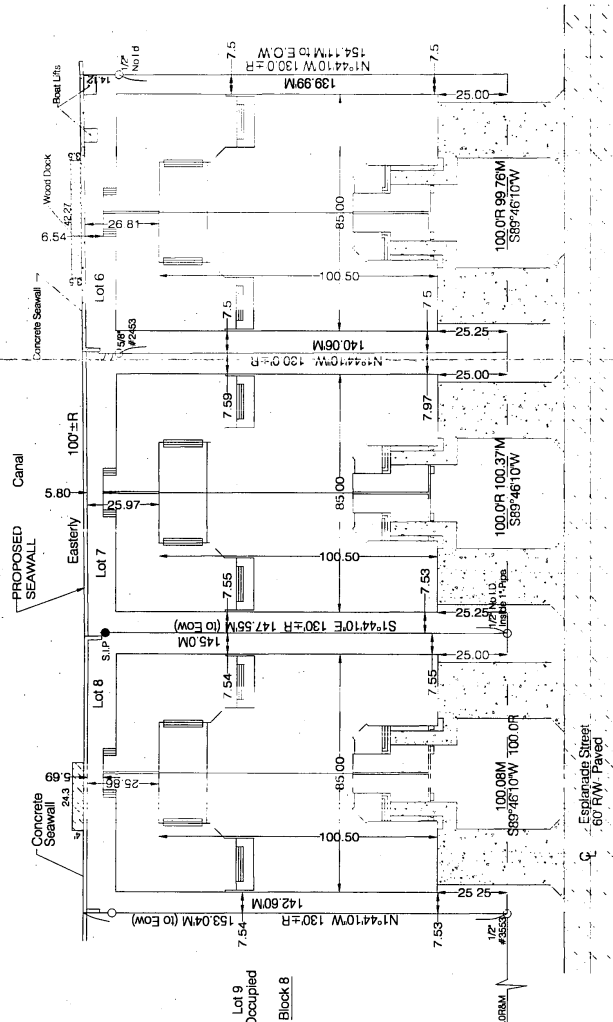
- TOTAL SITE AREA = 1.06 ACRES
- MAXIMUM BUILDING HEIGHT = 35'
- MINIMUM LOT DEPTH = 132'
- MINIMUM LOT AREA = 1800 SF
- MINIMUM FRONT SETBACK = 25'
- MINIMUM SIDE SETBACK = 7.5'
- MINIMUM WATER SETBACK = 25'
- MINIMUM ACCESSORY STRUCTURE SETBACK TO A SEAWALLED CANAL = 5'
- MAXIMUM LOT COVERAGE = 40%
- MINIMUM OPEN SPACE PROVIDED = 25%
- DWELLING UNITS = 6



LEGEND

EXISTING ELEVATION (1929 NGVD)

- RECORD
- MEASURED
- PROPOSED ELEVATION
- PROPOSED WATER VALVE
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- CONCRETE POWER POLE
- ZONING
- RIGHT OF WAY LINE
- 3/4" WATER METER
- CHAIN LINK FENCE



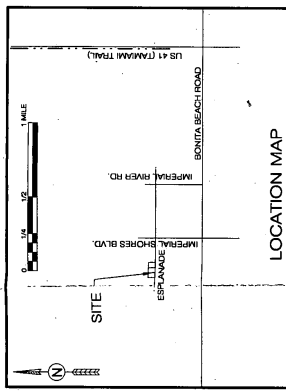
TFC-2

TFC-2

Lot 5 Occupied

SCHEDULE OF USES

- Accessory uses, buildings and structures
- Docks, seawalls
- Fences
- Non-accessory structures
- Signs in compliance with chapter 30
- Dwelling Unit
- Two-family attached
- Essential services
- Home occupation
- Home occupation
- No outside help
- Residential accessory uses
- Model home



RECEIVED
MAR 09 2006

Revised All-guest 3/9/06

PROGRESSIVE ENGINEERING	
28071 CORONADO RD. S.E.	
FORT LAUDERDALE, FL 33309	
PH: (954) 962-1919 FAX: (954) 962-1918	
DOA #178	
SH. 1 of 1	

MASTER CONCEPT PLAN

4848 ESPLANADE STREET

SCALE: 1" = 20'

DATE: 1/15/06

DRAWN BY: MARK GRIER

REVISIONS:

EXHIBIT IV-E, IV-C, II-F-3

LEGAL DESCRIPTION

Lots 6, 7 & 8, Block 8, Imperial Shores, Unit 1, unrecorded, O.R. Book 83 Page 130 of the public records of Lee County, Florida.

Exhibit # III- C

TRAFFIC IMPACT STATEMENT

4848 Esplanade Street

RECEIVED
APR 25 2006

PERMIT COUNTER

By
Debora Allen Gress, P.E. #37276
Progressive Engineering C.O.A. # 4778
25671 Corzine Rd
Bonita Springs, Florida 34135
Phone 239-992-1619
Fax 239-992-8571

March 9, 2006
Revised 4/21/06

Debora Allen Gress
4/25/06

Based on Trip Generation 7th Edition, I.T.E.

DCI 2006-00021

The existing 3 lots contain 3 duplexes for a total of 6 dwelling units. The proposed development will be 3 – two family attached buildings with each unit being owned separately for a total of 6 dwelling units.

EXISTING USE

The closest land use for a duplex which is two attached units in one building that are rented, would be Land Use 224 Rental Townhouse.

