

**Notice of Public Meeting
of the City of Bonita Springs
Board for Land Use Hearings & Adjustments
and Zoning Board of Appeals
TUESDAY, FEBRUARY 18, 2020 at 9:00am
Bonita Springs City Hall
9101 Bonita Beach Road
Bonita Springs, FL 34135**

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. APPROVAL OF MINUTES

VI. PUBLIC COMMENT

VII. PUBLIC HEARINGS

A. CASE NAME: VAR19-62089-BOS, 27733 Hickory Blvd.

REQUEST: A REDUCTION IN THE 25' STREET, 15' STREET (CORNER LOT), AND 25' WATERBODY SETBACK FOR A SINGLE LOT IN THE RESIDENTIAL SINGLE-FAMILY DISTRICT (RS-1) FROM LAND DEVELOPMENT CODE SECTIONS 4-1893 AND 4-1894 TO PERMIT A SINGLE-FAMILY DWELLING UNIT WITH A 20' STREET, 7.5' STREET (CORNER LOT) AND 15' WATERBODY SETBACK.

LOCATION: 27733 HICKORY BLVD. BONITA SPRINGS FL 34134

B. CASE NAME: PD18-46808-BOS BAREFOOT BEACH HOTEL MPD

CASE DEFERRED PRIOR TO ADVERTISEMENT, LDC SEC. 4-228(1)

VIII. NEXT MEETING: MARCH 17, 2020

IX. ADJOURNMENT

Any person requiring special accommodations at any of the meetings because of a disability or physical impairment should contact Meg Weiss, Director of Administrative Services at 239-949-6262, at least 48 hours prior to the meeting.

If a person decides to appeal a decision made by the Board in any matter considered at this meeting/hearing, such person may need to ensure that a verbatim record of the proceeding is made, to include the testimony and evidence upon which any such appeal is to be based.

NOTE: This meeting is televised on Comcast Channel 98. Meetings can be viewed and agendas are available at www.cityofbonitasprings.org one week prior to the public hearing.

**City of Bonita Springs
Board for Land Use Hearings & Adjustments
And Zoning Board of Appeals
Tuesday, December 17, 2019 at 9:00 AM
Bonita Springs City Hall
9101 Bonita Beach Road
Bonita Springs, FL 34135
MINUTES**

I. CALL TO ORDER

Chairman Larry Kurlander called the meeting to order at 9:00 A.M.

II. INVOCATION

Board Member Russ Winn furnished the invocation.

III. PLEDGE OF ALLEGIANCE

Chairman Kurlander led in the Pledge of Allegiance.

IV. ROLL CALL: Chairman Larry Kurlander, and Board Members Dawn Koncikowski, Roger Brunswick, Barbara Craig, Russ Winn, and Robert Incerpi. Board Member Richard Donnelly was not in attendance.

Also in attendance was Land Use Attorney David Theriaque, City Attorney Derek Rooney, Jackie Genson, John Dulmer and Mike Kirby. In attendance on behalf of the Applicant were Attorney Neale Montgomery, David Depew, and Tina Eckblad.

V. APPROVAL OF MINUTES- November 19, 2019 (To be provided via Addendum or at the meeting) No Minutes

VI. PUBLIC COMMENT: No public comments were made.

VII. PUBLIC HEARINGS

A. CONTINUANCE FROM NOVEMBER 19, 2019, AGENDA ITEM VII.B.

CASE NAME: PD19-60292-BOS Bonita Grande Mine Industrial Planned Development (IPD) Amendment

REQUEST: To amend Lee County Zoning Resolution No. 98-071 as subsequently amended, to expand the mining excavation limits and extend the termination of mining date to February 13, 2041 consistent with the Florida Department of Environmental Protection (FDEP) Environmental Resource Permit (ERP).

LOCATION: The subject property is located at 25501 Bonita Grande Drive, Bonita Springs, FL 34135

STRAP: 20-47-26-B1-00001.0000

9:07:07 AM Chairman Larry Kurlander addressed the process, to which Attorney David Theriaque, furnished the history to date, including related lawsuits, explaining that this entails Lee County's regulations. City Attorney Derek Rooney addressed conditions of the settlement agreement.

[9:20:53 AM](#) City Attorney Rooney next placed all witnesses under oath.

[9:21:12 AM](#) David Depew, representing the Applicant with Morris Depew, next furnished a PowerPoint presentation, to address the Applicant's team, the property location, the history as to the creation of the DR/GR of which the intent was to limit activities and density in those designated areas. Discussion was held on the settlement/compliance agreement. Mr. Depew continued his presentation by addressing the Comprehensive Plan, IPD Amendment request, an aerial photograph showing the existing conditions of the property, natural resources, the conditions contained in Lee County Resolution Z-02-47,

Board Member Brunswick question the destination of trucks from the mine, to which Ms. Montgomery explained that it would be wherever development is occurring, which she further explained. Discussion was also held on the mining process, dust, damage to homes in the areas as a result of mining, noise as a result of blasting.

[10:35:01 AM](#) A 10 Minutes break was taken.

[10:48:35 AM](#) Mr. Depew continued his presentation addressing the existing and proposed MCP, distances to residential structures, Lee Plan consistency,

[10:58:48 AM](#) Chairman Kurlander addressed reclamation, which Attorney Theriaque stated was required. Chairman Kurlander addressed "illegal dumping" occurring on Bonita Beach Road by the truckers. City Attorney Rooney explained that was littering, noting that he was unaware of any illegal dumping.

[11:09:06 AM](#) Jackie Genson, Community Development, next furnished a PowerPoint presentation to address the Staff Report. Staff is recommending approval of the request. She addressed conditions, zoning, surrounding areas, the MCP, the Schedule of Uses, Deviations, the Lee Plan and Land Development Code, neighborhood meetings held as well as neighborhood compatibility, new environmental considerations, stormwater management, transportation, the Compliance Agreement and the conditions of approval.

[11:29:14 AM](#) Board Members next reported ex parte communications.

[11:30:27 AM](#) Ms. Montgomery responded to the letter submitted into the record from Mary Beth Borre', a resident of Bonita Bay, explaining that this will not affect future water supply.

No public comments were made.

[11:32:26 AM](#) Board Member Robert Incerpi motioned to accept Staff's recommendation of approval; Board Member Koncikowski seconded.

[11:33:19 AM](#) Board Member Craig read into the record a letter indicating her support for the request.

[11:35:44 AM](#) The motion is to approve the application as conditioned, and passed 5-1 (Chairman Kurlander opposed)

VIII. NEXT MEETING: January 14, 2020 (TENTATIVE)

IX. ADJOURNMENT:

There being no further cases to discuss, the meeting adjourned at 11:45 A.M.

