ADD2014-00070 Lee County ePlan

LEE COUNTY
SOUTHWEST FLORIDA

APPLICATION FOR ADMINISTRATIVE VARIANCE IN UNINCORPORATED AREAS ONLY

Project Name: Clif Betts

Request: Pump house replacement w/ steele bldg over existing slab - doesn't meet setback requirement (N.E. corner) - asking for Variance. Thank you.

1. **Name of Applicant:** Clifford & Christi Betts
   Contact Person: Clif Betts
   Address: 23155 El Dorado Blvd
   City, State, Zip: Bonita Springs FL 34134
   Phone Number: 239-992-7704 E-mail: clifbetts@aol.com

2. **Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:**
   ☑ Applicant is the sole owner of the property. **[34-201; 34-204]**
   ☐ Applicant has been authorized by the owner(s) to represent them for this action. **[34-202; 34-204]**

3. **Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202; 34-204]**
   a. **Company Name:** _____
   Contact Person: _____
   Address: _____
   City, State, Zip: _____
   Phone Number: _____ E-mail: _____
   b. **Additional Agent(s):** Provide the names of other agents that the County may contact concerning this application. **[34-202; 34-204]**

4. **Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]**
   Name: _____
   Address: _____
   City, State, Zip: _____
   Phone Number: _____ E-mail: _____

5. **Disclosure of Interest [34-201; 34-204]:**
   ☐ Attach Disclosure of Interest Form. **[34-201; 34-204]**

6. **STRAP Number(s) [34-204(a)(2)]:**
   08-47-25-01-00006.0080

7. **Street Address of Property:** 23155 El Dorado Blvd

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

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8. **Legal Description:**
   - ☐ Legal description and sealed sketch of the legal description. **[34-204]**
   - **OR**
   - ☐ The property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records (or Plat Books) of Lee County. **[34-204]**
     Plat Book: _____ Page (or instrument): _____ Block: _____ Lot: _____

9. **Boundary Survey:**
   - ☐ A Boundary survey, tied to the state plane coordinate system. **[34-202; 34-204]**
   - **OR**
   - ☐ A copy of the subdivision plat if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records (or Plat Books) of Lee County. **[34-202; 34-204]**

10. **Use(s) of Property [34-204]:**
    - **a.** Current uses of property are:
      Homestead
    - **b.** Intended uses of property are:

11. **Lee Plan (Future Land Use) Designation [34-204]:** Yes

12. **Current Zoning of Property [34-204]:** Yes. RS-1

13. **Property Dimensions [34-204]:**
    - **a.** Width (average if irregular parcel): _____ Feet
    - **b.** Depth (average if irregular parcel): _____ Feet
    - **c.** Total area: _____ Acres or square feet

14. **Variance(s):** List the specific section number(s) of the Lee County Land Development Code {and their name(s)} from which the relief is sought. Also explain why the administrative variance is needed. **[34-268]**
    [Attach extra sheets if additional space is needed.]
    Existing pump house built with original house 1978 was wood construction was falling down after severe damage due to Wilma (Hurricane) a few years back

15. **Variance Criteria:** Before approving any administrative variance, the Director must find that all of the following exist. Explain how the request(s) meet these criteria. Attach extra sheets if additional space is needed. **[34-268]**
    - **a.** What are the exceptional or extraordinary conditions or circumstances that are inherent to the property in question?
      existing pumphouse damaged needed to be replaced
    - **b.** Is the requested variance the minimum that will relieve the applicant of an unreasonable burden caused by the regulation in question? If not, what is the minimum variance?
      Yes
    - **c.** Will the granting of the variance be injurious to the neighborhood or otherwise detrimental to the public welfare?
      No. See attached letter

16. **Site Plan:** Submit a site plan (24"x36"), to scale, illustrating at a minimum: existing and proposed lot lines; buildings and uses; streets; accessways; off-street parking; water management facilities; buffering; open space; and any structures on adjacent property which may be affected by the requested variance. The location(s) of the requested variance(s) must be clearly indicated on the site plan. **[34-268]**

17. **LDC Compliance:** Submit pertinent calculations which demonstrate that the overall development complies with all other applicable zoning and development standards. **[34-268]**

18. **Letters of No Objection:** Submit Letters of No Objection from all adjacent property owners, including those separated from the subject property by any right-of-way easements, or as required by the Director. **[34-268]**

19. **Planning Community or Community Plan Area*:** _____
*If in Page Park **[34-1203]** or Captiva **[33-1612],** attach meeting summary from informational meeting.

