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

TYPE OF CASE: REZONE—CONVENTIONAL

CASE NUMBER: RZN20-72548-BOS

HEARING DATE: AUGUST 17, 2021

PLANNER: MARY ZIZZO, ESQ.

I. APPLICATION SUMMARY:

A. Applicant: Carol Erdman

B. Request: A request to rezone 0.78 acres +/- from the Agricultural District (AG-2) to the Single-Family Residential District (RS-1).

C. Location: 28101 Meadowlark Lane, Bonita Springs, Florida, 34135

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

Future Land Use: Moderate Density Residential
Current Zoning: AG-2 (Agricultural)
Current Use: Vacant

E. Surrounding Land Use:

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Map</u>
North: Singe-Family Residential (RS-1); Single Family Residence	Moderate Density Residential
East: Singe-Family Residential (RS-1); Single Family Residence	Moderate Density Residential
South: Agricultural (AG-2); Single Family Residence	Moderate Density Residential
West: Agricultural (AG-2); Single Family Residences	Moderate Density Residential

II. BACKGROUND AND INFORMATIONAL ANALYSIS

Introduction/Synopsis

The Applicant, the owner of 28101 Meadowlark Lane since 2019, is requesting to rezone one (1) parcel, approximately 33,858 square feet (roughly $\frac{3}{4}$ acre total) from the Agricultural (AG-2) zoning designation to the Single-Family Residential (RS-1) zoning designation to be able to split the lot for the construction of two single-family homes. The parcel is currently vacant.

The purpose for the rezone is to match the existing block pattern and be able to construct two single-family homes. Currently, there are a mix of Agricultural (AG-2) and Single-Family Residential (RS-1) properties with single-family homes constructed throughout the area. This particular lot is wide enough to be able to be split to allow two homes if it is rezoned to Single-Family Residential (RS-1), similar to the rest of the block. The RS-1 zoning designation is defined as follows, per LDC 4-485(a):

RS residential single-family districts. The purpose and intent of the RS residential single-family district is to provide opportunities for the suitable location of detached, conventionally built single-family dwelling units and for facilitation of the proper development and protection of the subsequent use and enjoyment thereof.

The property, if split, would sufficiently satisfy the zoning requirements of the RS-1 zoning designation for lot width, depth and area, as described below:

	<u>LOT WIDTH</u>	<u>(REQ)</u>	<u>LOT DEPTH</u>	<u>(REQ)</u>	<u>LOT AREA</u>	<u>(REQ)</u>
Corner	100.72'	(90')	140'	(100')	14,100sf	(7,500sf)
Interior	79.5'	(75')	140'	(100')	11,130sf	(7,500sf)

When developed, the site would need to meet the requirements of LDC Chapter 3 and LDC Chapter 4 for setbacks, height, lot coverage, drainage, etc.

Surrounding Zoning

The subject property is surrounded by Single-Family Residential (RS-1) and Agricultural (AG-2) properties, constructed with single-family homes. The proposed rezoning is consistent with the surrounding zoning designations.

Staff finds this request consistent with the surrounding zoning.

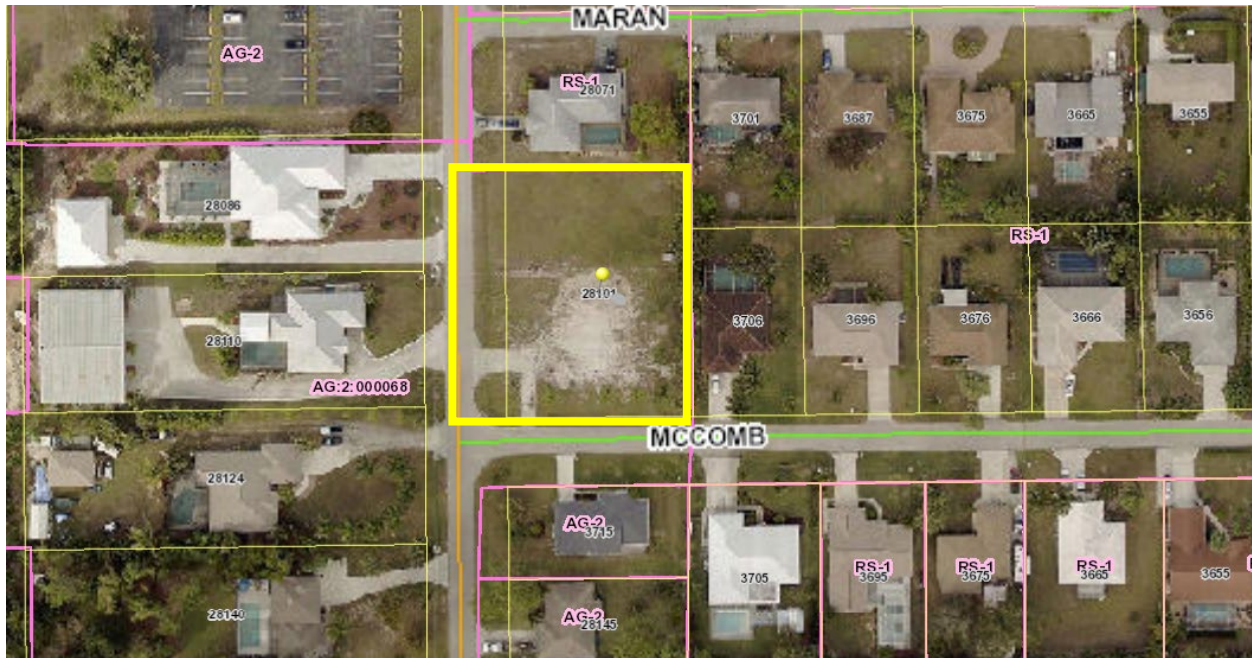


Figure 1: Zoning Map

Source: Energov

Neighborhood Compatibility

The requested rezoning is to allow two single-family residential units on separate parcels. All immediately surrounding properties contain single-family dwelling units on parcels 65-100 feet wide. The proposed lots would be about 80 and 100 feet wide each, if approved.

Staff finds this request compatible with the neighborhood.

Environmental Considerations

There are no environmental concerns on site. The site was previously developed with a single-family residence.

Comprehensive Plan Considerations

The subject properties are located within the Moderate Density Residential future land use category according to the Future Land Use Map of the City of Bonita Springs. The Moderate Density Residential category is described in **Policy 1.1.7** as:

***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 rezoning request is consistent with the density permitted for the area. The requested single-family homes, if approved, are appropriate residential housing types within the future land use category.

Conclusion

The requested zoning change is consistent with the zoning designation and the future land use designation of many of the surrounding parcels of the subject property. The request would allow for a lot split in which each parcel would meet the zoning requirements of lot width, depth and area for the Single-Family Residential (RS-1) zoning designation and the designation itself, does not conflict with the surrounding area or the Comprehensive Plan.

III. RECOMMENDATION:

Staff recommends **APPROVAL** of the Applicant’s request to rezone the subject property to the Single-Family Residential (RS-1) zoning district. This recommendation of approval is based on the *Findings & Conclusions* contained herein.

A. Findings & Conclusions:

Based upon an analysis of the application and the standards for approval of a conventional rezone, Staff makes the following findings and conclusions, as follows:

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 request meets or exceeds all performance and locational standards set forth for potential uses allowed by the request;
3. The request is consistent with the densities, intensities and general uses set forth in the Bonita Plan;
4. The request is compatible with existing or planned uses in the surrounding area;
5. Approval of this request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the potential development;
6. The request does not affect environmentally critical areas and natural resources;
7. Public facilities are available and adequate to serve the proposed land use.

IV. SUBJECT PROPERTY

The applicant indicates the STRAP number is: 04-48-25-B1-00012.002A.

V. EXHIBITS

- A. Boundary Survey and Legal Description of the Subject Property, Signed and Sealed by Mark O. Allen, dated May 6, 2021.

VI. ATTACHMENTS

- A. Residential Use Table and Development Regulations, Chapter 4.

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 : Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 48 South, Range 25 East; thence South along the West line of the Northeast 1/4, 445 feet to the P.O.B.; thence N 89°41'50" E, 165 feet; thence South 205.25 feet; thence S 89°43'10" W, 165 feet; thence North 205.20 feet to the P.O.B..

The Westerly 25 feet and the Southerly 25 feet being reserved for road right-of-way.

