

**Notice of Public Meeting
of the City of Bonita Springs
Board for Land Use Hearings & Adjustments
and Zoning Board of Appeals
TUESDAY, February 23, 2021 at 9:00am
Bonita Springs Recreation Center
26740 Pine Avenue
Bonita Springs, FL 34135**

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. APPROVAL OF MINUTES: November 17, 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. CASE NAME: VAR20-74088-BOS 244 LIMETREE PARK DR SETBACK VARIANCE

REQUEST: A variance from LDC 4-926(d)(3), which requires a side and rear setback of 10 feet for commercial accessory structures, to allow a setback of 5 feet along the western side property line and a 6 foot setback along the rear property line, and from LDC 4-1732, which requires 4 parking spaces per 1,000 square feet of indoor recreation facility for the existing clubhouse, to allow for a reduction of 8 parking spaces, to permit a dumpster enclosure for an existing recreational vehicle park in Bonita Springs.

VIII. NEXT MEETING: TENTATIVE- March 23, 2021

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. 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 one week prior to the public hearing.



**City of Bonita Springs Board
for
Land Use Hearings & Adjustments and Zoning Board of Appeals
MINUTES**

Tuesday, November 17, 2020

9:00 A.M.

**Bonita Springs Fire & Rescue District
27701 Bonita Grande Drive
Bonita Springs, FL 34135**

I. CALL TO ORDER

Chairman Anthony Rascio called the meeting to order at 9:00 A.M.

II. INVOCATION

Board Member Russ Winn furnished the invocation.

III. PLEDGE OF ALLEGIANCE

Chairman Anthony Rascio led the Board in the Pledge of Allegiance.

IV. ROLL CALL

Members in attendance: Chairman Anthony Rascio, Board Member Bruce Galloway, Board Member Gary Gambrell, Board Member Ben Hershenson, Board Member Russ Winn.

Absent: Board Member Richard Donnelly and Board Member Kelly Macklin.

V. APPROVAL OF MINUTES: October 20, 2020

Board Member Ben Hershenson motioned for approval of the minutes; Board Member Russ Winn seconded; motion passed unanimously.

VI. PUBLIC COMMENT

Chairman Anthony Rascio asked for comments to be withheld until after the presentations.

VII. SWEARING IN

City Attorney Derek Rooney placed all witnesses under oath.

VIII. PUBLIC HEARINGS

A. CASE NAME: VAR20-73335-BOS ASPEN DENTAL SIGN VARIANCE REQUEST

REQUEST: A request for a variance from LDC 6-113(4), which allows two wall signs where there is double frontage on a public right-of-way, to allow four wall signs for a proposed medical building on a through lot.

LOCATION: 28100 S TAMIAMI TRAIL, BONITA SPRINGS, FL 34135

1. APPLICANT PRESENTATION

Presenter:

Joseph Ware, Anchor Signs for Applicant/Aspen Dental

- Mr. Ware provided a presentation (copy in Clerk's file) of the request for signs on the south and west elevations due to the visibility and traffic flow to the site. No left turn can be made into the site headed north on U.S. 41; a U-turn is required. Due to the 50-mph speed limit by the site, the Applicant would like to provide additional signage to ensure visibility for visitors to prepare to make the left turn ahead of time.
- Chairman Anthony Rascio asked for confirmation that signage currently existed on the east side of the road to which Mr. Ware answered in the affirmative. Chairman Rascio asked for explanation of the hardship. Mr. Ware stated that hardship existed as the current signage has limited visibility and visitors have no advanced warning to prepare for the U-turn.
- Board Member Bruce Galloway stated that the lot was newly created, and the Applicant knew of the restrictions. He agreed with Chairman Rascio that he did not see the hardship.

2. STAFF REPORT

- Mary Zizzo, Community Development, provided the staff presentation via PowerPoint (copy in Clerk's file) and recommended denial of the request. Previously approved signage was presented marking locations and providing views. Staff provided the analysis, findings, and conclusions for the variance and did not see a hardship for this case.
- Board Member Ben Hershenson and Board Member Russ Winn expressed concern about setting a precedent. City Attorney Rooney stated no precedent existed as each property was unique. Ms. Zizzo replied that it would start a trend for future requests of the same.
- Board Member Gary Gambrell asked if Board could recommend conditions or modifications to which City Attorney Rooney replied in the affirmative. Board Member Gambrell questioned why address numbers were not placed on buildings.
- Jacqueline Genson, Community Development, provided context of the changes in regulations in code regarding wall signs, which was amended in 2015. This was the basis for denial of Applicant request as concerns existed that such requests would become recurring. Ms. Genson further explained the code regarding address numbers on signs and buildings.
- Board Member Hershenson asked for clarification of the hardship. Presenter expressed the difficulty seeing the road sign at 50 mph. Chairman Anthony Rascio offered that clientele would not be walk in. He was not persuaded of the hardship.
- Ex parte disclosures: Board Member Ben Hershenson, Board Member Gary Gambrell, and Board Member Bruce Galloway.

