

**Notice of a Communications Media Technology (“CMT”) Public Meeting
of the City of Bonita Springs
Board for Land Use Hearings & Adjustments
and Zoning Board of Appeals
TUESDAY, August 4, 2020 at 9:00am**

Please review City of Bonita Springs Resolution No. 20-32 regarding this virtual public meeting utilizing communications media technology (“CMT”). The resolution includes the general rules, notice, and special procedures for quasi-judicial hearings for meetings conducted by CMT.

An interested person or parties may listen to or watch the meeting live online on the City’s website or on Comcast, Channel 98. Watch or listen to the meeting on the City’s website at www.cityofbonitasprings.org and click “how do i?” and then click “watch a meeting live” to access the live stream of the public hearing.

Interested parties may participate in the public hearing by submitting written or oral comments on the proposal before the public hearing as set forth in Resolution No. 20-32. Please e-mail the City at CITYMEETINGS@CITYOFBONITASPRINGS.ORG in order to:

- 1. Submit your comment in writing prior to the meeting or to submit any documentation or evidence that you would like the Zoning Board to consider during the meeting; or**
- 2. Provide your name and telephone number to participate by phone during the meeting. A City staff member will contact you prior to the meeting with call-in instructions.**

Please include the meeting date in the subject line of your e-mail. All e-mails for public comment or requests to participate by phone during the meeting must be received by 4:00 p.m. on July 29, 2020. All submitted written comments will become part of the official record of the meeting.

An aggrieved or adversely affected persons desiring to become a party in a quasi-judicial proceeding must provide written notice to the City Clerk by July 29, 2020. Procedures for an aggrieved or adversely affected party are set forth in Resolution No. 20-32

An aggrieved or adversely affected person(s) or interested parties may also attend the public hearing in person to provide comments in accordance with the City’s Code or as those provisions may be modified by the City Council. Social distancing and other Centers for Disease Control (CDC) and Florida Department of Health (FDOH) guidelines pertaining to COVID-19 will be followed and observed.

- I. CALL TO ORDER**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. ROLL CALL**
- V. APPROVAL OF MINUTES: June 16, 2020**
- VI. PUBLIC COMMENT**
- VII. PUBLIC HEARINGS**

EACH CASE WILL INCLUDE A PUBLIC COMMENT PERIOD AT THE CONCLUSION
OF THE APPLICANT AND STAFF PRESENTATION

A. 9:00 AM

CASE NAME: BONITA GRANDE DRIVE MPD

REQUEST: A REQUEST TO REZONE 67.5 +/- ACRES FROM COMMERCIAL
PLANNED DEVELOPMENT (CPD) TO A MIXED-USE PLANNED DEVELOPMENT
(MPD) TO ALLOW FOR A MAXIMUM OF 482 MULTI-FAMILY DWELLING UNITS
(INCLUSIVE OF AN ASSISTED LIVING FACILITY) AND A 165-ROOM HOTEL AT
A MAXIMUM BUILDING HEIGHT OF 65 FEET/6 HABITABLE FLOORS; AND UP
TO 315,000 SQUARE FEET OF COMMERCIAL/RETAIL AT A MAXIMUM
BUILDING HEIGHT OF 55 FEET/5HABITABLE FLOORS.

LOCATION:

31-47-26-B300601.0010
31-47-26-B3-00601.0020
31-47-26-B3-00601.0070
31-47-26-B3-00601.0800
31-47-26-B3-00601.0160
31-47-26-B3-00602.0040
31-47-26-B3-00602.0070
31-47-26-B3-00602.0090
31-47-26-B3-00602.0100
31-47-26-B3-00602.0110
31-47-26-B3-00602.0130
31-47-26-B3-00602.0140
31-47-26-B3-00602.0160
31-47-26-B3-00603.0010
31-47-26-B3-00603.0040
31-47-26-B3-00603.0110
31-47-26-B3-00603.0140
31-47-26-B3-00603.0150
31-47-26-B3-00603.0160
31-47-26-B3-00604.0010
31-47-26-B3-00604.0030
31-47-26-B3-00604.0050
31-47-26-B3-00604.0060
31-47-26-B3-00604.0090
31-47-26-B3-00604.0110
31-47-26-B3-00604.0120
31-47-26-B3-00604.0150
31-47-26-B3-00706.0010

B. 1:00 PM

CASE NAME: PELICAN LANDING CPD/RPD

REQUEST: A REQUEST BY PELICAN LANDING GOLF RESORT VENTURES, LP,
TO AMEND LEE COUNTY ZONING RESOLUTION NO. 94-014, PELICAN

LANDING RESIDENTIAL PLANNED DEVELOPMENT (RPD)/COMMERCIAL PLANNED DEVELOPMENT (CPD), TO (1) REZONE 20+/- ACRES FROM THE KERSEY SMOOT RPD TO THE PELICAN LANDING CPD/RPD; (2) TO AMEND CONDITION 9 TO CREATE "F1" IN THE RPD LAND DEVELOPMENT AREA AND ADD CONTINUING CARE FACILITY (CCF), ASSISTED LIVING FACILITY (ALF), INDEPENDENT LIVING FACILITY (ILF) AND HEALTH CARE FACILITIES, GROUPS I, II, AND III TO THE LIST OF PERMITTED USES; AND (3) TO AMEND CONDITION 12 ASSOCIATED WITH DEVIATION 12 TO ALLOW A MAXIMUM OF FOUR (4) RESIDENTIAL BUILDINGS WITH A HEIGHT GREATER THAN SEVENTY-FIVE (75) FEET ABOVE MINIMUM FLOOD ELEVATION NORTH OF COCONUT ROAD IN REFERENCE TO RPD LAND DEVELOPMENT AREA "F1", ON LAND LOCATED WITHIN THE PELICAN LANDING GOLF RESORT (A/K/A RAPTOR BAY) AT THE NORTHWEST INTERSECTION OF COCONUT POINT RESORT DRIVE AND COCONUT ROAD, BONITA SPRINGS, FL 34134, ON 55 +/- ACRES; PROVIDING FOR AN EFFECTIVE DATE.

LOCATION: 07-47-25-B2-00000.0010

VIII. NEXT MEETING: TENTATIVE- September 15, 2020 (CONFIRM DATE)

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.