Respectfully submitted,

Michelle Anderson, Deputy City Clerk

APPROVED:

BONITA SPRINGS ZONING BOARD:

Date: _____

AUTHENTICATED:

Lawrence Kurlander, Chairman

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

PROJECT NAME: 27733 HICKORY BLVD. SETBACK VARIANCE

TYPE OF CASE: VARIANCE

CASE NUMBER: VAR19-62089-BOS

HEARING DATE: February 18, 2020

PLANNER: JAY L. SWEET, PSM, AICP

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

PROJECT NAME: 27733 HICKORY BLVD. SETBACK VARIANCE

TYPE OF CASE: VARIANCE

CASE NUMBER: VAR19-62089-BOS

HEARING DATE: February 18, 2020

PLANNER: Jay L. Sweet, PSM, AICP

REQUEST AND STAFF RECOMMENDATION

A variance request for relief from LDC sections 4-1893(a) and 4-1894(b), which requires a 25' setback from a public road right of way and a 25' waterbody setback. Staff recommends APPROVAL of the requested variances as conditioned in the Staff Report.

I. APPLICATION SUMMARY:

A. Applicant: Robert McHugh

B. Agent: Bill Tracey

C. Request: A REDUCTION IN THE 25' STREET, 15' STREET (CORNER LOT), AND 25' WATERBODY SETBACK FOR A SINGLE LOT IN THE RESIDENTIAL SINGLE-FAMILY DISTRICT (RS-1) FROM LAND DEVELOPMENT CODE SECTIONS 4-1893 AND 4-1894 TO PERMIT A SINGLE-FAMILY DWELLING UNIT WITH A 20' STREET, 7.5' STREET (CORNER LOT) AND 15' WATERBODY SETBACK.

D. Location: 27733 Hickory Blvd., Bonita Springs, Florida 34134

E. Future Land Use Plan Designation, Current Zoning and Use of Property:

Future Land Use: Moderate Density Residential

Current Zoning: RS-1, Single Family Residential

Current Use: Single Family Residential

F. Surrounding Land Use:

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Designation</u>
North: RS-1, Single Family Residential Undeveloped Park Parcel	Moderate Density Residential
East: RS-1, Single Family Residential; Vacant (waterbody Fish Trap Bay)	Moderate Density Residential
South: RS-1, Single Family Residential; Single Family Residence	Moderate Density Residential
West: RS-1, Single Family Residential; Single Family Residence	Moderate Density Residential

II. **BACKGROUND AND INFORMATIONAL ANALYSIS:**

Introduction/Synopsis

The property is located at 27733 Hickory Blvd across the street from Beach Access #2. It is bounded on the west by Hickory Blvd., the north by "PARK B" according to the plat Bonita Beach First Addition, the east by the waters of Fish Trap Bay, and on the south by an existing single-family home.

The applicant is requesting approval of a variance for setbacks on two (2) sides of the property, the eastern and western portions.

Currently, there is a single-family home on the property, which according to the property appraiser was built in 1950. Additionally part of the existing home's driveway obscures what would be the entrance into the east portion of "Park B" when improved. The existing property is a non-conforming lot of record. The following set back chart depicts 1. Code Required, 2. Existing, and 3. Requested.

	Code	Existing	Requested	Delta
Front (Street)	25'	25.1'	20'	-5'
Side	7.5'	11.7'	7.5'	0'
Rear waterbody (Principal)	25'	8.8'	15'	-10'

Variance Review Criteria – Analysis

As outlined in LDC 4-131(b)(3), the following standard of review is applied to variance cases:

- (3) *Findings. Before making a recommendation to grant any variance, the zoning board must find that all of the following exist:*
 - a. *There are exceptional or extraordinary conditions or circumstances that are inherent to the property in question;*
 - b. *The exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of the ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding the adoption of the ordinance from which this chapter is derived will not be considered self-created);*
 - c. *The variance granted is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation in question to their property;*
 - d. *The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and*
 - e. *The condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of a general or recurrent nature so as to make it more reasonable and practical to amend the ordinance.*

It is Staff's opinion the applicant has a hardship that is not self-imposed – *i.e.*, the size shape and geometry of the lot property make it impossible to meet the requirements of a standard lot for which the adopted setbacks are intended. Further, the current structure was legally permitted and constructed in accordance with the applicable setbacks at that time. In our opinion the variances being requested are the minimum necessary.

Surrounding Zoning

The subject property is in an area surrounded by other RS-1-zoned properties, of which have existing single-family homes and several of which have received variances for setback requirements, such as the lot to the south and across Fish Trap Bay. These lots received a 10' reduction to the water body setback and a 5' reduction to the street setback. Another property located within the 375' public notification zone for this case received a variance in 2015 for a 10' reduction to the water body setback and a 5' reduction to the street setback. The preceding approvals help to establish compatibility for the applicant's request.

Neighborhood Compatibility

The proposed variance would not change the character of the neighborhood and is consistent with the surrounding uses and development patterns of the area. In fact similar variances have been granted to wit:

27749 Hickory Blvd	65' from centerline of Hickory Blvd; 5' Waterbody	Z-89-4-20
27795 Hickory Blvd	20' Street; 15' Waterbody	ZO-15-02
27844 Forester Drive	20' Street; 12' Waterbody	ZO-16-03
27824 Forester Drive	20' Street; 15' Waterbody	ZO-08-02
27828 Forester Drive	20' Street; 15' Waterbody	ZO-08-02
27832 Forester Drive	20' Street; 15' Waterbody	ZO-08-02

Comprehensive Plan Considerations

The subject property is designated Moderate Density Residential according to the City's Future Land Use Map. The Future Land Use Element of the Comprehensive Plan describes the Moderate Density Residential land use as follows:

Policy 1.1.7: Moderate Density Residential - Intended to accommodate and preserve single-family residential development at a maximum density of up to 5.8 dwelling units per gross acre and approximately 1,977 acres of gross land area in the land use category; planned unit developments at a maximum density of six units per 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 homes on permanent foundations.*
- b. *Maximum allowable height of structures shall be 35 feet from the base flood elevation to the eaves.*

The proposed variance will not increase density or provide for additional development. It is Staff's opinion that the proposed variance does not conflict with the Moderate Density Residential future land use category.

Findings & Conclusions:

Based upon an analysis of the application and the standards for approval of a variance, Staff makes the following findings and conclusions:

1. There are exceptional or extraordinary conditions or circumstances inherent to the subject property, specifically depth of the parcel (approx. 72' average) which does not meet the current code minimum.
2. The exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of the ordinance. This lot as configured was created by plat on 25 February 1941, before zoning rules were in place. This configuration was not created by the owner, nor were the change in flood regulations.
3. The variance, if granted, is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulations in question to the subject property. The variance, if granted, would cure the zoning violation and provide setback relief for the current structure.
4. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
5. The condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of a general or recurrent nature to make it more reasonable and practical to amend the ordinance.