- Item A - Chairman Anthony Rascio found the Applicant had failed to prove the hardship and so entered a motion to deny the request consistent with the findings of staff; Board Member Ben Hershenson seconded; the motion carried unanimously.

RESULT:	PASSED [5-0]
MOTION BY:	Anthony Rascio, Chairman
SECOND BY:	Ben Hershenson, Board Member
AYES:	Rascio, Galloway, Gambrell, Hershenson, Winn
NAYS:	None

B. CASE NAME: VAR20-71995-BOS 27783 HICKORY BLVD SETBACK VARIANCE

REQUEST: A variance from LDC 4-1893, which requires a street setback of 25 feet, to allow a street setback of 20 feet, and from LDC 4-1894(b), which requires a water body setback of 25 feet, to allow a water body setback of 15 feet from the east for a single family residence and accessory structures, and 6.5 feet from the north for a single family residence, and from LDC 4-489 which requires a side setback of 7.5 feet, to allow a 6.5 feet side yard setback to the south, for a single family residence in Bonita Springs.

3. STAFF REPORT

- Mike Fiigon, Community Development, provided presentation (copy in Clerk’s file) of the request of a non-conforming lot and structures to be demolished and rebuilt to meet regulations and building codes. Variance criteria was reviewed, and approval of the request with conditions was recommended.
- City Attorney Derek Rooney placed all witnesses under oath.

4. APPLICANT PRESENTATION

Presenter:

Camden Ashmore, Ashmore Design

- Mr. Ashmore provided the survey and proposed site plan detailing the setbacks and reason for need. Chairman Anthony Rascio asked for confirmation of plan to place two HVAC systems on the south side to which Mr. Ashmore answered in the affirmative.
- Board Member Hershenson questioned if residents on Little Hickory Island were asking for similar variances due to the unique and non-conforming lots. Mr. Fiigon stated in the affirmative directing to a list provided in the staff report provided.
- Ex parte disclosures: Board Member Gary Gambrell, discussion with staff and a site visit. Board Member Bruce Galloway had a site visit.
- Board Member Galloway asked for clarification that the hardship arose from the size and unusual shape of the lot. Mr. Ashmore confirmed. Board Member Galloway questioned what assurance would be given that renderings shown would be conformed to. Mr. Ashmore provided the assurance.
- Valerie Zabavsky, Bonita Springs resident, discussed her neighboring property to Applicant and the history. No objection to current reduction request of 6 ½ feet. Questioned whether another placement could be found for the Applicant’s system. Mr. Ashmore stated that would be possible.

- City Attorney Derek Rooney recommended to request conditions that all equipment be recessed, the HVAC unit placed on the lower level, Applicant to add sound-deadening material to the alcove itself with appropriate landscaping to block noise, and builder to be restricted to site plan as depicted.
- Item B - Board Member Ben Hershenson motioned to approve requested setback variance; Board Member Russ Winn seconded; the motion carried unanimously.

RESULT:	PASSED [5-0]
MOTION BY:	Ben Hershenson, Board Member
SECOND BY:	Russ Winn, Board Member
AYES:	Rascio, Galloway, Gambrell, Hershenson, Winn
NAYS:	None

IX. NEXT MEETING:

No meeting in December. City Attorney Rooney looking into training for Board in January 2021.

X. ADJOURNMENT

There being no further items to discuss, Chairman Rascio adjourned the meeting at 10:28 A.M.