Weekday AM Peak Hour of Adjacent Street

0.70trips/dwelling unit X 6 dwelling units = 4 trip ends

Weekday PM Peak Hour of Adjacent Street

0.72trips/dwelling unit X 6 dwelling units = 4 trip ends

Weekday AM Peak Hour of Generator

0.73trips/dwelling unit X 6 dwelling units = 4 trip ends

Weekday PM Peak Hour of Generator

0.73 trips/dwelling unit X 6 dwelling units = 4 trip ends

PROPOSED USE

RESIDENTIAL CONDOMINIUM/TOWNHOUSE

LAND USE: 230

Number of Dwelling Units = 6

Area = 1.06 acres

Weekday Average Vehicle Trip Ends

Dwelling Unit

$$\ln(T) = 0.85 \ln(X) + 2.55$$

$$\ln(T) = 0.85 \ln(6) + 2.55$$

$$T = 59 \text{ trip ends}$$

Using rate of 5.86 trips x 6 du = 35 trip ends

Weekday AM Peak Hour of adjacent street

Dwelling Units

$$\ln(T) = 0.80 \ln(X) + 0.26$$

$$\ln(T) = 0.80 \ln(6) + 0.26$$

$$T = 5 \text{ trip ends}$$

Using rate of 0.44 trips x 6 du = 3 trip ends

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Weekday PM Peak Hour of Adjacent Street

Dwelling Unit

$$\ln(T) = 0.82 \ln(X) + 0.32$$

$$\ln(T) = 0.82 \ln(6) + 0.32$$

$$T = 2 \text{ trip ends}$$

$$\text{Using rate of } 0.52 \text{ trips } \times 6 \text{ du} = 3 \text{ trip ends}$$

Weekday AM Peak Hour of Generator

Dwelling Unit

$$\ln(T) = 0.82 \ln(X) + 0.17$$

$$\ln(T) = 0.82 \ln(6) + 0.17$$

$$T = 5 \text{ trip ends}$$

$$\text{Using rate } 0.44 \text{ trips } \times 6 \text{ du} = 3 \text{ trip ends}$$

Weekday PM Peak Hour of Generator

Dwelling Unit

$$T = 0.34(x) + 38.31$$

$$T = 0.34(6) + 38.31$$

$$T = 40 \text{ trip ends}$$

$$\text{Using the rate, } 0.52 \text{ trips } \times 4 \text{ du} = 3 \text{ trip ends}$$

Saturday Average Vehicle Trip Ends

Dwelling Unit

$$T = 3.62(X) + 427.93$$

$$T = 3.62(6) + 427.93$$

$$T = 432 \text{ trip ends}$$

The constant in this equation makes the solution unreasonable for 6 dwelling units. Using the rate gives $5.67 \text{ trips } \times 6 \text{ du} = 34 \text{ trip ends}$.

Saturday Peak Hour of Generator

Dwelling Unit

$$T = 0.29(X) + 42.63$$

$$T = 0.29(6) + 42.63$$

$$T = 44 \text{ trip ends}$$

The constant in this equation makes the solution unreasonable for 6 dwelling units. Using the rate gives a more reasonable answer, $0.47 \text{ trips } \times 6 \text{ du} = 3 \text{ trip ends}$.

DCI 2006-00021

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Sunday Average Vehicle Trip Ends

Dwelling Unit

$$T = 3.13(X) + 357.26$$

$$T = 3.13(6) + 357.26$$

$$T = 376 \text{ trip ends}$$

The constant in this equation makes the solution unreasonable for 6 dwelling units. Using the rate gives a more reasonable answer, $4.84 \text{ trips} \times 6 \text{ du} = 29 \text{ trip ends}$.

Sunday Peak Hour of Generator

Dwelling Unit

$$T = 0.23(X) + 50.01$$

$$T = 0.23(6) + 50.01$$

$$T = 51 \text{ trip ends}$$

Using rate of $0.45 \text{ trips} \times 6 \text{ du} = 3 \text{ trip ends}$

Using the rate gives a more reasonable solution for 6 dwelling units.

Thus the proposed use will provide fewer peak hour trips than the existing use.

Level of Service Analysis for Bonita Beach Road 100th Peak Hour

2005 100th Peak Hour = 1195 vph provided by Concurrency Management Report found at www.Leegov.com for Bonita Beach Road between Vanderbilt and US41.
Buildout will be 2009

Using data from Periodic Count Station 7 Traffic Count Report 2005

1996 ADDT 21,900

1997 ADDT 22,200

1998 ADDT 21,500

1999 ADDT 24,700

2000 ADDT 25,300

2001 ADDT 26,400

2002 ADDT 25,800

2003 ADDT 25,600

2004 ADDT 23,900

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Page 4

DCI 2006-000021

2005 ADDT Under Construction

9 Year Data and 8 periods of growth

$$23,900/21,900 = 1.09$$

$$1.09^{(1/8)} = 1.01$$

1.0% Compound Growth Rate

$$2006 \text{ } 100^{\text{th}} \text{ Peak Hour} = 1195 \text{ vph} \times 1.01 = 1207 \text{ vph}$$

$$2007 \text{ } 100^{\text{th}} \text{ Peak Hour} = 1207 \text{ vph} \times 1.01 = 1219 \text{ vph}$$

$$2008 \text{ } 100^{\text{th}} \text{ Peak Hour} = 1219 \text{ vph} \times 1.01 = 1231 \text{ vph}$$

$$2009 \text{ } 100^{\text{th}} \text{ Peak Hour} = 1231 \text{ vph} \times 1.01 = 1243 \text{ vph}$$

$$2010 \text{ } 100^{\text{th}} \text{ Peak Hour} = 1243 \text{ vph} \times 1.01 = 1255 \text{ vph}$$

Level of Service for Bonita Beach Road as 4 lane facility

Using "Link Specific Services Volumes on Arterials in Lee County" from www.leegov.com , Bonita Beach Road has Level of Service C with 1270 vehicles peak hour peak direction.