III. RECOMMENDATION:

Staff recommends **APPROVAL** of the applicant's requested variances from the setback requirement to allow for reductions as outlined below, along the eastern and western portions of the property as discussed herein. This recommendation of approval is based on the *Findings & Conclusions* contained herein and is subject to the following conditions:

1. The variance is limited to the lot in question, known as 27733 Hickory Blvd., STRAP #31-47-25-B4-002L0.0100, as described in the legal description, "**Exhibit A**", attached hereto.
2. The variances granted to the property development regulations are as follows:

Lot Direction		Setback	
West	Front (street)	20'	
North & South	Side	7.5'	
East	Rear (waterbody)	15'	

3. The applicant places a 3 foot high fence along the north property line to promulgate the separation between the residence and Park B property.

4. The applicant enhance the shoreline protection of the property, with the placement of additional rip-rap along the shoreline together with appropriate shoreline plantings.

IV. SUBJECT PROPERTY

The applicant indicates the STRAP number is: 31-47-25-B4-002L0.0100.

V. EXHIBITS

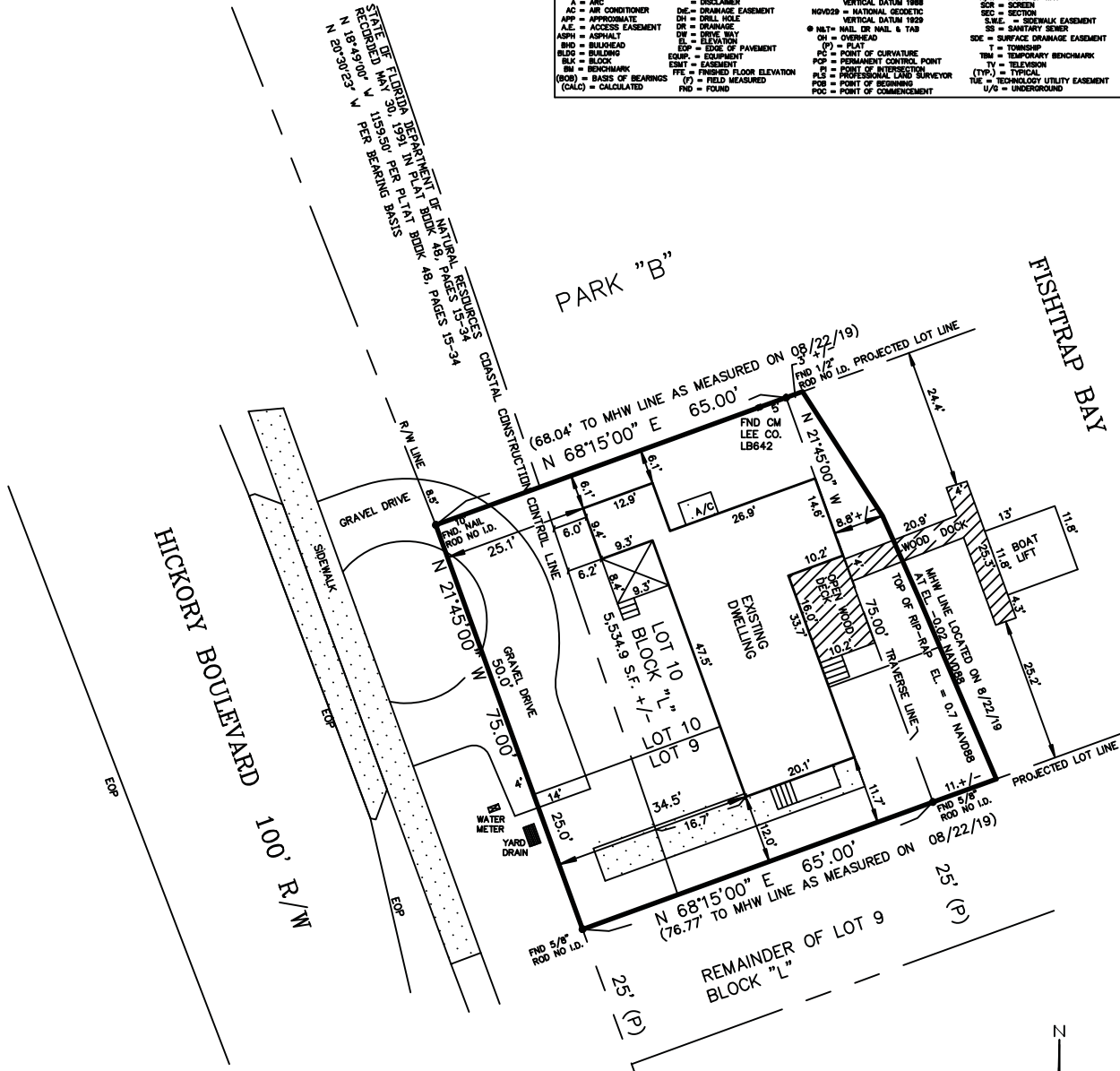
- A. Legal Description and Boundary Survey, as provided by Portella and Associates, Inc.

VI. ATTACHMENTS

- A. Site Plan for McHugh Residence.
- B. Variance Application.
- C. Plat of Bonita Beach 1st Addition.

EXHIBIT "A"
Survey & Legal Description of the Subject Property

LEGEND			
■	CONCRETE MONUMENT	C	CHORD
▲	DELTA	CB	CHORD BEARING
—	FENCE	CL	CHAIN LINE
+	PROPERTY CORNER	CL	CONVEYING
—	MORE OR LESS	CM	CONCRETE MONUMENT
—	NOT TO SCALE	CM	CONCRETE
—	POWER LINE	CM	CORNER
○	FOUND OR SET IRON	CTV	CABLE TELEVISION
○	REMARK	CUE	COUNTY UTILITY EASEMENT
—	TELEPHONE LINE	D	DEED
A	AIR	DIS	DISCLAIMER
AC	AIR CONDITIONER	DE	DRAINAGE EASEMENT
AP	APPROXIMATE	DI	DRILL HOLE
AE	ACCESS EASEMENT	DR	DRAINAGE
ASPH	ASPHALT	DW	DRIVE WAY
BND	BULKHEAD	ED	EDGE OF PAVEMENT
BLDG	BUILDING	EL	ELEVATION
BLK	BLOCK	EQ	EQUIPMENT
BM	BENCHMARK	ESMT	EASEMENT
(BOB)	BASE OF BEARINGS	FTE	FINISHED FLOOR ELEVATION
(CALC)	CALCULATED	F	FIELD MEASURED
		FG	FOUND
		GW	GRUY WIRE
		LBE	LANDSCAPE BUFFER EASEMENT
		LCE	LIMITED COMMON ELEMENT
		LME	LAKE MAINTENANCE EASEMENT
		MHW	MEAN HIGH WATER
		NAVD88	NORTH AMERICAN
		NAVDS2	NATIONAL GEODETIC
		VERT	VERTICAL DATUM 1988
		VERT	VERTICAL DATUM 1929
		NHT	NAIL OR NAIL & TAB
		OH	OVERHEAD
		PC	POINT OF CURVATURE
		PCM	PERMANENT CONTROL POINT
		P	POINT OF INTERSECTION
		PLS	PROFESSIONAL LAND SURVEYOR
		POB	POINT OF BEGINNING
		POC	POINT OF COMMENCEMENT
		PP	POWER POLE
		PRM	PERMANENT REFERENCE MONUMENT
		PT	POINT OF TANGENT
		PAV	PAVEMENT
		P.U.E.	PUBLIC UTILITY EASEMENT
		R	RADIUS OF CURVE
		REC	RECORD
		R/P	RADIUS POINT
		R/W	RIGHT OF WAY
		SCR	SCREEN
		SEC	SECTION
		S.W.E.	SIDEWALK EASEMENT
		SS	SANITARY SEWER
		SDE	SURFACE DRAINAGE EASEMENT
		T	TOWNSHIP
		TM	TEMPORARY BENCHMARK
		TV	TELEVISION
		(TYP)	TYPICAL
		TUE	TECHNOLOGY UTILITY EASEMENT
		U/E	UTILITY EASEMENT
		UT	UTILITY
		WM	WATER METER
		TRFR	TRANSFORMER
		WC	WATER CLEANOUT/SS MAN-HOLE
		WCB	WATER METER
		W	WATER METER
		WH	WATER VALVE
		WV	WATER VALVE
		LP	LIGHT POLE
		M	MILL
		W	WELL
		T	TREE
		E	ELEVATION