20. **Other Documentation:** Other relevant documentation such as copies of permits or other approvals applicable to the requested administrative variance. **[34-204]**
- ☐ **Eminent Domain Properties:** If the taking has been signed by a Lee County Circuit Court judge, a copy of the Order of Taking is required.
- ☐ **Photographs** of the subject property and surrounding area. (Optional)

SUBMITTAL REQUIREMENT CHECKLIST *Clearly label your attachments as noted in bold below.*	
☐	Completed application [34-204]
☐	Filing Fee - [34-204]
☐	**Affidavit of Authorization** Form [34-204; 34-202]
☐	**Additional Agents** [34-204; 34-202]
☐	**Multiple Owners** List (if applicable) [34-201; 34-204]
☐	**Disclosure of Interest** Form [34-204; 34-201]
☐	**Legal description** and sealed sketch of legal description (not required if platted lot) [34-204]
☐	**Boundary Survey** OR **Plat** [34-202(a)(2); 34-204]
☐	**Variance Request** (if applicable)
☐	**Variance Criteria** [34-268] (if applicable)
☐	**Site Plan** (36"x24")
☐	**Compliance Calculations** (if applicable)
☐	**Letters of No Objection**
☐	**Meeting Summary** (if applicable)
☐	**Other Documentation**

Note: All information submitted with the application becomes a part of the public record and will be a permanent part of the file. Department staff will review this application for compliance with requirements of the Lee County Land Development Code. The applicant will be notified of any deficiencies.

Acceptance of an application for an administrative application in no way guarantees its approval. If the Director determines that a public hearing is necessary, then all fees paid toward the administrative application may be applied toward an application for public hearing.

The Director's decision on an administrative request is final and can not be appealed. In the event the Director denies the request, the applicant's only recourse is to apply for a public hearing. No fees paid for the administrative application will be refunded or applied towards the public hearing.

If it is determined that inaccurate or misleading information was provided to the county or the decision does not comply with the Land Development Code when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Clifford Betts (name), as owner (owner/title) of property (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized 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; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Notes:

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

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

_____ **Signature**

4-10-14 **Date**

**************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on _____ (date) by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

_____ **Signature of Notary Public**

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ADDITIONAL AGENTS

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Clifford Betts, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 23155 El Dorado Blvd and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
N/A	

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Property Owner

Print Name

************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on _____ (date) by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

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LEE COUNTY
SOUTHWEST FLORIDA

DIVISION OF DEVELOPMENT SERVICES
ZONING REVIEW

NOTICE OF REJECTION

OWNER Betts **CONTRACTOR** Same

REJECT DATE 3/18/14 **STRAP NO.**

CASE NUMBER RES2014-01496 Carport and Shed

Please be advised that your application for a building permit has not been approved for the following reason (s) checked below. Kindly take the appropriate actions to correct and resubmit your plans to the Information/Resubmittal Desk located inside the permitting lobby on the first floor.

Please return this notice with your re-submittal.

_____ Plot Plan - **MUST BE TO SCALE** (with scale indicated on plan), per The Florida Building Codes (FBC) 10 104.2.1, 104.2.4, 104.3.1.1. A Plot Plan must show Lot Dimensions, All Existing and Proposed Structures, Setbacks to **ALL** Structures, Location of Streets/Roads, Canals, or Other Water Bodies.

X Setback Dimensions : Need to be 20' back from the property line on Sierra Lane.