Since the net peak hour increase due to development is 0,

2010 Peak Season 100th Peak Hour = 1255vph with/without development is LOS C.

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PERMIT COUNTER

DCI 2006-00021

ZONING DIVISION
CITY OF BONITA SPRINGS
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Josh Philpott

DATE: 04/25/2006

Audrey Vance, City Attorney
TIS Reviewer - Bob Rentz
DS Reviewer - Susan L Hollingsworth
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Brad Vance, Natural Resources
Luis Machado, Zoning

Mohsen Salehi

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: 4848 ESPLANADE STREET

CASE #: DCI2006-00021

INFORMATION SUMMARY:

RESUBMITTAL

To update your file
X Review and forward sufficiency
questions or make finding of
sufficiency

RESPONSE REQUIRED BY: 05/09/2006

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file

DCI Zone File

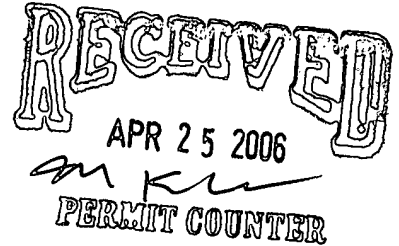
Distributed by: Luisa V. Villa

Date: 04/26/2006

**PROGRESSIVE ENGINEERING
25671 CORZINE LANE S.E.
BONITA SPRINGS, FL. 34135
Phone:239-992-1619
Fax no:239-992-8571**

April 24, 2006

Luis Machado
Department of Community Development
Zoning Division
9101 Bonita Beach Road
Bonita Springs, Florida 34135



RE: Rezoning for 4848 Esplanade Street
DCI 2006-00021

Dear Mr. Machado:

Per your letter dated March 31, 2006, please find a revised Master Concept Plan. Per your comments:

1. Added proposed lot lines for the E1/2 and W1/2 of the lots. Also changed the property development regulations to show width of 50 feet and lot area of 7600 SF, and Common wall setback to 0 feet.
2. Changed the water body setbacks to the seaward side of the seawall.
3. Added deviation 1 for setback to perimeter boundary line.
4. Added deviation 2 for driveway width to match proposed garages.
5. See Covenant of Unified Control for notarized authorization

This should address your comments and allow us to be scheduled for a hearing.

Sincerely,

Debora Allen Gress, P.E.
DAG/mmi

PROGRESSIVE ENGINEERING
25671 CORZINE LANE S.E.
BONITA SPRINGS, FL. 34135
Phone:239-992-1619
Fax no:239-992-8571

April 25, 2006

Mohsen Salehi
Consulting Services
Ft. Myers, Florida

RE: Rezoning DCI2006-00021

Dear Mr. Salehi:

Per our phone conversation, I have revised the TIS to reflect 3 existing duplexes and 3 proposed Two Family Attached units with no net impact to traffic.

Should you have any questions, please feel free to call.

Sincerely,



Debora Allen Gress, P.E.
DAG/mmi

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PERMIT COUNTER

DCI 2006-00021

ZONING DIVISION
CITY OF BONITA SPRINGS
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
Audrey Vance, City Attorney
TIS Reviewer - Bob Rentz
DS Reviewer - Susan Hollingsworth
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Ellen Lindblad, Lee County School District
Brad Vance, Natural Resources
Luis Machado, Zoning
Mohsen Salehi, City of Bonita Springs

FROM: Josh Philpott

DATE: 03/09/2006

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: 4848 ESPLANADE STREET

CASE #: DCI2006-00021

INFORMATION SUMMARY:

NEW SUBMITTAL

To update your file
☒ Review and forward sufficiency
questions or make finding of
sufficiency

RESPONSE REQUIRED BY: 03/23/2006

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Jodi M Payne

Date: 03/13/2006

ZONING DIVISION
CITY OF BONITA SPRINGS
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
Audrey Vance, City Attorney
TIS Reviewer - Bob Rentz
DS Reviewer - Susan L Hollingsworth
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Ellen Lindblad, Lee County School District
Brad Vance, Natural Resources
Luis Machado, Zoning

FROM: Josh Philpott

DATE: 05/26/2006

PROJECT NAME: 4848 ESPLANADE STREET

CASE #: DCI2006-00021

INFORMATION SUMMARY:

To update your file
☒ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 06/05/2006

Additional Comments:

cc: DCI planner/working file
DCI Zone File

Distributed by: Donna M Hock

Date: 05/26/2006



Writer's Direct Dial Number: (239) 479-8365

**CITY OF
BONITA SPRINGS**

9101 BONITA BEACH ROAD
BONITA SPRINGS, FL 34135
TEL.: (239) 949-6262
FAX: (239) 390-1004
www.cityofbonitasprings.org

Jay Arend
Mayor

Richard Ferreira
District One

Alex Grantt
District Two

Patrick McCourt
District Three

John Joyce
District Four

Martha Simons
District Five

Ben L. Nelson, Jr.
District Six

Gary A. Price
City Manager

Audrey E. Vance
City Attorney

May 26, 2006

MS. DEBORA A. GRESS, P.E.
PROGRESSIVE ENGINEERING
25671 CORZINE LN
BONITA SPRINGS, FL 34135

Re: 4848 ESPLANADE STREET
DCI2006-00021 - PDS Application (Minor PD)

Dear MS. DEBORA A. GRESS, P.E. :

The Zoning Division has reviewed the information provided and supplemented for the rezoning request referenced above. The application is now sufficient and the formal request has been drafted from your application as follows:

Request to rezone approximately 1.06 acres from Two-Family Conservation (TFC-2) to Residential Planned Development (RPD) to allow the development of 3 two-family attached residential structures for a total of six dwelling units, on property located at 4836, 4842, 4844, 4848, and 4850 Esplanade Street.