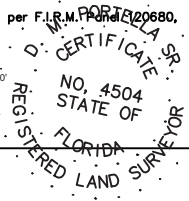


NOTES:
 1) THE STATE OF FLORIDA DNR CCCL WAS FIELD SURVEYED USING CONTROL MONUMENTS PRM "A-48" AND PRM "A-49".

STATE OF FLORIDA
 COUNTY OF LEE

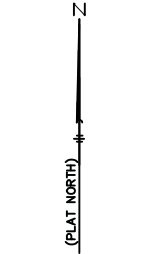
I, Dennis M. Portella, Sr., a Registered Land Surveyor in the State of Florida, hereby certify that the foregoing plat represents a survey of the hereon described premises:
 That a survey of the above described property was made under my direction and meets the Standards of Practice as per Chapter 5J-17.052(2) Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. There are no visible encroachments other than shown, no easements or claims of easements of which we have knowledge. No title search has been made by the surveyor. No attempt has been made to locate footers, structures, utilities or cemeteries beneath the surface.

Street Address is 27733 Hickory Blvd., Bonita Springs, FL.
 Bearings are based on per plat.
 Property is in Flood Zone VE (El. 16 navd88) per F.I.R.M. PORTELLA SR. 20680, 12071°C 0653°F, dated 08/28/2008
 DENNIS M. PORTELLA SR.
 PORTELLA SR.
 Digitally signed by DENNIS M. PORTELLA SR.
 Date: 2019.12.03 15:53:01 -0500
 Dennis M. Portella, Sr. PLS #4504



DESCRIPTION OF PROPERTY SURVEYED

LOT 10 AND THE NORTH 1/2 OF LOT 9, BLOCK "L", OF BONITA BEACH, FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 70 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

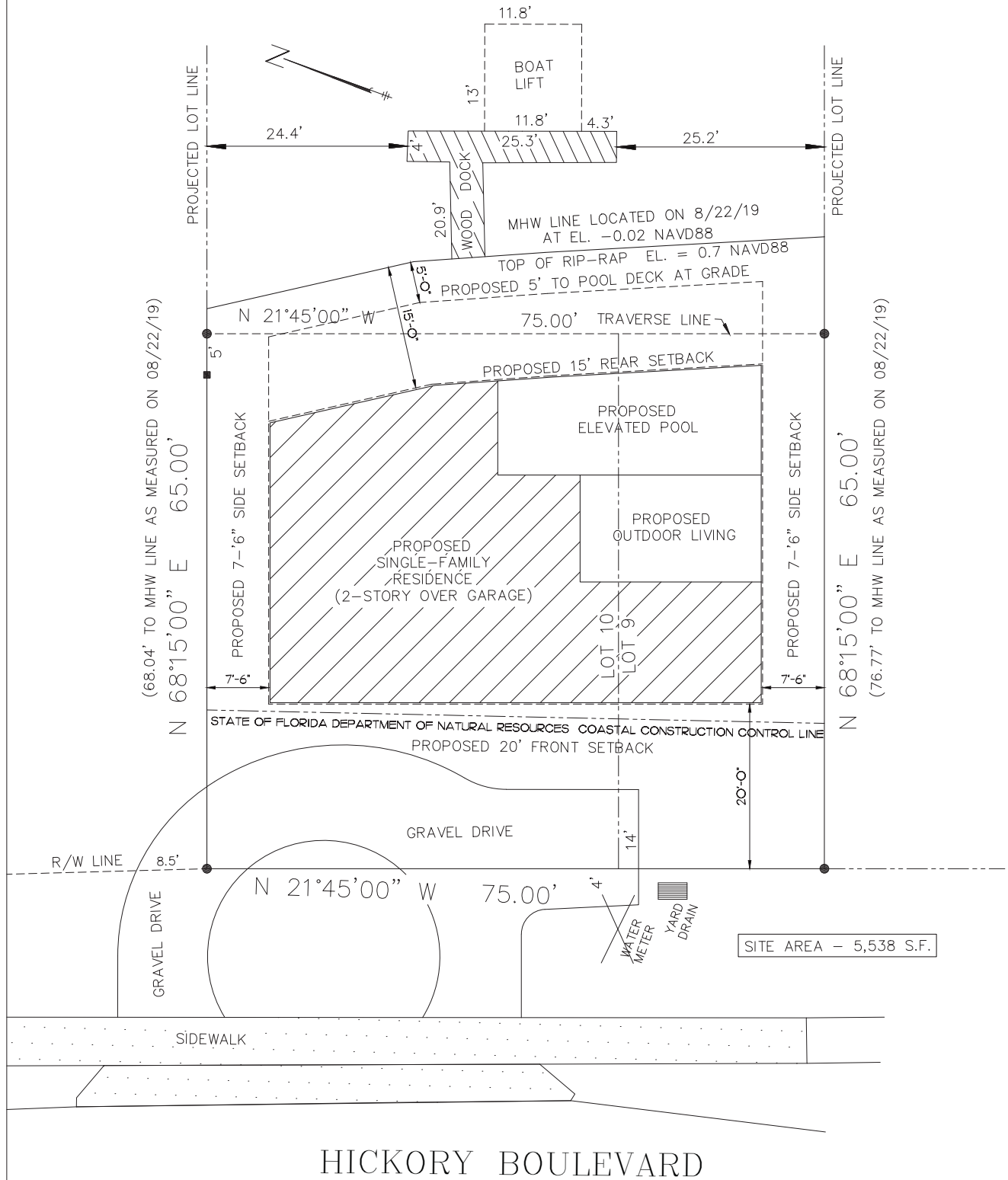


PREPARED FOR:
 MCHUGH GROUP RE LP

REVISIONS		BOUNDARY SURVEY	ORDERED BY:
FB 1245/58	P&A3081.DWG (L-B)		BILL TRACY - WOODEN HOMES
REVISED 10/31/19 TO ADD LOT AREA, SIDE DIST. TO MHW LINE			PORTELLA & ASSOCIATES, LLC LB# 7304
			2384 LINWOOD AVE. NAPLES, FL. 34112
			SCALE: 1" = 30' (239) 775-6511
			DATE OF BOUNDARY SURVEY: AUGUST 22, 2019