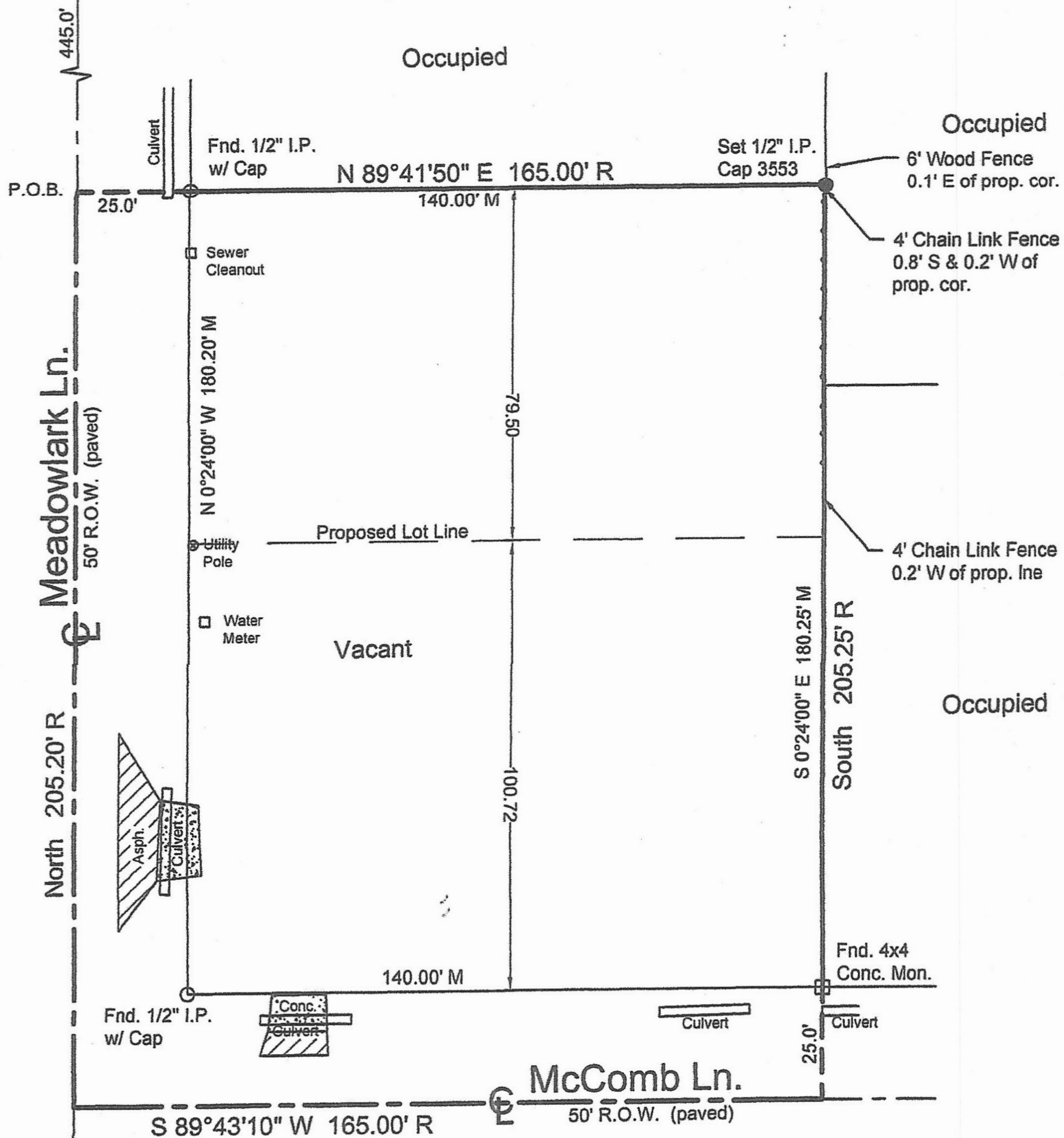
EXHIBIT A

NW Cor. - NE 1/4 -
NW 1/4 - Sec 4 - T
48 S - R 25 E

The property address 28101 Meadowlark Ln. pre County Records.

Occupied

Occupied



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 of McComb Ln. being N 89°43'10" E
5. THIS PROPERTY LIES IN FLOOD ZONE X EL n/a PER F.I.R.M. PANEL NO. 12071C0654F, DATED 8/28/2008
6. LAST DATE OF FIELDWORK 5/6/21
7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

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 standards of practice set forth by the Florida Board of Land Surveyors, pursuant to Rule 5J-17 Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon.

5.6.21
[Signature]
P.L.S.
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
MG

CHK'D BY

ORDERED BY
Carol Erdman

SHEET 1 OF 1

DWG. NO. 2021 - 53

APPENDIX A

LEGEND OF ABBREVIATIONS

A= Arc
APPROX= Approximate
ASPH= Asphalt
AVE= Avenue
BLVD= Boulevard
B.M= Benchmark
C = Centerline
CH= Chord
CALC= Calculated
C.B= Chord Bearing
CBS= Concrete Block Structure
C&GS Coastal and Geodetic Survey
CHK'D= Checked
CMP= Corrugated Metal Pipe
CO= County
CONC= Concrete
COR= Corner
CT= Court
D.E= Drainage Easement
Desc= Description
D.H= Drill Hole
DWN= Drawn
EL or ELEV= Elevation
EOP= Edge of Pavement

EOW= Edge of Water
FB= Fieldbook
FD= Found
FLA= Florida
IP= Iron Pin
LN= Lane
M= Measured
M.E= Maintenance Easement
MH= Manhole
MHW= Mean High Water
MON= Monument
N/A= Not Applicable
NGVD= National Geodetic Vertical Datum
NO= Number
O.R Book= Official Record Book
ORIG= Original
O/S= Offset
P.B= Plat Book
P.C= Point of Curvature
PG= Page
P.I= Point of Intersection
PLS= Professional Land Surveyor
P = Property Line
PLS= Professional Land Surveyor

P.O.B= Point of Beginning
P.O.C= Point of Commencement
P.O.L= Point on Line
PROP= Property
P.T= Point of Tangency
PUE= Public Utility Easement
R= Record or Radius
RAD= Radius
RCP= Reinforced Concrete Pipe
RD= Road
RDL= Radial
RES= Residence
RLS= Registered Land Surveyor
R.O.W= Right of Way
R or RGE= Range
SEC= Section
ST= Street
STY= Story
TOB= Top of Bank
TYP= Typical
T or TWP= Township
UE= Utility Easement
W/= With
Δ= Delta or Benchmark
⊠= Fire Hydrant

Subdivision II. One- and Two-Family Residential Districts

Sec. 4-485. Purpose and intent.

- (a) *RS residential single-family districts.* The purpose and intent of the RS residential single-family district is to provide opportunities for the suitable location of detached, conventionally built single-family dwelling units and for facilitation of the proper development and protection of the subsequent use and enjoyment thereof.
- (b) *TFC residential two-family conservation district.* The purpose and intent of the TFC residential two-family conservation district is to recognize and protect existing two-family residential developments, lots, structures and uses, previously permitted but not conformable to the regulations of the other two-family residential districts set forth in this chapter, and to accommodate residential use of existing lots that were nonconforming under previous zoning regulations. This district is not available for new developments, but may be used only by property owners in existing developments that comply with the property development regulations or by the city council upon its own initiative to achieve the purpose mentioned in this section.
- (c) *TF1 two-family district.* The purpose and intent of the TF1 two-family district is to designate suitable locations for residential occupancy of conventionally built duplex, two-family and single-family dwelling units and to facilitate the proper development and to protect the subsequent use and enjoyment thereof. The TF district is intended for use only within the future urban areas as designated by the comprehensive plan and subject to the range of densities for each land use category accommodating residential uses.

(Ord. No. 06-12; Ord. No. 11-02, § 3(4-691), 1-19-2011)

Sec. 4-486. Applicability of use and property development regulations.

No land, body of water or structure may be used or permitted to be used and no structure may hereafter be erected, constructed, moved, altered or maintained in any one- or two-family residential district for any purpose other than as provided in section 4-488, pertaining to use regulations for one- and two-family residential districts, and section 4-489, pertaining to property development regulations for one and two-family residential districts, except as may be specifically provided for in article VII (nonconformities) of this chapter, or in section 4-406.

(Ord. No. 11-02, § 3(4-692), 1-19-2011)

Sec. 4-487. Property development regulations for nonresidential uses.

- (a) All nonresidential uses in the one- and two-family residential districts shall comply with the minimum lot dimensions, setbacks, maximum lot coverage and height requirements set forth for single-family dwellings in the district in which located, and shall have sufficient lot area to satisfy all open space, buffering, drainage, retention, parking and other development requirements of this chapter and chapter 3.

(b) Exceptions and modifications to property development regulations are set forth in article VI, division 30, of this chapter.

(Ord. No. 06-12; Ord. No. 11-02, § 3(4-693), 1-19-2011)

Sec. 4-488. Use regulations table.

Use regulations for one- and two-family residential districts are as follows:

TABLE 4-488. USE REGULATIONS FOR ONE- AND TWO-FAMILY RESIDENTIAL DISTRICTS

	Special Notes or Regulations	RSA	RS-1	RS-2	RS-3	RS-4	RS-5	TFC-1	TFC-2	TF-1
Accessory uses, buildings and structures:	4-923 et seq., 4-2012 et seq.	P	P	P	P	P	P	P	P	P
Amateur radio antenna and satellite earth stations	4-927	Refer to 4-927 for regulations.								
Animals (equines)	4-1045 et seq.	-	-	-	-	SE	SE	-	-	-
Docks, seawalls	4-1588	P	P	P	P	P	P	P	P	P
Fences, walls	4-1841 et seq.	P	P	P	P	P	P	P	P	P
Entrance gate, gatehouses	4-1841 et seq.	P	P	P	P	P	P	P	P	P
Nonroofed accessory structures	4-1894(c)(3)	P	P	P	P	P	P	P	P	P
Signs in compliance with chapter 6		P	P	P	P	P	P	P	P	P
Accessory apartment	Note (1), 4-929	SE	SE	SE	SE	SE	SE	P	P	-
Administrative offices		P	P	P	P	P	P	P	P	P
Aircraft landing facilities, private:										
Lawfully existing:										
Expansion of aircraft landing strip, or helistop or heliport landing pad	4-982 et seq.	SE	SE	SE	SE	SE	SE	SE	SE	SE
New accessory buildings	4-982 et seq.	P	P	P	P	P	P	P	P	P
New:										
Aircraft landing strip and ancillary hangars, sheds, and equipment	4-982 et seq.	-	-	-	-	-	-	-	-	-
Heliport	4-982 et seq.	-	-	-	-	-	-	-	-	-
Helistop	4-982 et seq.	SE	SE	SE	SE	P	SE	SE	SE	SE
Animals and reptiles										

Keeping, raising or breeding of Class I animals (df)	4-1045	-	-	-	SE	SE	SE	-	-	-
Keeping, raising or breeding of American alligators, venomous reptiles or Class II animals(df)	4-1045	-	SE	SE	SE	SE	SE			
Assisted living facility	Note (2), 4-1182	-	-	-	-	-	-	-	-	P
Boat ramps	Note (8)	EO/SE	EO/SE	EO/S E	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/S E
Clubs, private		SE	SE	SE	SE	SE	SE	SE	SE	SE
Community residential home		P	P	P	P	P	P	P	P	P
Communication facility, wireless	4-1215 et seq.	Refer to 4-1215 for regulations.								
Consumption on premises	4-1020 et seq.	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE
Community Gardens	Sec. 4-1435	AA	AA	AA	AA	AA	AA	AA	AA	AA
Day care center, adult or child	Note (7)	SE	SE	SE	SE	SE	SE	SE	SE	SE
Dwelling unit:										
Duplex		-	-	-	-	-	-	P	P	P
Mobile home		EO	EO	EO	EO	EO	EO	EO	EO	EO
Multiple-family building	4-2095	-	-	-	-	-	-	-	-	-
Single-family residence, conventional		P	P	P	P	P	P	P	P	P
Two-family attached		-	-	-	-	-	-	-	P	P
Townhouse		-	-	-	-	-	-	-	-	-
Zero lot line		-	-	-	-	-	-	-	-	-
Essential services	4-1362 et seq.	P	P	P	P	P	P	P	P	P
Essential service facilities (4-408(c)(13)):	4-1362 et seq.									
Group I	4-1362 et seq., 4-1841	P	P	P	P	P	P	P	P	P
Group II	4-1362 et seq., 4-1841	SE	SE	SE	SE	SE	SE	SE	SE	SE