Respectfully submitted,

Laurie K. Hamm, Recording Secretary

APPROVED:

BONITA SPRINGS ZONING BOARD:

Date: _____

AUTHENTICATED:

Chairman Anthony Rascio

Table of Contents
VAR20- 74088-BOS
Limetree Park Dumpster Enclosure Variance

Case A:

Staff Report.....1

Exhibits

Exhibit A-Existing Site-Specific Boundary Survey.....8
Exhibit B- Current Condition Photographs.....10

Attachments

Attachment A- Site Plan.....22
Attachment B- Dumpster Layout Plan.....23
Attachment C- Variance Application24
 Narrative Request.....55
Attachment D- Property Owner Notification Responses.....61

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

PROJECT NAME: LIMETREE PARK DUMPSTER ENCLOSURE
TYPE OF CASE: VARIANCE
CASE NUMBER: VAR20-74088-BOS
ZONING HEARING DATE: FEBRUARY 23, 2021
CITY COUNCIL HEARING DATE: TO BE SCHEDULED
PLANNER: MARY ZIZZO, ESQ., PLANNER II

REQUEST AND STAFF RECOMMENDATION

A variance from LDC 4-926(d)(3), which requires a side and rear setback of 10 feet for commercial accessory structures, to allow a setback of 5 feet along the western side property line and a 6 foot setback along the rear property line, and from LDC 4-1732, which requires 4 parking spaces per 1,000 square feet of indoor recreation facility for the existing clubhouse, to allow for a reduction of 8 parking spaces, to permit a dumpster enclosure for an existing recreational vehicle park in Bonita Springs.

Staff recommends APPROVAL of the variance as requested.

I. APPLICATION SUMMARY:

- A. Applicant: Limetree Campsite Condo Inc.,
- B. Agent: Bruce Dodge
- C. Request: A variance from LDC 4-926(d)(3), which requires a side and rear setback of 10 feet for commercial accessory structures, to allow a setback of 5 feet along the western side property line and a 6 foot setback along the rear property line, and from LDC 4-1732, which requires 4 parking spaces per 1,000 square feet of indoor recreation facility for the existing clubhouse, to allow for a reduction of 8 parking spaces, to permit a dumpster enclosure for an existing recreational vehicle park in Bonita Springs.
- D. Location: 244 Limetree Park Drive, Bonita Springs, Florida 34135
- E. Future Land Use Plan Designation, Current Zoning and Use of Property:

Future Land Use: General Commercial

Current Zoning: Community Commercial (CC),
U.S. 41 Corridor

Current Use: Clubhouse for Recreational Vehicle Park

F. Surrounding Land Use:

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Designation</u>
North: CC, Community Commercial and CG, General Commercial; Bay Crossings Commercial Complex.	General Commercial
East: RV-3, Recreational Vehicle District; Limetree Park Campsite Condo, Inc.	Medium Density Multifamily Residential
South: CPD, Commercial Planned Development; Limetree Park Drive Right-of-Way then North Bay Village Plaza (various commercial uses including restaurants and professional offices).	General Commercial
West: CC, Community Commercial; John R. Wood Real Estate Building, then U.S. 41 Right of Way	General Commercial

II. **BACKGROUND AND INFORMATIONAL ANALYSIS:**

Introduction/Synopsis

The property is located at 244 Limetree Park Drive. The area requested to be improved is the Clubhouse parking lot, along the Southwestern property line of the recreational vehicle park. The Clubhouse is located outside of the gated entrance of Limetree Park Campsites abutting Limetree Park Drive, across from North Bay Village.

The Park was established in the 1980's. The Clubhouse parking lot houses the rubbish and refuse containers for all park residents. Currently, these containers are enclosed via a fence, which does not meet setbacks or comply with current requirements. Currently, the fence for the dumpster containers is as close as .68'

from the rear property line. Today's LDC standards require a dumpster enclosure, pursuant to LDC 3-493, which requires that the dumpster enclosure be constructed of walls and shall meet accessory structure setbacks as provided in LDC 4-926(d)(3). This would require the new dumpster enclosure to be at least 10 feet from each property line. Doing so would make this existing site that is already short on parking have even fewer parking spaces.

Therefore, the Applicant is requesting approval of a variance for:

- 1) A five (5) foot reduction in setbacks along the West side and a four (4) foot reduction along the North side (the rear property line), as required in LDC 4-926(d)(3) for the construction of a new dumpster enclosure.
- 2) A reduction of eight (8) parking spaces, to allow for 14 parking spaces instead of the required 22 spaces due to the area constraints, as required in LDC 4-1732.

Currently, the existing clubhouse is only utilized for neighborhood meetings or as a leisure area for residents to relax in the library. The Property Manager also has an office within the building. The Applicant has indicated that the majority of residents walk to meetings if they attend or walk to the pool. The site currently has 15 spaces, and the Applicant has indicated that a shortage of parking is not a concern at this location.

Approval of this request would allow this non-conforming site to come into compliance with current LDC requirements for dumpster enclosure construction, would provide a safe parking maneuver for the residents, would provide for a more aesthetically pleasing view from adjacent neighbors and from the right-of-way, and will ensure that that changes made per this request are Americans with Disabilities Act (ADA) accessible. Further, this request will be reviewed at time of local development order to ensure proper drainage, striping and slope.