ATTACHMENT "A"
Site Plan for McHugh Residence

FISHTRAP BAY



PRELIMINARY SITE PLAN

SCALE: 3/16" = 1'-0"

ALL DIMENSIONS, UNLESS OTHERWISE PROVIDED, ARE TO BE REPRODUCED AND CHECKED BY THE REGISTERED SURVEYOR. DIMENSIONS SHALL BE IN ACCORDANCE WITH THE BEST PRACTICES OF THE SURVEYING INDUSTRY AND LOCAL CODES AND REGULATIONS.

APPROVED PROJECT NO. 19-0000000000 DATE OF APPROVAL 08/22/2020 SURVEYOR [Signature]	BUILDER PROJECT FOR McHUGH RESIDENCE 27733 HICKORY BLVD. BONITA SPRINGS, FL.		R.G. DESIGNS INC. BUILDING DESIGN PLANNING 32071 VANDERBILT DRIVE BONITA SPRINGS, FL. 34154 PHONE #: (239) 949-2929
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ATTACHMENT “B”
Variance Application



**PUBLIC HEARING APPLICATION
FOR VARIANCES**

Community Development Department | 9220 Bonita Beach Road, Suite 111 | Bonita Springs, FL 34135 | Phone: (239) 444-6150 | Fax: (239) 444-6140

Applicant's Name: Robert McHugh Phone #: 484.883.6072

Email: mchughrap@comcast.net

Project Name: 27733 Hickory Blvd Bonita Springs FL 34134

STRAP Number: _____

Application Form: _____ Computer Generated* _____ City Printed

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

STAFF USE ONLY

Case Number: _____

Date of Application: _____

Fee: _____

Current Zoning: _____

Land Use Classification(s): _____

Comp. Plan Density: _____

Date of Zoning
Public Hearing: _____

Date of City Council
Public Hearing: _____

Planner Assigned: _____

Staff Recommendation: _____

PART I
APPLICANT/PROPERTY OWNERSHIP INFORMATION

A. Name of applicant: McHugh Corp RE LP / Robert McHugh CP
Mailing Address: Street: 27733 Hickory Blvd
City: Bonita Springs State: FL Zip: 34134
Contact Person: Robert McHugh
Phone Number: Area Code: 484 Number: 883.6072 Ext. _____
Fax Number: Area Code: NA Number: _____
E-mail: mcHughcorp@comcast.net

B. Relationship of applicant to property:

Owner _____ Trustee* _____ Option holder* _____ Lessee*
_____ Contract Purchaser* _____ Other (indicate)* _____

*If applicant is NOT the owner, submit a notarized Authorization Form from the owner to the applicant labeled Exhibit I-B.

C. Name of owner of property: NA
Mailing Address: Street: _____
City: _____ State: _____ Zip: _____
Phone Number: Area Code: _____ Number: _____ Ext. _____
Fax Number: Area Code: _____ Number: _____
Email: _____

D. Date property was acquired by present owner(s): July 2018

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

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

G. Authorized Agent(s): List names of authorized agents.

Name: Bill Tracey
Address: 27410 Hickory Blvd Bonita Springs FL 34134
Contact Person: _____
Phone: 239.253.9648 Fax: _____
E-mail: woodenhomesinc@gmail.com

Attach list if more space is required.

PART II
GENERAL INFORMATION

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

_____ NO. Attach a legible copy of the legal description (labeled Exhibit II-A-1.) and a certified sketch of description as set out in Chapter 5J-17.053., Florida Administrative Code, unless the subject property consists of one or more undivided platted lots. (labeled Exhibit II-A-2.) If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included.

_____ YES. Property is identified as:

Subdivision Name: Lot 10 and the North 1/2 of Lot 9 Block L

Plat Book: 8 Page: 70 Unit: _____ Block: _____ Lot: _____

Submit an actual copy of the Plat Book page with subject property clearly marked. Label this Exhibit II-A-3.

STRAP NUMBER: _____

B. Project Street Address: 27733 Hickory Blvd Bonita Springs 34134

C. General Location of Property: Hickory Island

D. Vehicular route to the site from the nearest arterial road: Hickory Blvd

E: Is this hearing requested as a result of a code violation? NO _____ YES

F. Nature of Request: (Check and complete the applicable answer)

- Variance from:
- (Zoning) LDC Section _____
- _____ (Docks and Shoreline) LDC Section _____
- _____ (Development Standards) LDC Section _____
- _____ (Signs) LDC Section _____

G. Specific Variance Request (attach sheet if more space needed)

Ordinance Section: _____ Variance is:

FROM: _____

TO: _____

H. Property Dimensions

- 1. Width (average if irregular parcel): 75 Feet
- 2. Depth (average if irregular parcel): 65 Feet
- 3. Frontage on road or street: 75 Feet
- 4. Width along waterbody (If applicable): 75 Feet
- 5. Total land area: 4.875 s/f Acres or Square Feet

I: Facilities

- 1. Fire District: Bonita Springs
- 2. Sewer Service Supplier: Bonita Water | Sewer
- 3. Water Service Supplier: Bonita Water | Ser

J. Present Use of Property: Is the property vacant? _____ Yes No

Except for City-initiated requests, 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 use of the building or structure(s) will be in compliance with all applicable requirements of the land development code.