Excavation:										
Oil or gas	4-1380(c)	SE	SE	SE	SE	SE	SE	SE	SE	SE
Water retention	4-1380(b)	P	P	P	P	P	P	P	P	P
Golf course	4-2037 et seq. Note (9)	EO	EO	EO	EO	EO	EO	EO	EO	EO
Guest house		-	-	-	-	-	-	-	-	-
Home care facility		P	P	P	P	P	P	P	P	P
Home occupation:										
No outside help	4-1496(c)	P	P	P	P	P	P	P	P	P
With outside help	4-1496(c)	AA	AA	AA	AA	AA	AA	AA	AA	AA
Library		-	SE	SE	-	-	-	SE	-	-
Marina	4-1587	EO	EO	EO	EO	EO	EO	EO	EO	EO
Models:										
Display center	4-1662 et seq.	SE	SE	SE	SE	SE	SE	SE	SE	SE
Model home	4-1662 et seq.	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE
Model unit	4-1662 et seq.	-	-	-	-	-	-	-	-	-
Parking, public	Note (10), 4-1726—1734	SE	SE	SE	SE	SE	SE	SE	P	P
Parks (4-408(c)(30), Group I)		P	P	P	P	P	P	P		
Place of worship	Note (5) 4-1762	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE
Real estate sales office	Note (6)	SE	SE	SE	SE	SE	SE	-	-	-
Recreational facilities:										
Personal		P	P	P	P	P	P	P	P	P
Private—on-site		EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE
Private—off-site		EO	EO	EO	EO	EO	EO	EO	EO	EO
Religious facilities	Note (3), 4-1762 et seq.	SE	SE	SE	SE	SE	SE	SE	SE	SE
Residential accessory uses (4-408(c)(39))	4-923 et seq.	P	P	P	P	P	P	P	P	P
Schools, noncommercial:										
Lee County School District	4-1970	P	P	P	P	P	P	P	P	P

Other	4-1970	SE	SE	SE	SE	SE	SE	-	-	SE
Servant's quarters		-	-	-	-	-	-	-	-	-
Social services, Group V	Note (11). 4-2190 et seq.	P	P	P	P	P	P	P	P	P
Stable, private	4-1046	-	-	-	-	SE	SE	-	-	-
Temporary uses	4-2124 et seq.	P	P	P	P	P	P	P	P	P

Notes:

- (1) Permitted only when accessory to a lawfully permitted single-family dwelling unit.
- (2) New facilities of 50 or more beds, or the expansion of an existing facility that will bring the number of beds to 50 or more, requires PD zoning. See section 4-272 and Table 4-740.
- (3) Any new facility of ten or more acres or any expansion of an existing facility to ten or more acres, requires PD zoning. See section 4-272 and Table 4-740.
- (4) Accessory buildings and uses (to the main building) may be located closer to the front of the property than the main building but must comply with all other setback requirements for accessory buildings and uses.
- (5) Recreational halls require a special exception approval.
- (6) Real estate sales are limited to sales of lots, homes or units within the development. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding three years from the date the certificate of occupancy for the sales office is issued. The director may grant one two-year extension. Additional time will require a new special exception approval.
- (7) Family day care home exemption. F.S. 166.0445 exempts family day care homes from needing the special exception. See section 4-195(e)(9).
- (8) Noncommercial only.
- (9) Redevelopment of an existing only golf course with residential buildings or structures requires PD zoning.
- (10) Public parking lots are those owned, operated or maintained by a governmental agency (city, county or state), which may or may not be charged a parking fee, used off-site from other uses adjacent to the public parking lot. Such public parking lots require a special exception approval, which will include the requirements of section 4-1729 through 4-1734 where feasible and practical, as determined in the conditions imposed by city council for this use.
- (11) Community residential homes will be sited in accordance with F.S. ch. 419.

(Ord. No. 03-15; Ord. No. 05-17; Ord. No. 06-12; Ord. No. 07-18, § 1, 11-7-2007; Ord. No. 11-02, § 3(4-694), 1-19-2011; Ord. No. 12-13, § 1(4-694), 8-15-2012; Ord. No. 13-05, § 4-694, 4-3-2013; Ord. No. 16-20, § 1, 12-7-2016; Ord. No. 17-03, § 1, 2-1-2017)

Sec. 4-489. Property development regulations table.

Property development regulations for one- and two-family residential districts are as follows:

TABLE 4-489. PROPERTY DEVELOPMENT REGULATIONS FOR ONE- AND TWO-FAMILY RESIDENTIAL DISTRICTS

	Special Notes or Regulations	RSA	RS-1	RS-2	RS-3	RS-4	RS-5	TFC-1	TFC-2	TF-1
Minimum lot area and dimensions:	4-1921, 4-1922, 4-1841									
Single-family detached:										
Lot area (square feet)		6,500	7,500	12,500	20,000	40,000	2 acres	6,000	7,500	7,500
Lot width (feet)		65	75	100	100	100	130	50	75	75
Lot depth (feet)		75	100	100	100	100	130	100	100	100
Duplex:										
Lot area (square feet)		-	-	-	-	-	-	6,000	7,500	10,000
Lot width (feet)		-	-	-	-	-	-	50	75	75
Lot depth (feet)		-	-	-	-	-	-	100	100	100
Two-family attached:										
Lot area per unit (square feet)		-	-	-	-	-	-	-	3,750	12,000
Lot width per unit (feet)		-	-	-	-	-	-	-	37.5	120
Lot depth (feet)		-	-	-	-	-	-	-	100	100
Minimum setbacks:										
Street (feet)	Note (1) 4-1892 et seq.	Variable according to the functional classification of the street or road. See section 4-1893.								
Side yard (feet):	Notes (1) and (3), 4-1892 et seq.									
Single-family or duplex		6.5	7.5	10	12	15	15	6	7.5	7.5
Two-family attached		-	-	-	-	-	-	-	0/7.5	10(2)
Rear yard (feet)	Note (1), 4-1892 et seq.	20	20	20	20	20	20	20	20	20
Water body (feet):	4-1892 et seq.									

Gulf of Mexico:		50	50	50	50	50	50	50	50	50
Other		25	25	25	25	25	25	25	25	25
Special regulations:		Refer to the section specified for exceptions or additions to the minimum setback requirements listed in this table.								
Animals, reptiles, marine life	4-1045 et seq.									
Consumption on premises	4-1020 et seq.									
Docks, seawalls, etc.	4-1588 et seq.									
Essential services	4-1362 et seq.									
Essential service facilities (4-408(c)(13))	4-1362 et seq.									
Fences, walls, gate-houses	4-1841 et seq.									
Nonroofed accessory structures	4-1894(c)(3)									
Railroad right-of-way	4-1895									
Maximum height (feet)	4-1871 et seq.	35	35	35	35	35	35	35	35	35
		Note: Special height limitations apply to all uses located within Bonita Beach and the Bonita Beach Road Corridor. See section 4-1874.								
Maximum lot coverage (percent of total lot area)		45%	40%	40%	40%	40%	40%	45%	40%	45%

Notes:

- (1) Modifications to required setbacks for collector or arterial streets, or for solar or wind energy purposes, are permitted by variance only. See section 4-1892 et seq.
- (2) Accessory buildings and uses can be located closer to the front of the property than the main building, but must comply with all other setback requirements for accessory building uses.
- (3) No side yard setback required from common side lot line for two-family attached.

(Ord. No. 03-15; Ord. No. 06-12; Ord. No. 07-18, § 1, 11-7-2007; Ord. No. 11-02, § 3(4-695), 1-19-2011; Ord. No. 20-12, § 2, 11-4-2020)

Secs. 4-490—4-516. Reserved.

January 26, 2020

Hi Neighbors,

Although we have already met many of you, let us introduce ourselves to the rest of our future neighbors. I'm Carol Erdman. My husband Dale and I have purchased the land on the corner of McComb and Meadowlark Lanes with my cousin, Desiree Bowden. The address is 28101 Meadowlark Lane. The majority of the properties in the neighborhood are zoned Residential. In order to conform with the rest of the neighborhood, we would like to rezone the property from Agricultural to Residential. Desiree's mom already lives in Naples and Desiree has plans to move to the corner lot and her mom will move in with her. Desiree and I grew up together and this will allow Dale and I to live next to them.

Bonita Springs City code states that we hold two community meetings to keep our neighbors informed of the rezoning process. The first of the two meetings will take place on Tuesday, February 18, 2020 from 5 pm to 6 pm at the Bonita Springs Public Library located at 10560 Reynolds St., Bonita Springs, FL 34135 in the 2nd floor conference room.

We look forward to meeting you!

Carol Erdman

Notes from community meeting 2/18/20

Attendance

Timothy Kolankiewicz
28124 Meadow Lark Ln 34134

Tim asked, about the purpose of this meeting. He was told that we needed to rezone from Ag 2 to RS-1 in order to split the lots. He was in agreement that the lot should be rezoned to the other residential houses in the neighborhood.

