

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, September 15, 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](http://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](mailto: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 September 10, 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 September 8, 2020. Procedures for an aggrieved or adversely affected party are set forth in Resolution No. 20-32**

**Copies of the staff report will be available one week prior to the hearing online at [www.cityofbonitasprings.org](http://www.cityofbonitasprings.org) under Agendas and Packets for the Zoning Board. The file may be viewed by appointment at the Community Development Department, 9220 Bonita Beach Road, Bonita Springs, FL 34135. Please call 239-444-6163 to make an appointment.**

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE OF ALLEGIANCE
- IV. ROLL CALL
- V. APPROVAL OF MINUTES: August 4, 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: HARKAT INDUSTRIAL PLANNED DEVELOPMENT (IPD), PD19-65454-BOS

REQUEST: A REQUEST TO REZONE APPROXIMATELY 1.82 ACRES +/- FROM INDUSTRIAL PLANNED DEVELOPMENT (IPD) TO INDUSTRIAL PLANNED DEVELOPMENT (IPD) TO ALLOW FOR A MAXIMUM OF 28,875 SQUARE FEET OF INDUSTRIAL USES.

LOCATION: 10971 and 10979 Enterprise Avenue, Bonita Springs, FL 34135

B. 11:00 AM

CASE NAME: Bonita Village Mixed-use Planned Development (MPD) Amendment, PD20-71493-BOS

REQUEST: A request to amend Condition 3a of Zoning Ordinance No. 16-05 for the Bonita Village Mixed-Use Planned Development so as to modify the distance from which the 55' height limitation applies from 70' to 30' of the northern boundary, and from 50' to 10' of the eastern boundary.

LOCATION: 27690 and 27694 Imperial River Road; 27901 Bonita Village Boulevard; 27934 Meadowlark Lane; 3840, 3894, 3962, 3974, and 3998 Bonita Beach Road SW in Bonita Springs, FL 34134.

C. 2:00 PM

CASE NAME: Bayview on Estero Bay RPD/CPD, PD18-55071-BOS

REQUEST: To rezone 30.51 +/- acres from Commercial Planned Development (CPD), Residential Planned Development (RPD), Mobile Home Planned Development (MHPD), and Agriculture AG-2 to an RPD/CPD to allow for a Continuing Care Facility (CCF) containing a maximum of 300 Independent Living Facility (ILF) units and a 75-bed Assisted Living Facility (ALF) OR 300 multi-family dwelling units; AND 72 wet boat slips and 25 dry boat slips (15 on-site and 10 off-site in the Bayview II CPD) and one (1) public boat ramp.

LOCATION: The property is located at the northwest corner of Coconut Road and Coconut Point Resort Drive.

VIII. NEXT MEETING: TENTATIVE- October 20, 2020 (CONFIRM DATE)

IX. ADJOURNMENT

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**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. You may also view the meeting on hotwire channel 398; century link/prism tv channel 87; and summit broadband channel 96. Meetings can be viewed and agendas are available at [www.cityofbonitasprings.org](http://www.cityofbonitasprings.org) one week prior to the public hearing.**