NOTE: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.

Please review this language carefully, and notify me in writing by June 9, 2006 whether or not this wording is satisfactory. Staff's substantive comments, along with the staff report, are being prepared. This request has been tentatively scheduled for public hearing before the Bonita Springs Zoning Board of Adjustments and Appeals on August 4, 2006. However, please note that this is a tentative date that is subject to change and that Lee County will be held harmless for any potential delay in effectuating compliance with the tentative hearing date.

MS. DEBORA A. GRESS, P.E.
PROGRESSIVE ENGINEERING
RE: 4848 ESPLANADE STREET
DCI2006-00021
May 26, 2006
Page 2

You may schedule or waive a formal pre-hearing conference to discuss substantive issues. Contact me if you have any questions or if you would like to meet informally prior to the public hearings.

Sincerely,

LEE COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division
For the City of Bonita Springs



Josh Philpott
Senior Planner

copy w/o attachments

Pamela Houck, Division Director
Audrey Vance, City Attorney
DS Reviewer - Susan L Hollingsworth
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Brad Vance, Natural Resources
Andy Getch, LCDOT
Ellen Lindblad, Lee County School District
Jamie Prining, DCD Administration
Mohsen Salehi, City of Bonita Springs
DCI Zoning File
DCI Working File



Writer's Direct Dial Number: (239) 479-8365

**CITY OF
BONITA SPRINGS**

9101 BONITA BEACH ROAD
BONITA SPRINGS, FL 34135
TEL: (239) 949-6262
FAX: (239) 390-1004
www.cityofbonitasprings.org

March 31, 2006

**MS. DEBORA A. GRESS, P.E.
PROGRESSIVE ENGINEERING
25671 CORZINE LN
BONITA SPRINGS, FL 34135**

Jay Arend
Mayor

Richard Ferreira
District One

Alex Grantt
District Two

Patrick McCourt
District Three

John Joyce
District Four

Martha Simons
District Five

Ben L. Nelson, Jr.
District Six

Gary A. Price
City Manager

Audrey E. Vance
City Attorney

**Re: 4848 ESPLANADE STREET
DCI2006-00021 - PDS Application (Minor PD)**

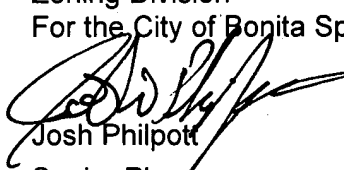
Dear MS. DEBORA A. GRESS, P.E. :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

**LEE COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division
For the City of Bonita Springs**


**Josh Philpott
Senior Planner**

MS. DEBORA A. GRESS, P.E.
PROGRESSIVE ENGINEERING
RE: 4848 ESPLANADE STREET
DCI2006-00021
March 31, 2006
Page 2

cc: Pamela Houck, Division Director
Audrey Vance, City Attorney
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Brad Vance, Natural Resources
Andy Getch, LCDOT
Jamie Princing, DCD Administration
Mohsen Salehi, City of Bonita Springs
Susan Hollingsworth, Development Review

DCI Zoning File
DCI Working File

MS. DEBORA A. GRESS, P.E.
PROGRESSIVE ENGINEERING
RE: 4848 ESPLANADE STREET
DCI2006-00021
March 31, 2006
Page 3

12d1) Parcels/Lots. The general location, configuration, and approximate dimensions of each lot or parcel (including outparcels). [34-373(a)(6)c.]

Pleas provide proposed lot lines for two-family attached uses. The proposed site plan shows the dwelling units on a single lot, however, two-family attached dwelling units may be split into separate parcels for each dwelling unit. Also please revise the proposed property development regulations accordingly.

12d3) Setbacks. The minimum proposed setbacks for principal structures on each lot or parcel (including outparcels). [34-373(a)(6)c.]

Please revise the waterbody setbacks to be measured from the seaward side of the seawall.

15) Schedule of Deviations. A schedule of deviations and a written justification for each deviation requested as part of the master Concept Plan must be submitted. The location of each requested deviation must be indicated on the Master Concept Plan. [34-373(a)(9)]

Please request a deviation from BSLDC Section 34-935(b)(1)b.

21) Miscellaneous Items.

Section 34-2194 of the City of Bonita Spring Land Development Code restricts the height of pool decks to no more than 42-inches in height, measured from the crown of the road, within 25-feet of a waterbody. Although not a sufficiency item, this has become an issue when redevelopment occurs adjacent to canals. The maximum pool deck height will be 42" measured from the crown of the road.

Please revise the mcp to show compliance with the City of Bonita Springs Ordinance 05-016.

Legal Requirements Sufficiency Checklist

1a1) If the owner(s) has authorized an agent to prepare and sign the application and to represent him in all matters pertaining to the application, the agent must provide a document establishing his authority which has been signed by the owner and notarized by a notary public. [34-202(b)(1)b.]

Please provide.

7) Miscellaneous Items.

Note: "Sufficiency or non-applicability of Legal Requirements are subject to change upon review of subsequent resubmittals."

8) Contact. The Planner may be contacted regarding any questions on this Checklist.

Please contact Luis G. Machado, Planner at
(239) 479-8485 or e-mail: lmachado@leegov.com

T.I.S. Checklist

MS. DEBORA A. GRESS, P.E.
PROGRESSIVE ENGINEERING
RE: 4848 ESPLANADE STREET
DCI2006-00021
March 31, 2006
Page 4

10) Miscellaneous items.

1) The calculations contained in the TIS, although correct, they do not address minimum analysis requirements per AC 13-17 (i.e., Page 2 of 3 / under Analysis particularly items 3,4, &5). The intensity of use from a traffic standpoint, between the existing two single family (LUC 210 #4836/lot 6 & 4848/lot 8) and one duplex (LUC 230? #4844 & 4842/lot 7) and the proposed six townhouses (LUC 230) needs to be differentiated with credit for the existing uses and the net impact needs to be substantiated.