Hosting the meeting were:

Carol Erdman owner

Dale Smith Carol's husband

Desiree Bowden Will purchase one lot after larger lot is split into two

Brigitte Bowden Desiree's mother

Applicant's Name: _____ Phone #: _____

Address: _____

E-mail: _____

Project Name: _____

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: _____
Street Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone Number: Area Code: _____ Number: _____ Ext. _____
E-mail: _____

B. Relationship of applicant to property:
_____ Owner _____ Trustee* _____ Option holder*
_____ Lessee* _____ Contract Purchaser*
_____ Other (indicate)* _____

*If applicant is NOT the owner and the application is NOT City-initiated, submit a **notarized** Authorization Form from the owner to the applicant. Label the attachment "Exhibit I-B-1".

* If the application is City-initiated, enter the date the action was initiated by the City Council: _____

Attach a copy of the "green 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 "green sheet" as "Exhibit I-B-2" and the list as "Exhibit I-B-3".

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

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

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. Attach extra sheet if more space is required

Name: _____

Contact Person: _____

Address: _____

Phone: _____ E-mail: _____

**PART II
GENERAL INFORMATION**

A. Legal Description: Is property within a platted subdivision recorded in 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, F.A.C., Florida Administrative Code, unless the subject property consists of one or more undivided platted lots. 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. (labeled Exhibit II-A-2.)*

_____ YES. Property is identified as:

Subdivision Name: _____

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

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

STRAP NUMBER: _____

B. Project Street Address: _____

C. General Location of Property (referenced to major streets) _____

D. Nature of Request: (Check applicable answers)

_____ Rezoning FROM: _____ TO: _____

_____ Special Exception for: _____

E. Property Dimensions

1. Width (average if irregular parcel): _____ Feet

2. Depth (average if irregular parcel): _____ Feet

3. Frontage on road or street: _____ Feet

4. Width along waterbody (If applicable): _____ Feet

5. Total land area: _____ Acres or Square Feet

F. Facilities

1. Fire District: _____

2. Sewer Service Supplier: _____

3. Water Service Supplier: _____

G. 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: _____

H. Property restrictions: Are there any deed restrictions or other types of covenants or restrictions on the property? _____ Yes _____ No. If yes, submit a copy of the restrictions and a written statement as to how the restrictions may affect the request.

PART III

AFFIDAVIT

I, 04-48-25-B100012.002A, 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 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.

Carol Erdman
Signature of owner or owner-authorized agent

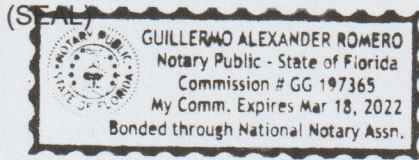
11/25/20
Date:

Carol Erdman

Typed or printed name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was certified and subscribed before me this 25th day of November 2020, by Carol Erdman, who is personally known to me or who has produced as identification. FLDL



Guillermo A. Romero
Signature of notary public
Guillermo A. Romero
Printed name of notary public

**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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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.

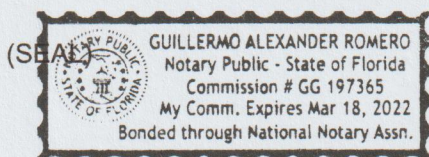
The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: *Carol Erdman*
(Applicant)

Carol Erdman
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument acknowledged before me this 25th day of November 2020, by Carol Erdman, who is personally known to me or who has produced FLDL as identification.



Guillermo A. Romero
Signature of Notary Public
Guillermo A. Romero
Printed Name of Notary Public



Map Contents

Layer Visibility

- Parcels / Land Records
- Property Sales
- Infrastructure
- Zoning / Development Orders
 - Development Orders
 - Zoning - County
- Planned Developments
- Incorporated Zoning
- District Boundaries
- Planning Districts
- Jurisdictional Boundaries / Political
- Public Safety
- Natural Resources / Environmental
- Utilities

Parcel Search

Features Selected: 1 Zoom Clear

044825012002A
Owner: BLUE, CYNTHIA L TR
Address: 28101 MEADOWLARK LN
City: BONITA SPRINGS
Approx Sqt: 24699

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 : Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 48 South, Range 25 East; thence South along the West line of the Northeast 1/4, 445 feet to the P.O.B.; thence N 89°41'50" E, 165 feet; thence South 205.25 feet; thence S 89°43'10" W, 165 feet; thence North 205.20 feet to the P.O.B..

The Westerly 25 feet and the Southerly 25 feet being reserved for road right-of-way.

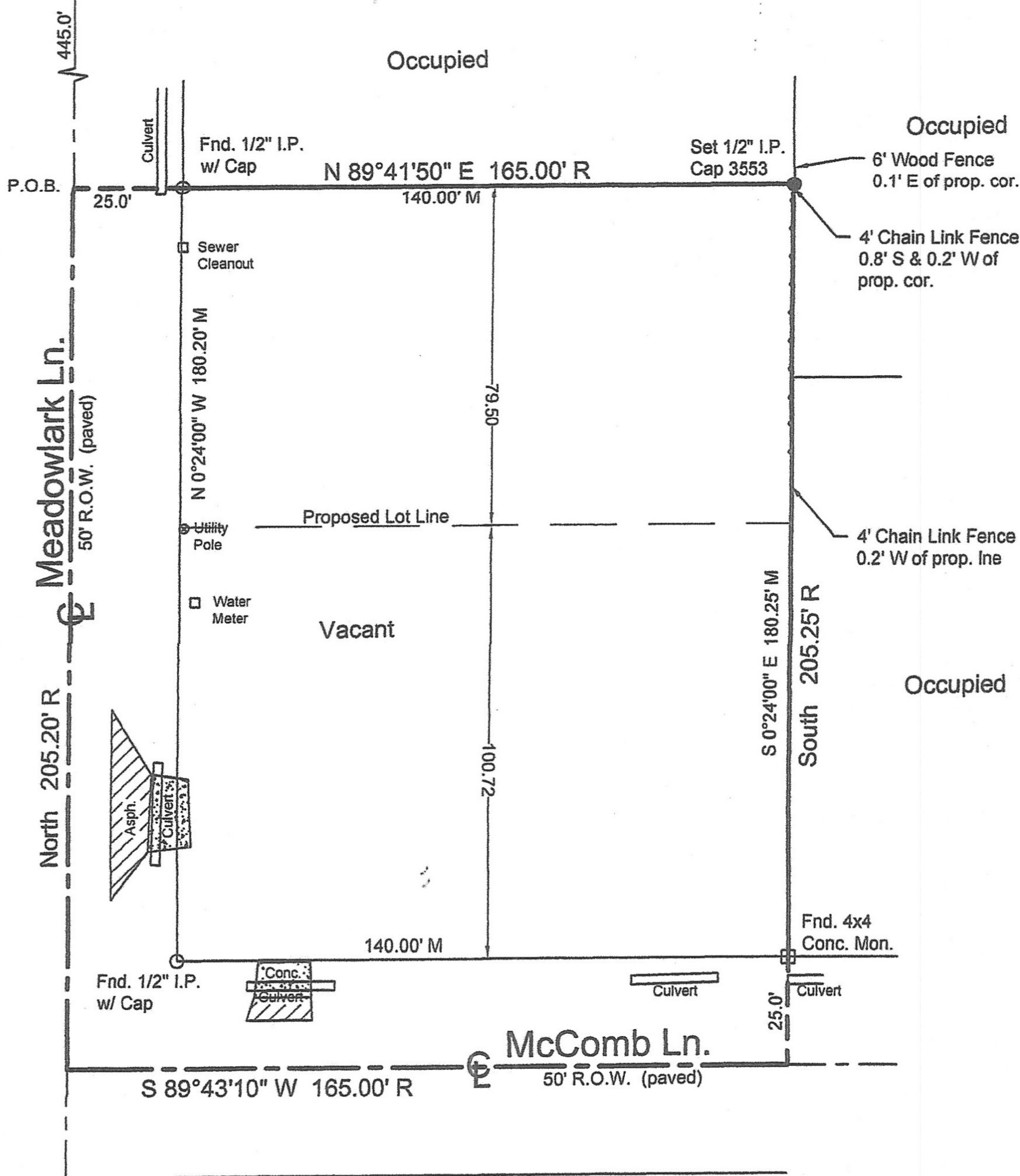
SCALE
1" = 40'

NW Cor. - NE 1/4 -
NW 1/4 - Sec 4 - T
48 S - R 25 E

The property address 28101 Meadowlark Ln. pre County Records.

Occupied

Occupied



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 of McComb Ln. being N 89°43'10" E
5. THIS PROPERTY LIES IN FLOOD ZONE X EL n/a PER F.I.R.M. PANEL NO. 12071C0654F , DATED 8/28/2008
6. LAST DATE OF FIELDWORK 5/6/21
7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

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 standards of practice set forth by the Florida Board of Land Surveyors, pursuant to Rule 5J-17 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.
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
MG

CHK'D BY

ORDERED BY
Carol Erdman

SHEET 1 OF 1

DWG. NO. 2021 - 53

APPENDIX A

LEGEND OF ABBREVIATIONS

A= Arc
APPROX= Approximate
ASPH= Asphalt
AVE= Avenue
BLVD= Boulevard
B.M= Benchmark
C = Centerline
CH= Chord
CALC= Calculated
C.B= Chord Bearing
CBS= Concrete Block Structure
C&GS Coastal and Geodetic Survey
CHK'D= Checked
CMP= Corrugated Metal Pipe
CO= County
CONC= Concrete
COR= Corner
CT= Court
D.E= Drainage Easement
Desc= Description
D.H= Drill Hole
DWN= Drawn
EL or ELEV= Elevation
EOP= Edge of Pavement

EOW= Edge of Water
FB= Fieldbook
FD= Found
FLA= Florida
IP= Iron Pin
LN= Lane
M= Measured
M.E= Maintenance Easement
MH= Manhole
MHW= Mean High Water
MON= Monument
N/A= Not Applicable
NGVD= National Geodetic Vertical Datum
NO= Number
O.R Book= Official Record Book
ORIG= Original
O/S= Offset
P.B= Plat Book
P.C= Point of Curvature
PG= Page
P.I= Point of Intersection
PLS= Professional Land Surveyor
P = Property Line
PLS= Professional Land Surveyor

P.O.B= Point of Beginning
P.O.C= Point of Commencement
P.O.L= Point on Line
PROP= Property
P.T= Point of Tangency
PUE= Public Utility Easement
R= Record or Radius
RAD= Radius
RCP= Reinforced Concrete Pipe
RD= Road
RDL= Radial
RES= Residence
RLS= Registered Land Surveyor
R.O.W= Right of Way
R or RGE= Range
SEC= Section
ST= Street
STY= Story
TOB= Top of Bank
TYP= Typical
T or TWP= Township
UE= Utility Easement
W/= With
Δ= Delta or Benchmark
⊠= Fire Hydrant

Exhibit IV – D

Rezoning Narrative Statement

Carol Erdman has purchased the land on the corner of McComb and Meadow Lark Lanes. The address is 28101 Meadow Lark Lane. The majority of the properties in the neighborhood are zoned Residential. In order to conform with the rest of the neighborhood, Ms. Erdman would like to rezone the property from Agricultural (Ag2) to Residential (RS-1). Once rezoned, Ms. Erdman intends to split the .57 acre lot into two lots and sell one lot to her cousin, Desiree Bowden. Ms. Bowden has plans to build on the corner lot. Ms. Erdman and her husband Dale will build a single family home on the remaining lot on Meadow Lark Lane.