Briefly describe current use of the property:

Single Family Dwelling

K. Has a Development Order application been filed on the subject property? NO _____ YES

D.O. Number: _____

**PART IV
SUBMITTAL REQUIREMENTS**

	Copies	Exhibits	Item
APPLICATIONS			
All	1		Completed application
All	1		Application Fee ✓
All	1	I-B	Notarized Authorization Form (if applicable) ✓
All	1	I-F	Notarized Disclosure Form (if applicable) ✓
All	1	II-A-1	Legal Description ✓
All	1	II-A-2	Certified sketch of description (if applicable) ✓
All	1	II-A-3	Plat Book Page (if applicable)
All	2	IV-A	Property Owners List & Mailing Labels ✓
All	1	IV-B	Property Owners Map ✓
All	1	IV-C	Deed Restrictions & Narrative (if applicable)
All	1	IV-D	Narrative Regarding Request
All	1	IV-E	Site Plan
All	1	IV-F	Application and Exhibits on CD-Rom
VARIANCES			
Marine facilities	1		Supplement A

**EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:**

STRAP NO. _____ **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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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
GP Robert McHugh 27733 Hickory Blvd 34134	50%
LP Ann McHugh 270 Moore RD Downingtown PA 19355	50%
_____	_____
_____	_____
_____	_____
_____	_____

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

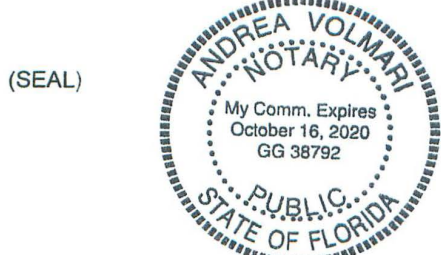
For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: [Signature]
 (Applicant)
Robert McHugh
 (Printed or typed name of applicant)

STATE OF FLORIDA
 COUNTY OF LEE

The foregoing instrument acknowledged before me this 10th day of June 2019, by Robert McHugh, who is personally known to me or who has produced FL DL as identification.



[Signature]
 Signature of Notary Public
Andrea Volmari
 Printed Name of Notary Public

PART III
AFFIDAVIT

I, Robert McHugh, 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 the City of Bonita Springs Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application.

[Signature]
Signature of owner or owner-authorized agent

6/10/2019
Date

Robert McHugh
Typed or printed name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was certified and subscribed before me this 10th day of June, 2019, by Robert Mc Hugh, who is personally known to me or who has produced FLDL as identification.

(SEAL)

[Signature]
Signature of notary public
Andrea Volmari
Printed name of notary public



*This Document Prepared
Without Opinion of Title By:*
Scott M. Ketchum, Esq.
Law Offices of Scott M. Ketchum, P.A.
9180 Galleria Ct., Suite 400
Naples, FL 34109

INSTR # 2018000165943, Pages 2
Doc Type D, Recorded 07/10/2018 at 01:45 PM.
Linda Doggett, Lee County Clerk of Circuit Court
Deed Doc. \$4025.00 Rec. Fee \$18.50
Deputy Clerk JMILLER
#1

18-100

Purchase Price: \$575,000.00
Documentary Stamps: \$4,025.00

WARRANTY DEED

This WARRANTY DEED ("Deed") is made, entered into and effective this 3rd day of July 2018, between SETH CAMMEYER, whose address is: 4580 Briarway Ave ("Grantor") to MCHUGH GROUP RE LP, a Pennsylvania limited partnership, whose address is: 270 Moore Road, Downingtown, PA 19335 ("Grantee").
Unit B Columbus, OH 43219

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in the county of Lee, State of Florida to wit:

Lot 10 and the North 1/2 of Lot 9, Block L, Bonita Beach First Addition, according to the plat thereof as recorded in Plat Book 8, page 70, Public Records of Lee County, Florida.

Tax Folio No.: 31-47-25-B4-002L0.0100

Subject to real estate taxes and assessments for the current year and subsequent years; zoning and use restrictions imposed by governmental authority; restrictions and easements of record, if any.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon, nor is it contiguous or adjacent thereto.

The Grantor does hereby fully warrant title to the real property and will defend the same against the lawful claims of all persons whomsoever.

Together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the day, month and year first written above.

Signed, sealed and delivered in the presence of:

Melanie Gildersleve
Witness #1 Signature

Melanie Gildersleve
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Crystal Hernandez
Witness #2 Printed Name

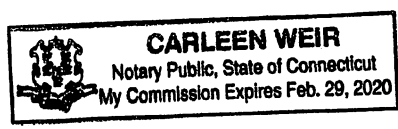
[Signature]
SETH CAMMEYER

STATE OF ~~OHIO~~ Connecticut
COUNTY OF Fairfield

The foregoing instrument was acknowledged before me this 2nd day of July 2018, before me, an officer duly qualified to take acknowledgements, personally appeared Seth Cammeyer who is personally known to me or has produced Ohio ID R115944 as identification.
exp 4/27/2021

[Signature]
Notary Public
Print Name: Carleen Weir
State of ~~Ohio at Large~~ State of Connecticut
My Commission Expires: 2/29/2020

(Notary Seal)



VARIANCE REPORT

6/17/2019

Subject Parcels: 1 Affected Parcels: 44 Buffer Distance: 375 ft

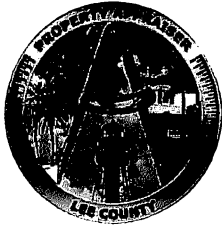


31-47-25-B4-002LO.0100



200 150 100 50 0 200 Feet

THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071 (GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).



Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

Date of Report: 6/17/2019 10:20:59 AM
Buffer Distance: 375 ft
Parcels Affected: 44
Subject Parcels: 31-47-25-B4-002L0.0100