2) Since there are no traffic count data available for Esplanade Street as well as Imperial Shores Blvd and Imperial River Rd, the net impact of the proposed development on the segment of Bonita Beach Rd between Vanderbilt and US 41 (PCS #7) needs to be shown.

Feel free to contact us with any questions or comments that you might have.

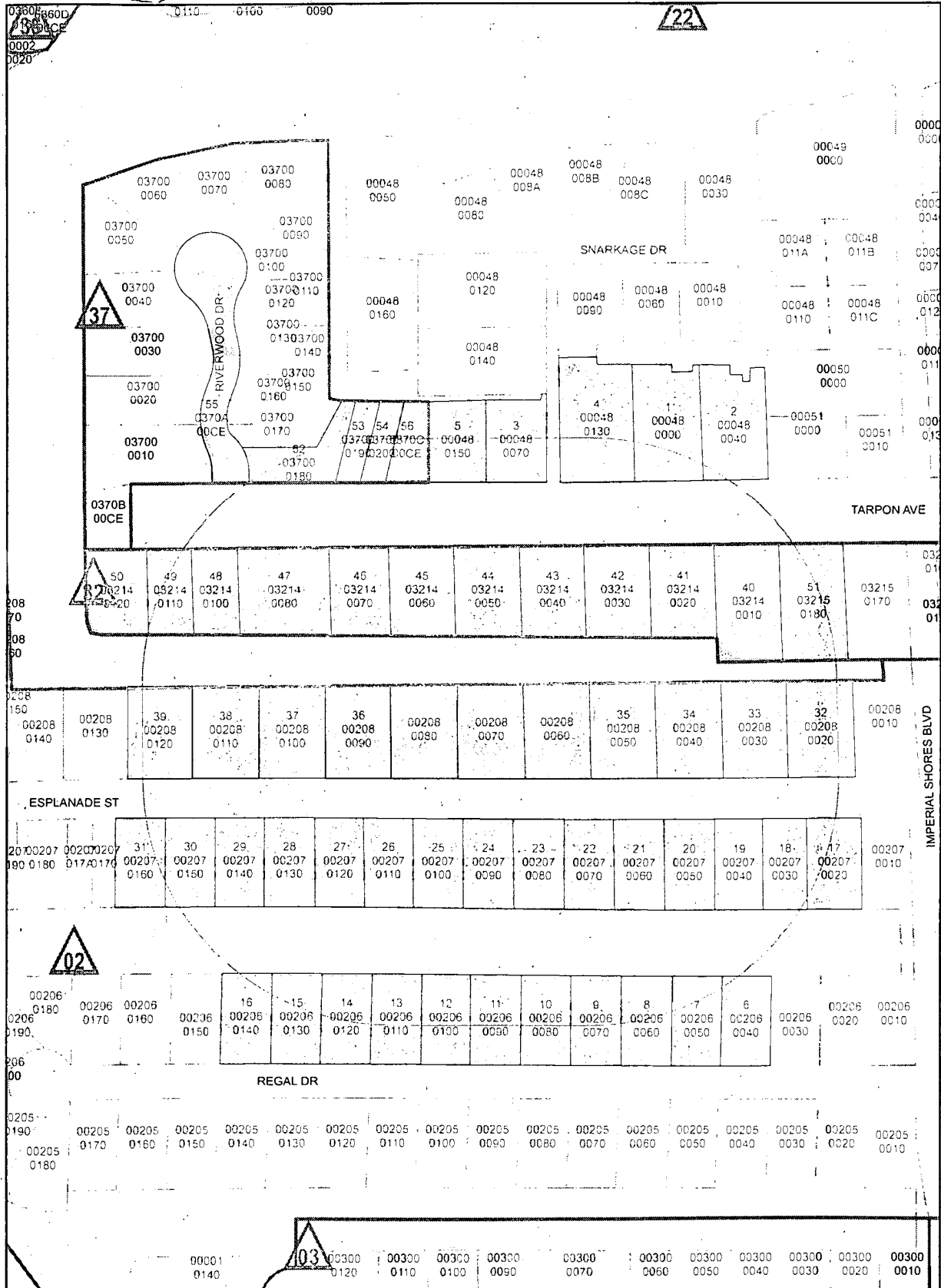
Mohsen Salehi
Consulting Services
Ft. Myers, Florida
239/9941320 (cell#)
239/433-1092 (voice/fax)

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MAR 09 2006

VARIANCE REPORT

3/8/2006

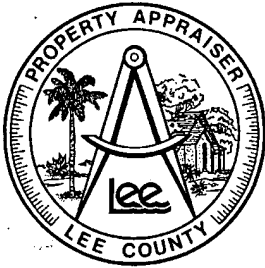
Subject Parcels : 3 Affected Parcels : 56 Buffer Distance : 375 ft



32-47-25-B4-00208.0060 et al.