(a) there exists no error or ambiguity as currently zoned Ag2. (b) The urban services, Fire and Rescue, Water & Sewer Services already service the houses in this neighborhood. (c) There are no errors on the official zoning map. (d) The changing conditions are that, while once agricultural, this neighborhood is currently primarily residential, and this rezoning will conform this property to the residential neighborhood surrounding the land. (e) Because this rezoning will conform the RS-1 neighborhood in which it is located, this rezoning is consistent with the goals and policies and intent of the Bonita Plan. (f) This request meets the locational and performance standards for its proposed residential use including appropriate density and intensity of two single family dwellings. (g) This rezoning will have no negative impact on an environmentally critical area. (h) This request is compatible with the existing surrounding residential use. (i) This request for rezoning will not cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. (j) Once rezoned, the owner intends to split into two residential lots in accordance with Lee County Land Development and Bonita Springs Land Development Code density and intensity requirements, each with sufficient land to erect a single family dwelling.



Monday, May 24, 2021

City of Bonita Springs
Division of Concurrency
9220 Bonita Beach Road
Suite # 109
Bonita Springs, FL 34135

Re: Potable Water/Sewer Service:

Please be advised that **Carol B. Erdman** has requested potable water and sewer service for the following address:

Strap Number: **04-48-25-B1-00012.002A**
Lot:
Block:
Phase:
Unit Number:
Subdivision:
Service Address: **28101 Meadowlark Lane**

Water and Sewer mains have been installed and are in operation adjacent to the site. Static water pressure to the project exceeds 20 psi at the point of service.

The company has sufficient capacity of 17.8 m.g.d. at the Water Plant and 11.00 m.g.d. at the Wastewater Plant to provide water and sewer services adjacent to this site.

Application fees have been paid for single residential unit where water and sewer services are currently provided adjacent to this site.

ACCOUNT ON RECORD: L002355 – CAROL B. ERDMAN

Respectfully,

Lisa Karnow
Customer Service Manager



June 17, 2021

Ms. Carol Erdman
5035 Cedar Springs Dr. Unit 102
Naples, Florida 34110

Re: 28101 Meadowlark Ln Conventional Rezone (RZN20-72548-BOS)

Dear Ms. Erdman:

The Zoning Division has reviewed the information provided and supplemented for the rezoning request referenced above. The application related to the request has been found sufficient and the following language will be drafted for the request:

A request to rezone 0.78 acres +/- from the Agricultural district (AG-2) to the Single-Family Residential District (RS-1).

Please notify the City in writing no later than June 25, 2021, if the above language is sufficient or if changes are requested.

Pursuant to LDC 4-28, the applicant shall conduct a second neighborhood meeting within 30 days after the City has deemed the application to be sufficient.

Please feel free to contact me if you have any questions.
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Mary Zizzo, Esq.
Planner II

Copy:
Jacqueline Genson, Planning & Zoning Manager
Jay Sweet, City Surveyor
Cynthia Vargas, Planning & Zoning Administrative Assistant

9220 Bonita Beach Road
Suite 111
Bonita Springs, FL 34135
Tel: (239) 444-6150
Fax: (239) 444-6140
www.cityofbonitaspringscd.org

Rick Steinmeyer
Mayor

Amy Quaremba
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Michael Gibson
Council Member
District Five

Fred Forbes, AIA
Council Member
District Six

Arleen Hunter
City Manager
(239) 949-6267

Derek Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6247

Public Works
(239) 949-6246

Code Enforcement
(239) 949-6257

Parks & Recreation
(239) 992-2556

**Community
Development**
(239) 444-6150

July 19, 2021

Hello Ms. Zizzo, Esq.,

I am submitting this document to satisfy the written summary of the post-sufficiency neighborhood meeting for Rezoning application RZN20-72548-BOS for 28101 Meadowlark Ln.

Logistics of Meeting

Carol Erdman, applicant, held a post-sufficiency neighborhood meeting on Saturday, July 17, 2021 from 4:30 pm to 6 pm at the Bonita Springs Public Library located at 10560 Reynolds St., Bonita Springs, FL 34135. Carol arrived at 4:30 pm and spoke with one attendee, Ed Anderson from 4:55 to 5:10 pm. No one else came to the meeting. An attendance roster is submitted with this summary.

Summary of Presentation

Carol explained that this was the second of two community meetings for rezoning 28101 Meadowlark Lane, Bonita Springs, FL 34134 and this second meeting was being held after the sufficiency letter was issued and before two Bonita Springs Council meetings which will occur over the next few months. Carol is seeking to rezone the lot from Agricultural to Residential. The plan, once rezoning is approved, is to split the property into two lots, building one single family home on each lot.

Attendee Questions, Answers, and Comments

Ed Anderson asked if Carol would be selling either or both lots. Carol indicated that the plan is to build and live on one lot. Her cousin was going to build on the other lot but has since bought a house in Estero, Fl. Carol is unsure if she will build on the second lot or sell it. Ed indicated that he is in favor of the rezoning and the lot split and may be interested in purchasing one lot, if available at some time.

Documents Shared with Attendee

Carol shared with Ed a copy of the survey.

Included with this Submission

Attached with this submission are the following items:

- This letter which documents a summary of the post-sufficiency neighborhood meeting including attendee question and answers and comments made.
- The survey previously submitted with the Bonita Springs zoning application which was provided to attendees
- The attendance roster completed by Ed Anderson
- Publisher affidavit indicating posting announcement placed in the Naples Daily News three weeks prior to the neighborhood meeting
- Copy of the map and labels of addresses to whom the mailed notices of the neighborhood meeting was sent

Should you have any questions or need further information, please contact me at 410-925-1069 or cerdman@insitetraining.com

Please let me know when this item can be placed on the Council's meeting.

Thank you for your consideration.

A handwritten signature in cursive script that reads "Carol Erdman". The signature is written in dark ink and is positioned above the typed name.

Carol Erdman

NORTH
ARROW



FOUNDATION LOCATION

FIELDBOOK

PAGE

LEGEND

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

CON'T REVERSE SIDE

FINAL SURVEY DATE

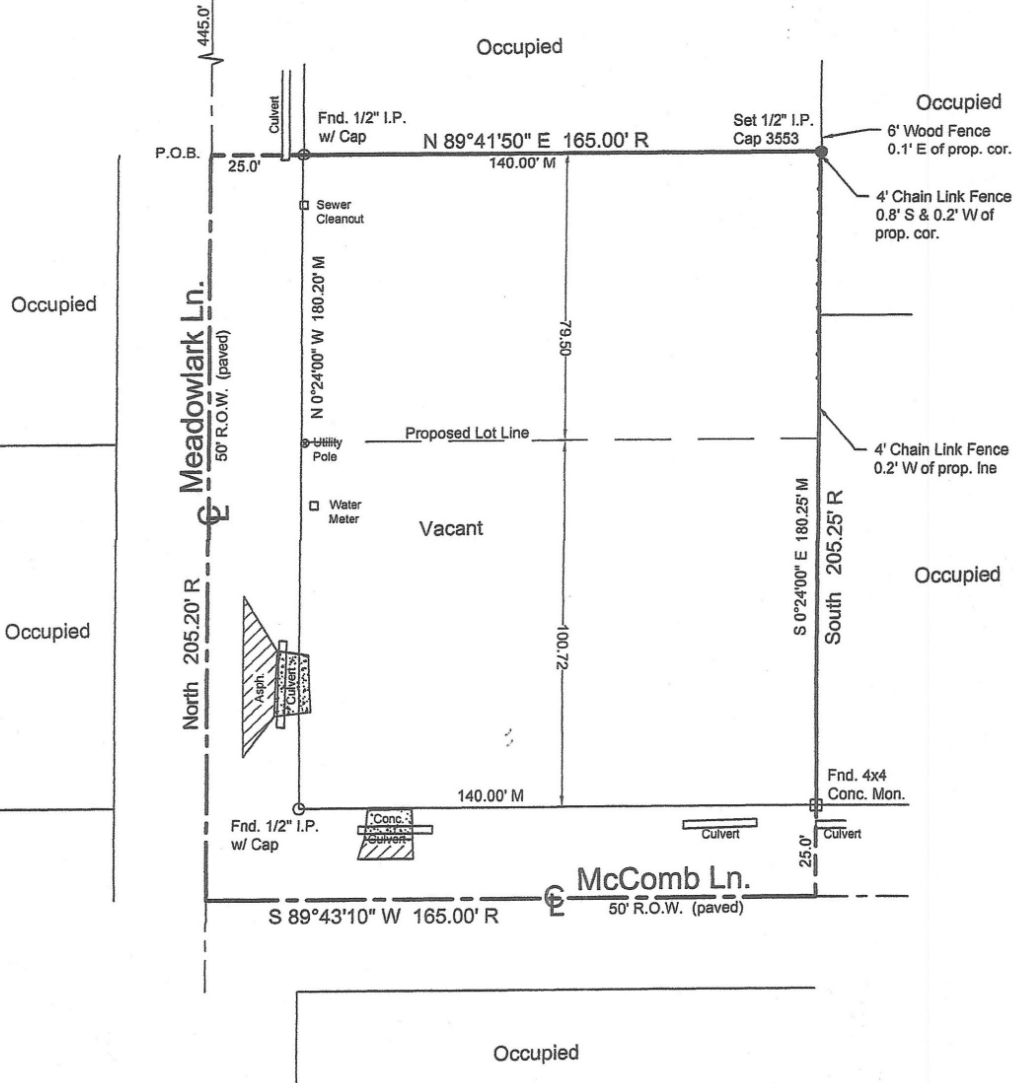
SCALE
1" = 40'

LEGAL DESCRIPTION
(AS PROVIDED BY CLIENT)

This is a boundary survey of the following : Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 48 South, Range 25 East; thence South along the West line of the Northeast 1/4, 445 feet to the P.O.B.; thence N 89°41'50" E, 165 feet; thence South 205.25 feet; thence S 89°43'10" W, 165 feet; thence North 205.20 feet to the P.O.B..
The Westerly 25 feet and the Southerly 25 feet being reserved for road right-of-way.