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
LOGAN YOSHIMI + 27701 FORESTER DR BONITA SPRINGS, FL 34134	31-47-25-B4-00003.0000 27701 FORESTER DR BONITA SPRINGS FL 34134	GOVT LTS 2 3 ISLD AS DESC OR 1936 PG 3443 AKA LOT H	2
GARZETTA BARBARA 27715 FORESTER DR BONITA SPRINGS, FL 34134	31-47-25-B4-00003.0010 27715 FORESTER DR BONITA SPRINGS FL 34134	FR PT OF SELY LI OF PARK A + NELY LI OF FORESTER DR. BONITA BEACH FIRST ADD.RUN	3
SHARP JOYCE L TR 27711 FORESTER DR BONITA SPRINGS, FL 34134	31-47-25-B4-00003.0020 27711 FORESTER DR BONITA SPRINGS FL 34134	FR PT OF SELY LI OF PARK A + NELY LI OF FORESTER DR BONITA BEACH FIRST ADD RUN	4
KAHN ALAN & NANCY A 27721 FORESTER DR BONITA SPRINGS, FL 34134	31-47-25-B4-00003.0030 27721 FORESTER DR BONITA SPRINGS FL 34134	FR PT OF INTERSEC SELY LI PARK A + NELY LI OF FORESTER DR BONITA BCH 1ST	5
PHILLIPS WILLIAM E JR + MARIA 310 N PLEASANT AV NILES, OH 44446	31-47-25-B4-00003.0040 27725 FORESTER DR BONITA SPRINGS FL 34134	PARL IN S 1/2 AS DESC IN OR 1939 PG 1354	6
27705 FORESTER DR LLC 6251 UPPER ALBANY CROSSING DR WESTERVILLE, OH 43081	31-47-25-B4-00003.0130 27705 FORESTER DR BONITA SPRINGS FL 34134	PARL IN SW 1/4 AS DESC OR 1936 PG 3445 AKA LOT G	7
POOLE STANLEY R + 2 FARM LN ROCKPORT, MA 01966	31-47-25-B3-00016.0010 27735 FORESTER DR BONITA SPRINGS FL 34134	PARL IN S 31 T 47 R 25 DESC IN OR 1031 PG 1370 LESS PARL 16.5	8
POOLE STANLEY R TR 2 FARM LN ROCKPORT, MA 01966	31-47-25-B3-00016.0050 27729 FORESTER DR BONITA SPRINGS FL 34134	PARL IN S 31 T 47 R 25 DESC IN OR 1393 PG 1122	9
WALTON MICHAEL A & JULIE M 27790 HICKORY BLVD BONITA SPRINGS, FL 34134	31-47-25-B4-0010B.0060 27804 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH BLK B PB 8 PG 65 LOT 6	10
WALTON MICHAEL A + JULIE M 27790 HICKORY BLVD BONITA SPRINGS, FL 34134	31-47-25-B4-0010B.0070 27790 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH BLK B PB 8 PG 65 LOT 7 LESS N 1/2	11
INVESTMENTS BBB LLC ASHLEIGH LINDSAY-BEHNKE 5959 SCARBOROUGH BLVD COLUMBUS, OH 43232	31-47-25-B4-0010B.007A 27780 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH BLK B PB 8 PG 65 N 1/2 LOT 7	12
LINDSAY DUSTIN B TR + 5959 SCARBOROUGH BLVD COLUMBUS, OH 43232	31-47-25-B4-0010B.008A 27772 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH BLK B PB 8 PG 65 S 75 FT OF LOT 8	13
MERUELO BELINDA 5101 COLLINS AVE MIAMI BEACH, FL 33140	31-47-25-B4-0010B.0090 27762 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH BLK B N 62.5 FT OF LOT 9	14
ENGEN JAMES HAROLD TR 1160 76TH ST SE BYRON CENTER, MI 49315	31-47-25-B4-0010B.009A 27768 HICKORY BLVD BONITA SPRINGS FL 34134	S 37.5 OF LOT 9 + N 25 FT OF LOT 8 BLK B BONITA BEACH	15
TPGB PROPERTIES LLC PO BOX 940 MOORESVILLE, IN 46158	31-47-25-B4-0010B.0100 27730 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH BLK B PB 8 PG 65 LOT 10 LESS S 1/2	16

All data is current at time of printing and subject to change without notice.
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 (GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
BONITA DOLPHIN LLC 6394 COCOS DR FORT MYERS, FL 33908	31-47-25-B4-0010B.010A 27740 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH BLK B PB 8 PG 65 S 1/2 LOT 10	17
ROSS SCOTT + MARY BETH 27700 HICKORY BLVD BONITA SPRINGS, FL 34134	31-47-25-B4-0010D.0030 27700 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH BLK D PB 8 PG 65 LOT 3	18
FLORIBBEAN BEACH HOUSE LLC 6648 COUNTY RD 2175 N DAHLGREN, IL 62828	31-47-25-B4-0010D.0040 27692 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH BLK D PB 8 PG 65 LOT 4	19
REITHOFFER RICHARD + MARIANNE 9022 WIGGINS RD GIBSONTON, FL 33534	31-47-25-B4-0010D.0050 27684 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH BLK D PB 8 PG 65 LOT 5	20
NS BEACH HOLDINGS LLC MANUEL HERNANDEZ PO BOX 562710 MIAMI, FL 33256	31-47-25-B4-0010D.0060 27676 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH BLK D PB 8 PG 65 LOT 6	21
HERNANDEZ MANUEL + LOURDES PO BOX 562710 MIAMI, FL 33256	31-47-25-B4-0010D.0070 27670 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH BLK D PB 8 PG 65 LOT 7	22
WRIGHT TRUST 27783 HICKORY BLVD BONITA SPRINGS, FL 34134	31-47-25-B4-002L0.0040 27783 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADD BLK L PB 8 PG 70 LOTS 3 + 4	23
SON BAY LLC ASHLEIGH LINDSAY-BEHNKE 5959 SCARBOROUGH BLVD COLUMBUS, OH 43232	31-47-25-B4-002L0.0050 27775 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADD BLK L PB 8 PG 70 LOT 5 + PT 6	24
CAPUTO STEVEN & LORI A 167 OAKWOOD CT NAPLES, FL 34110	31-47-25-B4-002L0.0070 27757 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADD. BLK.L PB 8 PG 70 LOT 7 + PT 6 NWLRY 1/2	25
KESSEL DAVID R 27749 HICKORY BLVD BONITA SPRINGS, FL 34134	31-47-25-B4-002L0.0080 27749 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADD BLK L PB 8 PG 70 LOT 8 + PT LOT 9 S 1/2	26
KONSTANT ANTHONY N 27714 HICKORY BLVD BONITA SPRINGS, FL 34134	31-47-25-B4-002L0.0110 27715 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADD BLK L PB 8 PG 70 LOTS 11 + 12	27
CONWAY JAMES M + ELAINE V TR 105 BEACH ST MANCHESTER, MA 01944	31-47-25-B4-002L0.0130 27701 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADD BLK L PB 8 PG 70 LOT 13	28
STOUT GREGORY A 529 STATE ROAD 28 E WILLIAMSPORT, IN 47993	31-47-25-B4-002L0.0140 27691 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADDN BLK L PB 8 PG 70 LOT 14	29
HICKORY BAYSIDE PROPERTY LLC 2614 TAMMIAMI TRAIL N STE 510 NAPLES, FL 34103	31-47-25-B4-002L0.0150 27683 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADD BLK L PB 8 PG 70 LOT 15	30
SWANSON BRUCE 4048 KILBURN AVE ROCKFORD, IL 61101	31-47-25-B4-002L0.0160 27675 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADD BLK L PB 8 PG 70 LOT 16	31
FARAGO GREGORY J + MARGO S 27844 FORESTER DR BONITA SPRINGS, FL 34134	31-47-25-B4-002N0.0130 27844 FORESTER DR BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADD. BLK.N PB 8 PG 70 LOT 13	32
MARTIN LESTER LEE + 33487 W 163RD ST LAWSON, MO 64062	31-47-25-B4-002N0.0140 27840 FORESTER DR BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADD. BLK.N PB 8 PG 70 LOT 14	33
VOIT MATTHEW + ELENA 2183 GRANDEUR DR GIBSONIA, PA 15044	31-47-25-B4-002N0.0150 27836 FORESTER DR BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADD. BLK.N PB 8 PG 70 LOT 15	34
HISER GREGORY 15094 STELLA DEL MAR FORT MYERS, FL 33908	31-47-25-B4-002N0.0160 27832 FORESTER DR BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADD BLK N PB 8 PG 70 LOT 16	35
GAFFNEY MICHAEL R + MARGARET A 27824 FORESTER DR BONITA SPRINGS, FL 34134	31-47-25-B4-002N0.0180 27824 FORESTER DR BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADDN BLK N PB 8 PG 70 LOT 18	36