_____ Lot Size - Incorrect/Insufficient

_____ Easement Encroachment .

_____ Show Proof When Lot Was Recorded and / or Split

_____ Density (needs minimum use provision)

X Other: This property is on a corner therefore El Dorado Blvd and Sierra Lane is considered all frontage. The shed cannot be placed in front of the house.

REVIEWED BY: Dee Waldron 533-8597 X 48812

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Lee County Property Appraiser

Tax Year

Next Lower Parcel Number Next Higher Parcel Number Tax Estimator Tax Bills Print

Property Data for Parcel 08-47-25-01-00008.0080

Owner Of Record

BETTS CLIFFORD A + CHRISTI
23155 EL DORADO BLVD
BONITA SPRINGS FL 34134

Site Address

23155 EL DORADO BLVD
BONITA SPRINGS FL 34134

Legal Description

EL DORADO ACRES UNREC.
BLK.8 DB 310 PG 183
LOTS 8 + 9 + 7

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



Photo Date December of 2008

Property Values (2013 Tax Roll)

Just	218,508
Assessed	218,508
Portability Applied	0
Cap Assessed	159,138
Taxable	109,138
Cap Difference	59,370

Exemptions

Homestead / Additional	25,000 / 25,000
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	FF
Units	240.00
Frontage	165
Depth	130
Total Number of Buildings	1
Total Bedrooms / Bathrooms	4 / 2.0
Total Living Area	2,698
1st Year Building on Tax Roll	1976
Historic District	No

+ Taxing Authorities

+ Sales / Transactions

+ Building/Construction Permit Data

+ Parcel Numbering History

+ Solid Waste (Garbage) Roll Data

+ Flood and Storm Information

+ Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[2007 2008 2009 2010 2011 2012 2013]

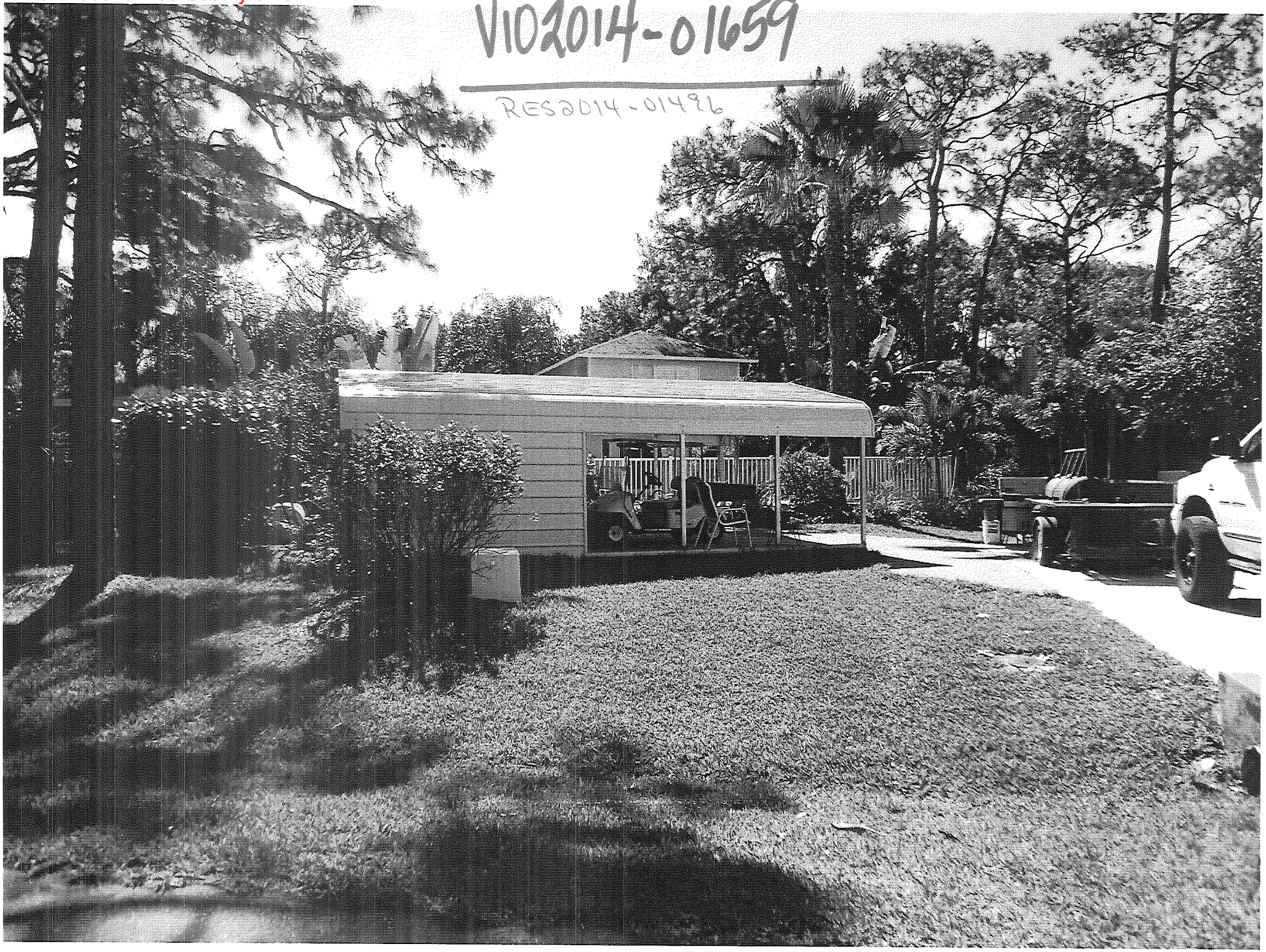
Next Lower Parcel Number Next Higher Parcel Number New Query Search Results Home