NW Cor. - NE 1/4 -
NW 1/4 - Sec 4 - T
48 S - R 25 E

The property address 28101 Meadowlark Ln. pre County Records.



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

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 standards of practice set forth by the Florida Board of Land Surveyors, pursuant to Rule 5J-17 Florida Administrative Code, and pursuant to Section 472.02 Florida Statutes. There are no visible encroachments other than those shown hereon.

Naples Daily News

PART OF THE USA TODAY NETWORK

Published Daily
Naples, FL 34110

ERDMAN, CAROL
5035 CEDAR SPRINGS DR UNIT 102

NAPLES, FL 34110

Community Meeting: 5 - 6 pm
on 7/17/21 at Bonita Springs
Library, 10560 Reynolds St
Bonita Springs FL 34135 at
2nd floor Conference Rm.
The meeting's purpose is to
answer questions about
rezoning 28101 Meadowlark
Lane Bonita Springs FL 34134
from Agricultural use to Resi-
dential use to conform with
the surrounding neighbor-
hood.
June 26, 2021 #4797646

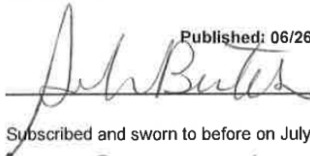
Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned they serve as the authority, personally appeared said legal clerk who on oath says that he/she serves as Legal Clerk of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said

Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Published: 06/26/2021



Subscribed and sworn to before on July 19, 2021:



Notary, State of WI, County of Brown

6/30/2025

My commission expires

Publication Cost: \$49.00
Ad No: 0004797646
Customer No: 4109251069
PO #:

of Affidavits: 1

AMY KOKOTT
Notary Public
State of Wisconsin

Second Community Meeting 28101 Meadowlark Ln, Bonita Springs Fl 34134

Attendance

Please print your name and address.

Name EQ Anderson
Address 3704 Cartwright Ct Bonita Springs, Fl

Name _____
Address _____

Name _____
Address _____

Name _____
Address _____

Name _____
Address _____

Name _____
Address _____

Name _____
Address _____

Name _____
Address _____

To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
SCHMIDT PAMELA + 28165 MANGO DR BONITA SPRINGS FL 34134	04-48-25-B1-00003.0010 28165 MANGO DR BONITA SPRINGS FL 34134	PARL IN E 1/2 OF W 1/2 OF NW 1/4 DESC OR 1655/1878 LESS 3.0050	1
LAGRANGE MARK C TR 5547 MYSTIC BAY BLVD MARBLEHEAD OH 43440	04-48-25-B1-00003.0020 28202 MEADOWLARK LN BONITA SPRINGS FL 34134	PARL IN NW 1/4 OF NW 1/4 DESC OR 2060 PG 3364 LESS S 80 FT OF E 150 FT	2
GINIUNANS JUAN + MIRTHA PO BOX 2407 BONITA SPRINGS FL 34133	04-48-25-B1-00003.0050 28175 MANGO DR BONITA SPRINGS FL 34134	PARL IN E 1/2 OF W 1/2 OF NW 1/4 DESC OR 2249 PG 1665	3
WOLF JAMES D & MICHELLE R 28140 MEADOWLARK LN BONITA SPRINGS FL 34134	04-48-25-B1-00003.0120 28140 MEADOWLARK LN BONITA SPRINGS FL 34134	BEG 25 FT W + 725 FT S OF NE COR OF NW 1/4 OF NW 1/4 TH S 100 FT W 295 FT N 100	4
RICHTER RUTH ANN-MIERAS TR 48777 PEBBLE LN NOVI MI 48374	04-48-25-B1-00003.0150 28185 MANGO DR BONITA SPRINGS FL 34134	BEG 635 FT W + 925 FT S OF NE COR NW 1/4 OF NW 1/4 TH E 295 FT S 100 FT W 295 FT	5
LEONARD ROLAND G + NANCY L 4000 CARPENTER RD ASHTABULA OH 44004	04-48-25-B1-00003.0200 28182 MEADOWLARK LN BONITA SPRINGS FL 34134	BEG 25 FT W + 925 FT S OF NE COR NW 1/4 OF NW 1/4 AS REC IN OR 563 PG 767	6
BOYCE AARON L 28170 MEADOWLARK LN BONITA SPRINGS FL 34134	04-48-25-B1-00003.020A 28170 MEADOWLARK LN BONITA SPRINGS FL 34134	PARL IN NW 1/4 OF NW 1/4 DESC IN OR 1512 PG 0978 LESS PARL 3.20B	7
KACZIREK IMRE 28160 MEADOWLARK LN BONITA SPRINGS FL 34134	04-48-25-B1-00003.020B 28160 MEADOWLARK LN BONITA SPRINGS FL 34134	PARL IN NW 1/4 OF NW 1/4 DESC IN OR 1650 PG 1044	8
LEMONT JEROME A + DEE ANN 28224 MEADOWLARK LN BONITA SPRINGS FL 34134	04-48-25-B1-00003.0210 28224 MEADOWLARK LN BONITA SPRINGS FL 34134	PARL IN NW 1/4 OF NW 1/4 DESC OR 1706 PG 2923 + OR 2050/1222 LESS 3.021A	9
SAYGER JIMMIE L + SUZANNE 28125 MANGO DR BONITA SPRINGS FL 34134	04-48-25-B1-00003.0260 28125 MANGO DR BONITA SPRINGS FL 34134	BEG NE COR OF NW 1/4 OF NW 1/4 W 635 FT TH S 625 FT TO POB TH E 295 FT S 100	10
SIMS J REX + PEGGY J PO BOX 2387 BONITA SPRINGS FL 34133	04-48-25-B1-00003.026A 28111 MANGO DR BONITA SPRINGS FL 34134	BEG 635 FT W + 525 FT S OF NE COR OF NW 1/4 OF NW 1/4 TH E 295 FT S 100 FT W 295	11
BONITA SPRINGS FIRE CONTROL AN	04-48-25-B1-00003.0290	PARL IN NW 1/4 OF NW 1/4 SEC	12

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27701 BONITA GRANDE DR BONITA SPRINGS FL 34135	28055 MANGO DR BONITA SPRINGS FL 34134	04 E OF MANGO DR DESC OR 590/375 + OR2495/923	
FULLER SHERI 28110 MEADOWLARK LN BONITA SPRINGS FL 34134	04-48-25-B1-00004.0000 28110 MEADOWLARK LN BONITA SPRINGS FL 34134	BEG NE COR NW 1/4 OF NW 1/4 W 25 FT S 525 FT TO POB TH W 295 FT TO 20 FT	13
KOLANKIEWICZ TIMOTHY + 28124 MEADOWLARK LN BONITA SPRINGS FL 34134	04-48-25-B1-00004.0010 28124 MEADOWLARK LN BONITA SPRINGS FL 34134	FROM NE COR OF NW 1/4 OF NW 1/4 RUN W 25 FT TH S 625 FT FOR POB TH W 295 FT S 100 FT E 295 FT N 100 FT TO POB	14
WITZEL KENT E TR 28086 MEADOWLARK LN BONITA SPRINGS FL 34134	04-48-25-B1-00005.0000 28086 MEADOWLARK LN BONITA SPRINGS FL 34134	BEG NE COR NW 1/4 OF NW 1/4 W 25 FT S 425 FT TO POB TH W 295 FT TO 20 FT	15
GEORGE LESLIE JR 245 BEN TIL DR PITTSBURGH PA 15236	04-48-25-B1-00006.0000 28087 MANGO DR BONITA SPRINGS FL 34134	BEG NW COR E 1/2 OF W 1/2 OF NW 1/4 AS REC IN OR 233 PG 184	16
YOUNG DAVID M + CHRISTINE H 27210 BAREFOOT LANE BONITA SPRINGS FL 34135	04-48-25-B1-00009.0000 3821 BONITA BEACH RD SW BONITA SPRINGS FL 34134	PARL IN NW1/4 OF NW1/4 AS DESC IN OR1913 PG3994 + OR1914 PG2789 LESS ROW DESC IN DB 269 PG 245	17
CHANSLER GARY W 3801 BONITA BEACH RD SW BONITA SPRINGS FL 34134	04-48-25-B1-00009.0010 3801 BONITA BEACH RD SW BONITA SPRINGS FL 34134	FR NE COR NW 1/4 OF NW 1/4 S 25 FT W 225 FT TO POB S 185 FT W 75 FT N 185 FT LESS ROW DESC IN DB 271 PG 450	18
GOLF SAFARI INC 3775 BONITA BEACH RD BONITA SPRINGS FL 34134	04-48-25-B1-00010.0000 3775 BONITA BEACH RD SW BONITA SPRINGS FL 34134	PARL IN NW 1/4 OF NW 1/4 DESC IN OR 1719 PG 0742 LESS ROW DESC IN DB 271 PG 72	19
FIRST CZ REAL ESTATE LLC PO BOX 1658 BONITA SPRINGS FL 34133	04-48-25-B1-00011.0000 3725 BONITA BEACH RD SW BONITA SPRINGS FL 34134	N 330 FT OF NW 1/4 OF NE 1/4 OF NW 1/4 LESS E 225 FT + LESS N 67 FT + W 25 FT RD R/W + LESS OR 1974 PG 3345	20
WESTGATE CENTER LLC 4505 SE COUNTY RD 760 ARCADIA FL 34266	04-48-25-B1-00012.0010 3635-3665 BONITA BEACH RD SW BONITA SPRINGS FL 34134	E225FT OF N330FT OF NW1/4 OF NE1/4 OF NW1/4 LES67FT RD R/W DESC OR2195 PG2301	21
SHEEHY WALTRAUT 28071 MEADOWLARK LN BONITA SPRINGS FL 34134	04-48-25-B1-00012.0020 28071 MEADOWLARK LN BONITA SPRINGS FL 34134	COMM AT NW COR OF NE 1/4 OF NW 1/4 TH S 330 FT TO POB AS REC IN OR 917 PG787	22
CYR ROBERT A	04-48-25-B1-00012.3000	PARL IN N E 1/4 OF N W 1/4	23