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<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>MAP INDEX</u>
BOTANA ADAM 5020 BONITA BEACH RD SW BONITA SPRINGS, FL 34134	31-47-25-B4-002N0.0190 27820 FORESTER DR BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADD BLK N PB 8 PG 70 LOT 19	37
BRADSHAW CHRISTOPHER S + 27816 FORESTER DR BONITA SPRINGS, FL 34134	31-47-25-B4-002N0.0200 27816 FORESTER DR BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADD. BLK.N PB 8 PG 70 LOT 20	38
NICHOLS DENISE L 27812 FORESTER DR BONITA SPRINGS, FL 34134	31-47-25-B4-002N0.0210 27812 FORESTER DR BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADD. BLK.N PB 8 PG 70 LOT 21	39
SCHNEIER BRIAN JOSPEH 27810 FORESTER DR BONITA SPRINGS, FL 34134	31-47-25-B4-002N0.0220 27810 FORESTER DR BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADD BLK N PB 8 PG 70 LOT 22	40
SWANSON SANDRA L TR 4048 KILBURN AVE ROCKFORD, IL 61101	31-47-25-B4-002N0.0240 27804 FORESTER DR BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADD BLK N PB 8 PG 70 LOTS 24 + 25	41
YUVAL SHAHAR TR 1 FRUG STREET 00-00 TEL AVIV, ISRAEL	31-47-25-B4-002N0.0230 27806 FORESTER DR BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADD BLK N PB 8 PG 70 LOT 23	42
179 TOPANGA LLC DISTINCTIVE DEVELOPMENT GROUP 1035 COLLIER CENTER WAY UNIT 6 NAPLES, FL 34110	31-47-25-B4-002N0.0170 27828 FORESTER DR BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADD BLK N PB 8 PG 70 LOT 17	43
ZABAVSKY VICTOR + VALERIE 27795 HICKORY BLVD BONITA SPRINGS, FL 34134	31-47-25-B4-002L0.002A 27795 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH 1ST ADD BLK L PB 8 PG 70 LOT 2	44
KONSTANT ANTHONY N TR 27714 HICKORY BLVD BONITA SPRINGS, FL 34134	31-47-25-B4-0010D.0010 27714 HICKORY BLVD BONITA SPRINGS FL 34134	BONITA BEACH BLK D PB 8 PG 65 LOT 1 & 2	45

ATTACHMENT “C”
Plat of Bonita Beach 1st Addition

BONITA BEACH

FIRST ADDITION

DESCRIPTION

Beginning at the northeast corner of block A Bonita Beach as recorded in Lee County Plat book B on page 65 Lee County, Florida, Records, thence north 68°15' East 100 feet to the point of beginning of land herein described, thence north 21° 45' West 1050 feet, thence north 23° 20' west 1452.8 feet, thence north 66° 40' East 750 feet, thence south 23° 20' east 1100 feet, thence south 66° 40' west 340.3 feet, thence south 21° 45' East 1414 feet, thence south 68° 15' west 400 feet to the point of beginning, said land being a part of Section 31 in Tp 47 S. R. 23 E. Lee County, Florida.

CERTIFICATE OF SURVEY

I the undersigned certify that the plat as shown is a correct representation of the land plotted, and that permanent reference monuments have been placed as shown Feb 25 1941

Harry K. Dargatzis
State Registered Civil Engineer No. 80

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned are the owners of the land herein described and have caused said land to be subdivided into lots, blocks, Drives, Parks and Places as shown, and said Drives, Parks and Places are hereby dedicated to the public forever.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF US:-

Witness *Frank L. Ridgeway Jr.*
Witness *...*

... Seal
... Seal

STATE OF FLORIDA)
COUNTY OF LEE) S.S.

This plat accepted this _____ day of _____ 1941 in open meeting of the Board of County Commissioners of Lee County, Florida

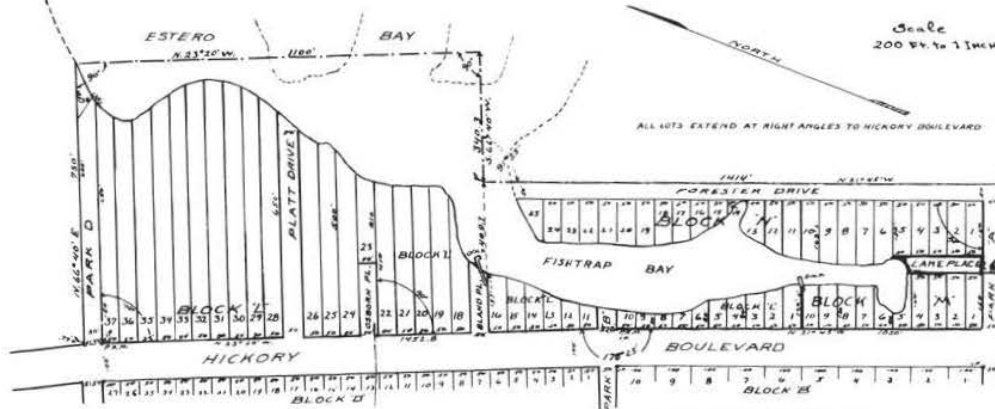
... Chairman
... Clerk

I DO HEREBY CERTIFY that on this 20th day of May, AD 1941 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, L. ENGVALSON and CAROL ENGVALSON his wife, both well known to me, as the persons making the foregoing dedication, and they severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned, and the said CAROL ENGVALSON the wife of the said L. ENGVALSON upon an examination taken separately and apart from her said husband did acknowledge that she executed the foregoing dedication freely, voluntarily and without any constraint, apprehension, fear or compulsion of or from her said husband.

Witness my hand and official seal the date in aforesaid.

...
My Commission Expires *...*
Seal

Petition to Vacate
Petition No: 93-25
Description: Drainage easement; See CCMB
Date of Approval: 08/04/93
Resolution No: 93-08-20
CCMB: 1993R Page: 601
Recorded on: 08/16/93 OR Book: 2415 Page: 2591-2593



FILED IN THE OFFICE OF THE
Clerk of the Circuit Court,
LEE COUNTY, FLA.
On this _____ day of _____
A. D. 1941 and recorded in Book
_____ of _____

Petition to Vacate
Description: Vacation of Lane Place
Date of Approval: 03-8-57
CCMB: 13 Page: 306 & 307

for Vacation Route Pl.
See C.C.M.B 37 pg 79
C.R. Book 503 pg 467

27733 HICKORY BLVD.
VAR 196208 BOS
(2/18/2020)