270 135 0 270 Feet

DCI 2006-00021



Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 339-6159 • Fax: (239) 339-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

Date of Report: March 08, 2006
Buffer Distance: 375 ft
Parcels Affected: 56
Subject Parcel: 32-47-25-B4-00208.0060, 32-47-25-B4-00208.0070, 32-47-25-B4-00208.0080

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MAR 09 2006

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>Map Index</u>
BORRUSO WILLIAM TR + 4826 TARPON AV BONITA SPRINGS FL 34134	32-47-25-B4-00048.0000 4826 TARPON AVE BONITA SPRINGS FL 34134	BEG 1768 FT N + 2685 FT W OF SE COR SEC 32 TH GO W 300 FT TO POB CONT W 100	1
J R + P J SIMS LLC PO BOX 2387 BONITA SPRINGS FL 34133	32-47-25-B4-00048.0040 4820/22 TARPON AVE BONITA SPRINGS FL 34134	BEG 1768.5 FT.N + 2224 FT. W OF SE COR OF SEC TH N 175 FT.W 100 FT.S 175 FT.	2
SANCHEZ CESAR 4838 TARPON AVE BONITA SPRINGS FL 34134	32-47-25-B4-00048.0070 4838 TARPON AVE BONITA SPRINGS FL 34134	BEG.1768.5 FT N + 3259 FT W OF SE COR OF SEC TH N 125 FT W 75 FT S 125 FT E	3
OLSZEWSKI DORIS 18 FAIRFIELD AVE ALBANY NY 12205	32-47-25-B4-00048.0130 4832 TARPON AVE BONITA SPRINGS FL 34134	BEG 3089 FT W + 1768.5 N OF SE COR RUN W 135 FT N 190 FT E 135 FT TH S 190	4
BANGS JOHN R AND MARIETTA S TR 5154 S SPRINGFIELD AV CHICAGO IL 60632	32-47-25-B4-00048.0150 4844 TARPON AVE BONITA SPRINGS FL 34134	PARL IN SW 1/4 SEC 32 TWP 47 R 25 DESC IN OR 1250 PG 0455 AKA LOT 8 SNARKAGE UNREC	5
DAYE ROBERT A + JOAN 4818 REGAL DR BONITA SPRINGS FL 34134	32-47-25-B4-00206.0040 4816/18 REGAL DR BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UREC. BLK 6 OR 53 PG 130 LOT 4	6
KUHNLOHE ROBERT C ETAL J/T 4822 REGAL DR BONITA SPRINGS FL 34134	32-47-25-B4-00206.0050 4822 REGAL DR BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UREC. BLK 6 OR 53 PG 130 LOT 5	7
HAY LAURL L TR 4826 REGAL DR BONITA SPRINGS FL 34134	32-47-25-B4-00206.0060 4826 REGAL DR BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UREC. BLK 6 OR 53 PG 130 LOT 6	8
STICKNEY PETER + ROBIN 4830 REGAL DR BONITA SPRINGS FL 34134	32-47-25-B4-00206.0070 4830 REGAL DR BONITA SPRINGS FL 34134	IMPERIAL SHORES UT 1 UNREC BLK 6 OR 53 PG 130 LOT 7	9
HAINES CRAIG P 4690 CHANTRY COURT COLUMBUS OH 43220	32-47-25-B4-00206.0080 4834 REGAL DR BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UREC. BLK 6 OR 53 PG 130 LOT 8	10
BANOS YOLANDA 4838 REGAL DR BONITA SPRINGS FL 34134	32-47-25-B4-00206.0090 4838 REGAL DR BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UREC. BLK 6 OR 53 PG 130 LOT 9	11
NICOLA ROBERT J + 5337 EAST R AVE PORTAGE MI 49002	32-47-25-B4-00206.0100 4842 REGAL DR BONITA SPRINGS FL 34134	IMPERIAL SHORES UN 1 UREC BLK 6 OR 53 PG 130 LOT 10	12
NICOLA ROBERT J + 150 INTERLOCHEN DR PEACHTREE CITY GA 30269	32-47-25-B4-00206.0110 4846 REGAL DR BONITA SPRINGS FL 34134	IMPERIAL SHORES UT 1 UNREC BLK 6 OR 53 PG 130 LOT 11	13