AA39

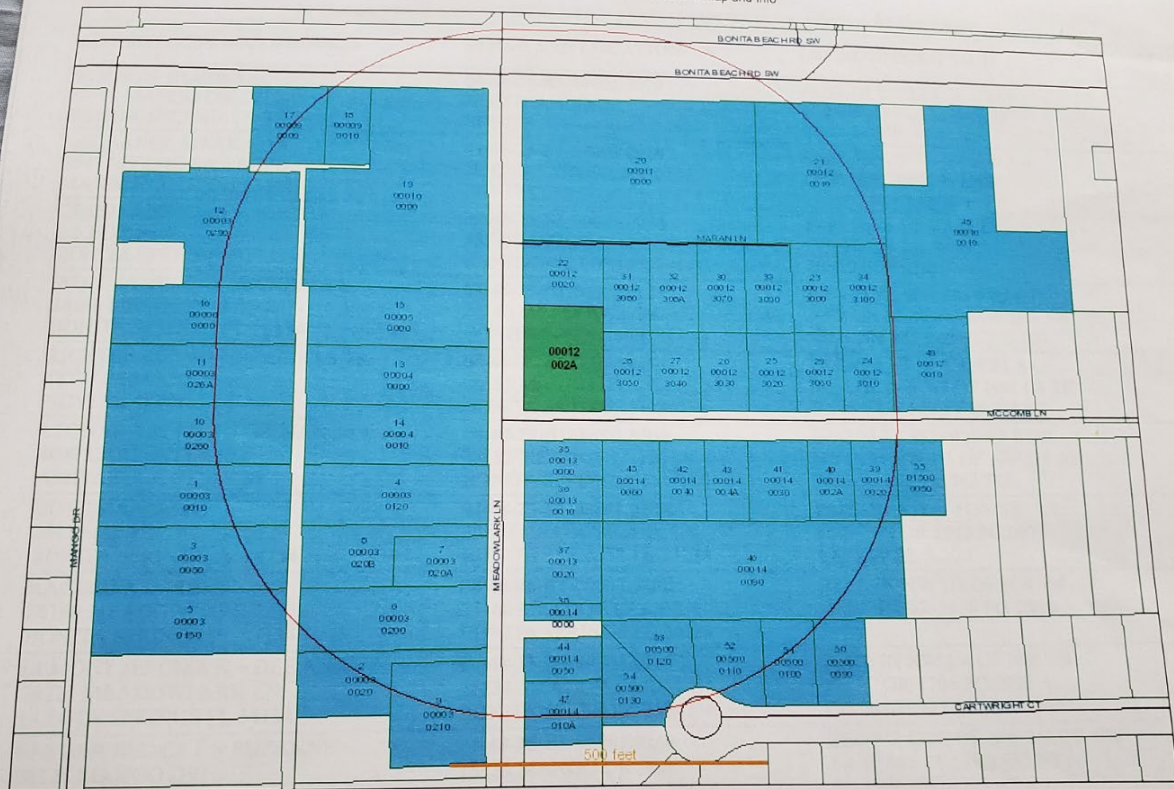
3655 MARAN LN BONITA SPRINGS FL 34134	3655 MARAN LN BONITA SPRINGS FL 34134	SEC 4 TWP 48 R 25 DESC IN OR 1307 PG 0194 AKA LOT 5	
WHITFIELD PAMELA R 3646 MCCOMB LN BONITA SPRINGS FL 34134	04-48-25-B1-00012.3010 3646 MCCOMB LN BONITA SPRINGS FL 34134	PARL IN NW 1/4 SEC 04 DESC IN OR 1835 PG 925 LESS S 25 FT RD R/W	24
HEARNDEN THERESA ANN & 3666 MCCOMB LN BONITA SPRINGS FL 34134	04-48-25-B1-00012.3020 3666 MCCOMB LN BONITA SPRINGS FL 34134	PARL IN NW 1/4 AS DESC IN OR 1692 PG 187 LESS S 25 FT AKA LOT 9	25
KNEIR DONALD EUGENE JR TR 1300 BAYVIEW CIR WESTON FL 33326	04-48-25-B1-00012.3030 3676 MCCOMB LN BONITA SPRINGS FL 34134	PARL IN NW 1/4 AS DESC IN OR 1513 PG 2354 LESS S 25 FT	26
TUCKER CHRISTOPHER & 3250 BONITA BEACH RD #205 PBM 130 BAREFOOT BEACH FL 34134	04-48-25-B1-00012.3040 3696 MCCOMB LN BONITA SPRINGS FL 34134	PARL IN NW 1/4 AS DESC IN OR 1532 PG 1938 LESS S 25 FT	27
STRAIT ROBERT L 3706 MCCOMB LN BONITA SPRINGS FL 34134	04-48-25-B1-00012.3050 3706 MCCOMB LN BONITA SPRINGS FL 34134	PARL IN NW 1/4 AS DESC IN OR 1504 PG 748 LT 12 LESS S 25 FT	28
MOODY WILLIAM MARK & 1025 MILLINGPORT PL NEW LONDON NC 28127	04-48-25-B1-00012.3060 3656 MCCOMB LN BONITA SPRINGS FL 34134	PARL IN NW 1/4 AS DESC IN OR 1725 PG 3081 LESS S 25 FT	29
HEIN SIEG 3675 MARAN LN BONITA SPRINGS FL 34134	04-48-25-B1-00012.3070 3675 MARAN LN BONITA SPRINGS FL 34134	COMM NW COR NE 1/4 OF NW 1/4 TH RUN S ALG W LI OF NE 1/4 OF NW 1/4 330 FT TH	30
LUTHER KATHY S 6740 HUNTINGTON LK CR 103 NAPLES FL 34119	04-48-25-B1-00012.3080 3701 MARAN LN BONITA SPRINGS FL 34134	FR NW COR OF N E 1/4 OF N W 1/4 RUN S 330 FT TH N89-41-50E 165 FT TO POB CONT N89-41-50E 82.62 FT S0-0-45E 160.12 FT S89-41-50W 82.65 FT N 160.09 FT TO POB AS DESC OR 2024/299	31
DAVISON MARK E & NANCY J 3687 MARAN LN BONITA SPRINGS FL 34134	04-48-25-B1-00012.308A 3687 MARAN LN BONITA SPRINGS FL 34134	FR NW COR OF NE1/4 OF NW1/4 S330FT E248FT TO POB E83FT S160FT W83FT N160FT TO POB	32
MARAN RENTAL PROPERTIES LLC 3250 BONITA BEACH RD STE 205 PMB 326 BONITA SPRINGS FL 34134	04-48-25-B1-00012.3090 3665 MARAN LN BONITA SPRINGS FL 34134	PARL IN N W 1/4 OF N E 1/4 SEC 4 WP 48 R 25 DESC IN OR 1219 PG 396	33
SMITH DAVID M 3645 MARAN LN	04-48-25-B1-00012.3100 3645 MARAN LN	PARL IN N E 1/4 OF N W 1/4 SEC 04 TWP 48 RGE 25 DESC	34