Becky - Lee Co Zoning

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V102014-01659

RES2014-01496



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April 3, 2014

Lee County Zoning Department

My wife & I do not object to the new pump house & attached carport that the Betts Family had installed to replace the old pump house & canopy.

We live across the street and it does not bother us.

Sincerely

Richard L. Hmelick
4/9/2014

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Eldridge APPRAISALS INC.

The Beachway Building
3301 Bonita Beach Road, Suite 213
Bonita Springs, FL. 34134

Telephone: 239-243-9163 AutoAppraiserASA@comcast.net Facsimile: 239-236-1443

April 3, 2014

Lee County Zoning Department
1500 Monroe St.
Fort Myers, FL 33901

Re: Pump House / Carport Located at 23155 El Dorado Blvd – Bonita Springs, FL 34134
Betts, Clifford – (Strap 08-47-25-01-00008.0080)

To Whom It May Concern:

I own property at 4626 Sierra Lane, Bonita Springs, FL. 34134 (Strap 08-47-25-01-00009.0130) that is adjacent to the abovementioned address owned by Clifford Betts. I have no issue or problem with the structure and it is visually pleasing.

Respectfully,

Morgan Worth Eldridge, ASA

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April 3 2014

RE: Betts Pump House/Carport

To The Lee County Zoning Department

We have no objections to the new pump house/carport that has replaced the old pump house/canopy. This has been a big improvement over the original that was located on their property at 23155 EL Dorado Blvd in El Dorado Acres Bonita Springs.

Thank you for your time concerning this matter.

Sincerely

Brad A. Wynn 4625 Sierra Lane 4-3-14
Brad A Wynn

Mark Wynn 4625 Sierra Lane 4-3-14
Mark Wynn

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4/3/14

Lee County Zoning Department

To whom it may concern:

I live at 4634 Sierra Lane and I understand there is an issue with the structure on the home of Clif and Christi Betts on 23155 El Dorado. In my opinion, the structure is not offensive or even unsightly and in fact is an improvement of the old structure.

If you have any questions, you can reach me at 239-994-3065.

Thank you,



Mayra Castro