DCI 2006-00021

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
NICOLA ROBERT J + 155 W 81ST ST APT 3A NEW YORK NY 10024	32-47-25-B4-00206.0120 4850 REGAL DR BONITA SPRINGS FL 34134	IMPERIAL SHORES UN 1 UNREC BLK 6 OR 53 PG 130 LOT 12	14
NICOLA ROBERT J + 1344 W ALTGELD APT 113 CHICAGO IL 60614	32-47-25-B4-00206.0130 4854 REGAL DR BONITA SPRINGS FL 34134	IMPERIAL SHORES UN 1 UNREC BLK 6 OR 53 PG 130 LOT 13	15
MCKEON STEPHEN F + ELIZABETH M 4858 REGAL DR BONITA SPRINGS FL 34134	32-47-25-B4-00206.0140 4858 REGAL DR BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UNREC BLK.6 OR 53 PG 130 LOT 14	16
ENNIS JOSEPH P TR 4811/13 ESPLANE ST BONITA SPRINGS FL 34134	32-47-25-B4-00207.0020 4811/13 ESPLANE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN 1 UREC BLK 7 OR 53 PG 130 LOT 2 + PT LOT 3 E 7 FT LOT 3	17
DEHART ROBERT 4815 ESPLANE ST BONITA SPRINGS FL 34134	32-47-25-B4-00207.0030 4815 ESPLANE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN 1 UNREC BLK 7 OR 53 PG 130 PT LOT 3 W 68 FT LOT 3	18
JAKSTAVICH EDWARD TR 4817 ESPLANE ST BONITA SPRINGS FL 34134	32-47-25-B4-00207.0040 4817 ESPLANE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UREC. BLK 7 OR 53 PG 130 LOT 4	19
BULL ROBERT P 4823 ESPLANE ST BONITA SPRINGS FL 34134	32-47-25-B4-00207.0050 4823 ESPLANE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN 1 UREC BLK 7 OR 53 PG 130 LOT 5	20
BULL ROBERT P 4823 ESPLANE ST BONITA SPRINGS FL 34134	32-47-25-B4-00207.0060 4827 ESPLANE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UNREC BLK.7 OR 53 PG 130 LOT 6	21
NICOLA ROBERT + 1608 VICKERY DR PORTAGE MI 49002	32-47-25-B4-00207.0070 4831/33 ESPLANE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UNREC BLK.7 OR 53 PG 130 LOT 7	22
DOMINY HARRY L 4835 ESPLANE ST BONITA SPRINGS FL 34134	32-47-25-B4-00207.0080 4835 ESPLANE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UNREC BLK.7 OR 53 PG 130 LOT 8	23
HALLMARK INTERNATIONAL LANDS + 25241 BERNWOOD DR STE 6 BONITA SPRINGS FL 34135	32-47-25-B4-00207.0090 4839 ESPLANE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN 1 UNREC BLK 7 OR 53 PG 130 LOT 9	24
HALLMARK INTERNATIONAL LANDS + 25241 BERNWOOD DR STE 6 BONITA SPRINGS FL 34135	32-47-25-B4-00207.0100 4843 ESPLANE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN 1 UNREC BLK 7 OR 53 PG 130 LOT 10	25
FRANCHINI JOSEPH V 4847 ESPLANE ST BONITA SPRINGS FL 34134	32-47-25-B4-00207.0110 4847 ESPLANE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN 1 UNREC BLK 7 OR 53 PG 130 LOT 11	26
BARTLEY CALVIN L + OLGA V 4851 ESPLANE ST BONITA SPRINGS FL 34134	32-47-25-B4-00207.0120 4851 ESPLANE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UNREC BLK.7 OR 53 PG 130 LOT 12	27
WILLETTE LEO T TR 5628 PERRYTOWN DR WEST BLOOMFIELD MI 48322	32-47-25-B4-00207.0130 4855 ESPLANE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UNREC BLK.7 OR 53 PG 130 LOT 13	28
TREPINA GARY S + DEBORAH L 13224 W CREEKSIDE DR LOCKPORT IL 60441	32-47-25-B4-00207.0140 4859/61 ESPLANE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN 1 UREC BLK 7 OR 53 PG 130 LOT 14	29
WESLEY MICHAEL J III + SUSAN A 4863 ESPLANE ST BONITA SPRINGS FL 34134	32-47-25-B4-00207.0150 4863/65 ESPLANE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UREC. BLK 7 OR 53 PG 130 LOT 15	30
JAKLITCH HAZEL W TR P O BOX 3082 BONITA SPRINGS FL 34133	32-47-25-B4-00207.0160 4867/69 ESPLANE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UREC. BLK 7 OR 53 PG 130 LOT 16	31

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
GIZZI WILLIAM PAUL SR + DEBORA 636 S KELLEY RD SCHENECTADY NY 12306	32-47-25-B4-00208.0020 4812 ESPLANADE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UREC. BLK 8 OR 53 PG 130 LOT 2	32
ANJOSKI PATRICIA A 4818 ESPLANADE ST BONITA SPRINGS FL 34134	32-47-25-B4-00208.0030 4818 ESPLANADE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UREC. BLK 8 OR 53 PG 130 LOT 3	33
DERMODY ANTOINETTE M + KEVIN 4822 ESPLANADE ST BONITA SPRINGS FL 34134	32-47-25-B4-00208.0040 4822/24 ESPLANADE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UREC. BLK 8 OR 53 PG 130 LOT 4	34
FEENEY WILLIAM J 4830 ESPLANADE ST BONITA SPRINGS FL 34134	32-47-25-B4-00208.0050 4830 ESPLANADE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UREC. BLK 8 OR 53 PG 130 LOT 5	35
HANNON JOSEPH A + 4854/4856 ESPLANADE ST BONITA SPRINGS FL 34134	32-47-25-B4-00208.0090 4854/4856 ESPLANADE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UREC. BLK 8 OR 53 PG 130 LOT 9	36
DANSER ARTHUR V 1/2 INT + 147 PLAINSBORO RD CRANBURY NJ 08512	32-47-25-B4-00208.0100 4860/62 ESPLANADE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UREC BLK 8 OR 53 PG 130 LOT 10	37
QUINN C R + ROBERTA L 4866 ESPLANADE ST BONITA SPRINGS FL 34134	32-47-25-B4-00208.0110 4866/68 ESPLANADE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UREC. BLK 8 OR 53 PG 130 LOT 11	38
MCARDLE EDWARD J 5311 CAROLINE ST HOUSTON TX 77004	32-47-25-B4-00208.0120 4872 ESPLANADE ST BONITA SPRINGS FL 34134	IMPERIAL SHORES UN.1 UREC BLK 8 OR 53 PG 130 LOT 12	39
WILLETTE MARJORIE + 18430 28 MILE RD WASHINGTON MI 48094	32-47-25-B4-03214.0010 4821 TARPON AVE BONITA SPRINGS FL 34134	FROM SE COR SEC W 665 FT N 1668.5 FT W 2224 FT. TO POB W 100 FT S 177 FT E 100	40
HASSETT MICHAEL SR + MARY 4827 TARPON AV BONITA SPRINGS FL 34134	32-47-25-B4-03214.0020 4827 TARPON AVE BONITA SPRINGS FL 34134	BEG 1668.5 FT N + 2989 FT W OF SE COR OF SEC TH W 100 FT S 135 FT E 100 FT N	41
BLOCK DOUGLAS J + LORI S TILL 4831 TARPON AVE BONITA SPRINGS FL 34134	32-47-25-B4-03214.0030 4831 TARPON AVE BONITA SPRINGS FL 34134	BEG 1668.5 FT N + 3089 FT W OF SE COR SEC 32 TH S 135 FT W 96 FT N 135 FT E	42
WILLETTE LEO L + LINDA 4837 TARPON AVE BONITA SPRINGS FL 34134	32-47-25-B4-03214.0040 4837 TARPON AVE BONITA SPRINGS FL 34134	BEG 1668.5 FT N + 3185 FT W OF SE COR SEC. TH S 135 FT W 96 FT N 135 FT E 96	43
WARD ROBERT A 4841 TARPON AVE BONITA SPRINGS FL 34134	32-47-25-B4-03214.0050 4841 TARPON AVE BONITA SPRINGS FL 34134	PARL IN S 1/2 OF SW 1/4 SEC 32 TWP 47 R 25 DESC IN OR 1303 PG 0605	44
DUBAS PETER E 284 INDIAN VALLEY TRAIL MISSISSAUGA ON L5G 2K8 CANADA	32-47-25-B4-03214.0060 4845 TARPON AVE BONITA SPRINGS FL 34134	PARL IN S W 1/4 AS DESC IN OR 773 PG 407	45
GANT JACKIE L 4851 TARPON AVE BONITA SPRINGS FL 34134	32-47-25-B4-03214.0070 4851 TARPON AVE BONITA SPRINGS FL 34134	PARL IN S W 1/4 AS DESC IN OR 748 PG 686 + OR 1434 PG 1390	46
STUART KENNETH R + NANCY L 4857 TARPON AV BONITA SPRINGS FL 34134	32-47-25-B4-03214.0080 4857 TARPON AVE BONITA SPRINGS FL 34134	BEG SE COR RUN W ALG S LI 665 FT TH N 50 FT TO N LI BEACH RD CONT N 1618.5 FT	47
GIORGI MASSIMO + ROSE 20450 SHERWOOD DETROIT MI 48234	32-47-25-B4-03214.0100 4865 TARPON AVE BONITA SPRINGS FL 34134	FR SE COR RUN W ALG S LI 665 FT TH N 50 FT TO N LI BEACH RD CONT N 1618.5 FT DESC IN OR 4094/1485	48
LAVELLE MARTHA JANE TR 2301 EIGHTH AVE ST JAMES CITY FL 33956	32-47-25-B4-03214.0110 4867 TARPON AVE BONITA SPRINGS FL 34134	PARL LYING IN SW 1/4 DESC IN OR 4094/1485	49
CLOUD VIVIAN O + P O BOX 3325 BONITA SPRINGS FL 34133	32-47-25-B4-03214.0120 4873 TARPON AVE BONITA SPRINGS FL 34134	BEG 1668.5 FT N + 3501 FT W OF SE COR OF SEC TH S 135 FT W 450 FT N 135	50