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BONITA SPRINGS FL 34134	BONITA SPRINGS FL 34134	IN OR 1307 PG 195 AKA LT 6	
PARANDJUK PETER A 9312 NW 63RD CT PARKLAND FL 33067	04-48-25-B1-00013.0000 3715 MCCOMB LN BONITA SPRINGS FL 34134	BEG 25 FT E + 25 FT S OF NW COR S 1/2 OF NE 1/4 OF NW 1/4 TH S + PARL W LI	35
BONITA SPRINGS RENTALS 1 LLC 28360 MEADOWLARK LN BONITA SPRINGS FL 34134	04-48-25-B1-00013.0010 28145 MEADOWLARK LN BONITA SPRINGS FL 34134	PARL IN NE 1/4 OF NW 1/4 AS DESC IN OR 1952 PG 930 1/4 OF NW 1/4 TH S 70 FT E	36
BOYCE MARCIA A TR 3810 ZARING MILL CIRCLE LOUISVILLE KY 40241	04-48-25-B1-00013.0020 28165 MEADOWLARK LN BONITA SPRINGS FL 34134	PARL IN NW1/4 DESC OR 2501 PG 3287	37
INTERSTATE GOLF CART SERVICE W142N6589 MEMORY RD MENOMONEE FALLS WI 53051	04-48-25-B1-00014.0000 RIGHT OF WAY BONITA SPRINGS FL	S 25 FT OF W 165 FT OF S 1/2 OF NE 1/4 OF NW 1/4 LESS W 25 FT ROW	38
HAPPEL KATHERINE ELISE 3645 MCCOMB LN BONITA SPRINGS FL 34134	04-48-25-B1-00014.0020 3645 MCCOMB LN BONITA SPRINGS FL 34134	PARL IN NE 1/4 OF NW 1/4 AS DESC IN OR 1958 PG 2299	39
JEFF HAYDEN LLC 6834 TIFFANY CIR CANTON MI 48187	04-48-25-B1-00014.002A 3655 MCCOMB LN BONITA SPRINGS FL 34134	PARL IN NE 1/4 OF NW 1/4 AS DESC IN OR 1958 PG 2298	40
CIPKAR WILLIAM + M ROSE 6601 SOUTHSIDE RD AMHERSTBURG ON N9V 0C8 CANADA	04-48-25-B1-00014.0030 3665 MCCOMB LN BONITA SPRINGS FL 34134	BEG 411 FT ELY ON N LI FR NW COR OF S 1/2 OF NE 1/4 OF NW 1/4 AS REC OR 206/50	41
MCCOMB LANE LLC 3695 MCCOMB LN BONITA SPRINGS FL 34134	04-48-25-B1-00014.0040 3695 MCCOMB LN BONITA SPRINGS FL 34134	PARL IN SW 1/4 OF NE 1/4 OF NW 1/4 DESC OR 1142 PG 689 LESS OR 1565/1034	42
WITTROCK KENNETH W & 3675 MCCOMB LN BONITA SPRINGS FL 34134	04-48-25-B1-00014.004A 3675 MCCOMB LN BONITA SPRINGS FL 34134	PARL IN SW 1/4 OF NE 1/4 OF NW 1/4 OF SEC 4 DESC IN OR 1565 PG 1034	43
WAGNER RANDAL S + CLAUDIA M 28215 MEADOWLARK LN BONITA SPRINGS FL 34134	04-48-25-B1-00014.0050 28195 MEADOWLARK LN BONITA SPRINGS FL 34134	BEG AT A PT 330 FT S OF NW COR OF S 1/2 OF NE 1/4 OF NW 1/4 TH E 161 FT S 95 FT	44
VAYDA ROBERT A + LINDA S 3705 MCCOMB LN BONITA SPRINGS FL 34134	04-48-25-B1-00014.0060 3705 MCCOMB LN BONITA SPRINGS FL 34134	BEG 165 FT E OF NW COR OF S 1/2 OF NE 1/4 OF NW 1/4 AS REC IN OR 658 PG 767	45
HIGBY RENATE G 28181 MEADOWLARK LN	04-48-25-B1-00014.0090 28181 MEADOWLARK LN	PARL IN S 1/2 OF NE 1/4 OF NW 1/4 AS DESC IN	46

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BONITA SPRINGS FL 34134	BONITA SPRINGS FL 34134	OR 1821 PG 4021	
ARCA11 LLC 224 OLD TAMIAMI TR NAPLES FL 34110	04-48-25-B1-00014.010A 28215 MEADOWLARK LN BONITA SPRINGS FL 34134	FR NW COR OF NE 1/4 OF NW 1/4 RUN S ALG W LINE 1075.8 FT FOR POB TH CONT	47
3601 BONITA BEACH ROAD LLC 990 1SY AVE S STE 200 NAPLES FL 34102	04-48-25-B1-00016.0010 3601 BONITA BEACH RD SW BONITA SPRINGS FL 34134	PARL LOC IN THE W 1/2 OF NE 1/4 OF NE 1/4 OF NW 1/4 + POR DESC IN OR 3880 PG 3385	48
ESPOSITO BASILIO 3616 MCCOMB LN BONITA SPRINGS FL 34134	04-48-25-B1-00017.0010 3616 MCCOMB LN BONITA SPRINGS FL 34134	PARL IN SEC 4 TWP 48 R 25 DESC IN OR 1250 PG 120 LESS E 191.20 FT LESS N 10 FT	49
DAMBROSIO PENINNAH A TR 3644 CARTWRIGHT CT BONITA SPRINGS FL 34134	04-48-25-B1-00500.0090 3644 CARTWRIGHT CT BONITA SPRINGS FL 34134	CARTWRIGHTS SUBDIVISION PB 35 PG 21 LOT 9	50
HOWARD JESSE C 15910 OLD 41 N UNIT 230 NAPLES FL 34110	04-48-25-B1-00500.0100 3660 CARTWRIGHT CT BONITA SPRINGS FL 34134	CARTWRIGHTS SUBDIVISION PB 35 PG 21 LOT 10	51
FLICEK VERNON F + 3674 CARTWRIGHT CT BONITA SPRINGS FL 34134	04-48-25-B1-00500.0110 3674 CARTWRIGHT CT BONITA SPRINGS FL 34134	CARTWRIGHTS SUBDIVISION PB 35 PG 21 LOT 11	52
RHODEBACK KEVIN L + SANDRA Y 3690 CARTWRIGHT CT BONITA SPRINGS FL 34134	04-48-25-B1-00500.0120 3690 CARTWRIGHT CT BONITA SPRINGS FL 34134	CARTWRIGHTS SUBDIVISION PB 35 PG 21 LOT 12	53
ANDERSON EDWARD C 3704 CARTWRIGHT CT BONITA SPRINGS FL 34134	04-48-25-B1-00500.0130 3704 CARTWRIGHT CT BONITA SPRINGS FL 34134	CARTWRIGHTS SUBDIVISION PB 35 PG 21 LOT 13	54
MEINEN JOHN & PO BOX 413 BAYFIELD ON N0M 1G0 CANADA	04-48-25-B1-01500.0050 3601 MCCOMB LN BONITA SPRINGS FL 34134	SPENGER S/D PB 48 PG 48 LOT 5	55



Date of Report: June 17, 2021
 Buffer Distance: 500 feet Rerun
 Parcels Affected: 55
 Subject Parcel: 04-48-25-B1-00012.002A

[Click here to download the map image, mailing labels \(Avery 5161\) and CSV formatted information.](#)

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AFFIDAVIT OF POSTING NOTICE

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

INSTRUCTIONS

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 a Public Hearing and maintained through the City of Bonita Springs Public Hearing, if any. This sign will be provided by the Zoning Division in the following manner:

- a. Signs for case # _____ must be posted by _____.
- b. The sign must be erected in full view of the public, not more than five (5) feet from the nearest right-of-way or easement.
- c. 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 pothor structure. The sign may not be affixed to a tree or other foliage.
- d. 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.
- e. 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.
- f. 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 THE POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO CITY OF BONITA SPRINGS ZONING DIVISION, 9220 BONITA BEACH ROAD, SUITE 109, BONITA SPRINGS, FL 34135.

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

STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Carol Erdman
WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 4-
229(B) OF THE CITY OF BONITA SPRINGS LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN
THE ZONING APPLICATION REFERENCED BELOW:

Carol Erdman

SIGNATURE OF APPLICANT OR AGENT

Carol Erdman

NAME (TYPED OR PRINTED)

5035 Cedar Springs Dr 102
ST. OR P.O. BOX

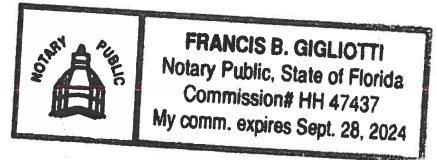
Naples FL 34110
CITY, STATE & ZIP

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 3RD day of AUGUST, 2021,
by CAROL ERDMAN, personally known to me or who produced
FLDL # E 635-117-00-1000 as identification and who did/did not take oath.
END 89-16

Francis B. Gigliotti
Signature of Notary Public

FRANCIS B. GIGLIOTTI
Printed Name of Notary Public



My Commission Expires:
(Stamp with serial number)

**CITY OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
APPLICATION: RZN20-72548-BOS**

This is a courtesy notice of a proposed zoning action within 375 feet of property you own. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any comments or concerns regarding this matter. If you have any questions or would like further information, please contact **Mary Zizzo, Planner**, at **(239) 444-6162**, or **mzizzo@cityofbonitaspringscd.org**. Copies of the staff report will be available one week prior to the hearing. This file may be reviewed at the Community Development department, 9220 Bonita Beach Road, Suite 109, Bonita Springs, FL 34135 or online at:

<http://cityofbonitasprings.org/cms/one.aspx?pagelid=13788499>

<p>Zoning Board of Adjustments: August 17, 2021 at 9:00am Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135</p>	<p>City Council: <i>First Reading:</i> September 1, 2021 at 5:30pm (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135</p> <p><i>Second Reading:</i> September 15, 2021 at 9:00am (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135</p>
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CASE NUMBER: RZN20-72548-BOS

CASE NAME: Meadowlark Lane Conventional Rezone

REQUEST: A request to rezone 0.78 acres +/- from the Agricultural (AG-2) district to the Single-Family Residential (RS-1) district.

LOCATION: The subject property is located at 28101 Meadowlark Ln, Bonita Springs FL 34135. STRAP: 04-48-25-B1-00012.002A

Any person requiring special accommodations at any of the meetings because of a disability or physical impairment should contact Lisa Roberson, Finance Director, at 239-949-6262, at least 48 hours prior to the meeting. If a person decides to appeal a decision made by the council in any matter considered at this meeting/hearing, such person may need to ensure that a verbatim record of the proceeding is to be made, to include the testimony and evidence upon which any such appeal is to be based.

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mary Zizzo
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135

Support X Oppose

Application: RZN20-72548-BOS, Meadowlark Ln Rezone

DATE: 7-28-21
NAME: Sims LLC PHONE: 2-39-992-8003
ADDRESS: PO Box 2387 CITY/STATE/ZIP: BONITA SPRINGS 34135
J REY SIMS

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take such other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:	
NAME: _____	PHONE: _____
ADDRESS: _____	CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from the court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.

RETURN TO:
City of Bonita Springs
Community Development Department
Attn: Mary Zizzo
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135

Support X Oppose _____

Application: RZN20-72548-BOS, Meadowlark Ln Rezone

DATE: 27 July 2021
NAME: Ed Anderson PHONE: 239 405 8938
ADDRESS: 3704 Cartwright Ct CITY/STATE/ZIP: Bonita Spring, FL 34134

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take such other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: These hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that Council Members have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to questions by the board, city staff or applicant. Public comment is encouraged, and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned.

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I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:	
NAME: _____	PHONE: _____
ADDRESS: _____	CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the City Council, with respect to any matter considered at such hearing, they are responsible at their own expense for ordering from the court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.