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
FRIIA RICHARD P + MARGUERITE E 43 3RD ST BONITA SPRINGS FL 34134	32-47-25-B4-03215.0180 4817 TARPON AVE BONITA SPRINGS FL 34134	BEG SE COR SEC 32 W ALG S LI SEC 665 FT N 50 FT TH CONT SAME CRSE 1618.5 FT.	51
RIVER REACH LP 255 BAREFOOT BEACH BLVD #304 BONITA SPRINGS FL 34134	32-47-25-B4-03700.0180 27600 RIVER REACH DR BONITA SPRINGS FL 34134	RIVER REACH ESTATES PB 77 PGS 39 + 40 LOT 18	52
RIVER REACH LP 255 BAREFOOT BEACH BLVD #304 BONITA SPRINGS FL 34134	32-47-25-B4-03700.0190 4854 TARPON AVE BONITA SPRINGS FL 34134	RIVER REACH ESTATES PB 77 PGS 39 + 40 LOT 19	53
RIVER REACH LP 255 BAREFOOT BEACH BLVD #304 BONITA SPRINGS FL 34134	32-47-25-B4-03700.0200 4850 TARPON AVE BONITA SPRINGS FL 34134	RIVER REACH ESTATES PB 77 PGS 39 + 40 LOT 20	54
RIVER REACH LP RIVER REACH ESTATES 255 BAREFOOT BEACH BLVD #304 BONITA SPRINGS FL 34134	32-47-25-B4-0370A.00CE RIGHT OF WAY FL	RIVER REACH ESTATES PB 77 PGS 39 + 40 TRACT A	55
RIVER REACH LP RIVER REACH ESTATES 255 BAREFOOT BEACH BLVD #304 BONITA SPRINGS FL 34134	32-47-25-B4-0370C.00CE 4846 TARPON AVE BONITA SPRINGS FL 34134	RIVER REACH ESTATES PB 77 PGS 39 + 40 TRACT C	56

56 RECORDS PRINTED



CITY OF BONITA SPRINGS

COURTESY NOTICE TO ADJACENT PROPERTY OWNERS OF RECEIPT OF ZONING APPLICATION

Date: March 16, 2006

Case Number: DCI2006-00021

Case Name: 4848 ESPLANADE STREET

Request: Request to rezone approximately 1.06 acres from Two-Family Conservation (TFC-2) to Residential Planned Development (RPD) to allow the development of 3 two-family attached residential structures for a total of six dwelling units, on property located at 4836, 4842, 4844, 4848, and 4850 Esplanade Street.

Location: 4836, 4842, 4844, 4848 and 4850 Esplanade Street(US 41 to Bonita Beach Road. West to Imperial Shores Blvd. North to Esplanade. West on Esplanade), in S32-T47S-R25E, Bonita Springs, FL.

PROPERTY OWNER'S
REPRESENTATIVE: MS. DEBORA A GRESS, P.E.
PROGRESSIVE ENGINEERING
941 992-1619

Lee County Planner: Josh Philpott
(239) 479-8365

The file may be reviewed Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m. at the Lee County Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/479-8585 for additional information.

This is a courtesy notice. A public hearing date has not yet been set. You will receive another notice once the hearing date and time have been established.

JMP

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