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.*

(a) It is Staff's opinion the Applicant has a hardship that is not self-imposed – this is an existing site that is presumed to be lawfully permitted well before the City's incorporation that is not able to meet an LDC requirement without seeking relief from another requirement.

(b) The site was developed well before the City's incorporation. By way of this variance request, the Applicant is working towards compliance with LDC 3 with regards to dumpster enclosure construction.

(c) The variance granted is the minimum variance requested. The Applicant has worked diligently to try to make the most use of the dumpster enclosure while not prohibiting access to parking spaces. Further, the Applicant specifically worked to ensure that the new enclosure would not encroach into any easements.

(d) Staff does not find this request injurious to the neighborhood. The request will provide a more aesthetically pleasing view for all sides, compared to the dilapidated fence that currently exists.

(e) This is not a recurring request as each parcel is different. Staff does not believe that an amendment to the ordinance is necessary at this time as this is a unique situation.

Surrounding Zoning

The subject property is in an area surrounded by commercial properties. The adjacent parcels to the North and West are buffered by code required landscaping for those sites. Further, the request will make the view from the South better. In addition, the dumpster enclosure will be located farther from the Northern property line than it currently exists.

Neighborhood Compatibility

The proposed variance would not change the character of the neighborhood. The use of the area for refuse will not change.

Comprehensive Plan Considerations

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

Policy 1.1.14: General Commercial - Intended to accommodate a wide range of commercial uses serving the general population of the City. This designation recognizes, but is not specifically limited to, properties that have been developed, have received development approval or have been zoned for commercial use prior to the adoption of the Comprehensive Plan.

- a. *Appropriate uses include a wide range of commercial retail and service uses for residents and visitors; hotels/motels; offices; light industrial uses; schools; recreation; public and semi-public uses; multi-family uses up to 10 units per acre within the approximately 1,468 acres of gross land area in the land use category; and mixed residential and commercial use in planned developments.*
- b. *If affordable housing is provided, residential density may be increased by up to five additional units per acre.*
- c. *Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves except that no new structures or modifications of existing structures is located on the islands west of the mainland may be constructed in excess of 35 feet in height.*
- d. *Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 1.2.*

The proposed variance will not increase density. It is Staff's opinion that the proposed variance does not conflict with the General Commercial 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.
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.

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.
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 so as to make it more reasonable and practical to amend the ordinance.

III. **RECOMMENDATION:**

Staff recommends **APPROVAL** of the Applicant's requested variances to allow for a setback reduction and parking reduction for the subject property. This recommendation of approval is based on the *Findings & Conclusions* contained herein. Staff does recommend the following conditions of approval.

1. The variance is limited to the lot in question, known as 244 Limetree Park Drive, STRAP #28-47-25-B2-001M0.00CE, for the specific area shown on the site specific boundary survey (**Exhibit A**).
2. The proposed dumpster enclosure shall be set back a minimum of five (5) feet from the Western property line and six (6) feet from the Northern (rear) property line.
3. A minimum of fourteen (14) parking spaces shall be maintained at all times, between the clubhouse and pool area parking.
4. Unless modified by this variance request, at time of local development order, the proposed dumpster enclosure shall be otherwise in compliance with LDC Sec. 3-493.
5. At time of local development order, the restriping of the parking spaces shall be otherwise in compliance with LDC Sec. 4-1728.
6. The Limetree Park Community shall work with Lee County Solid Waste on a hauling schedule to ensure that overflow will not occur.

IV. SUBJECT PROPERTY

The Applicant indicates the STRAP number is: 28-47-25-B2-001M0.00CE.


V. EXHIBITS

- A. Existing Site Specific Boundary Survey
- B. Current Condition Photographs

VI. ATTACHMENTS

- A. Site Plan
- B. Dumpster Layout Plan
- C. Variance Application
- D. Property Owner Notification Responses

NORTH ARROW



SCALE
1" = 30'

FOUNDATION LOCATION

FIELDBOOK PAGE

LEGAL DESCRIPTION
(AS PROVIDED BY CLIENT)

This is a special purpose survey for the dumpster location of a portion of Tract "M", Lime Tree Campsites as recorded in Plat Book 34, Pages 128 & 129 of the Public Records of Lee County, Florida.

The property address 244 Limetree Park Dr. per County Records.

LEGEND

- SET CONC. MON. W/CAP I.D.# 3653
- SET IRON PIN W/CAP I.D.# 3653
- 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

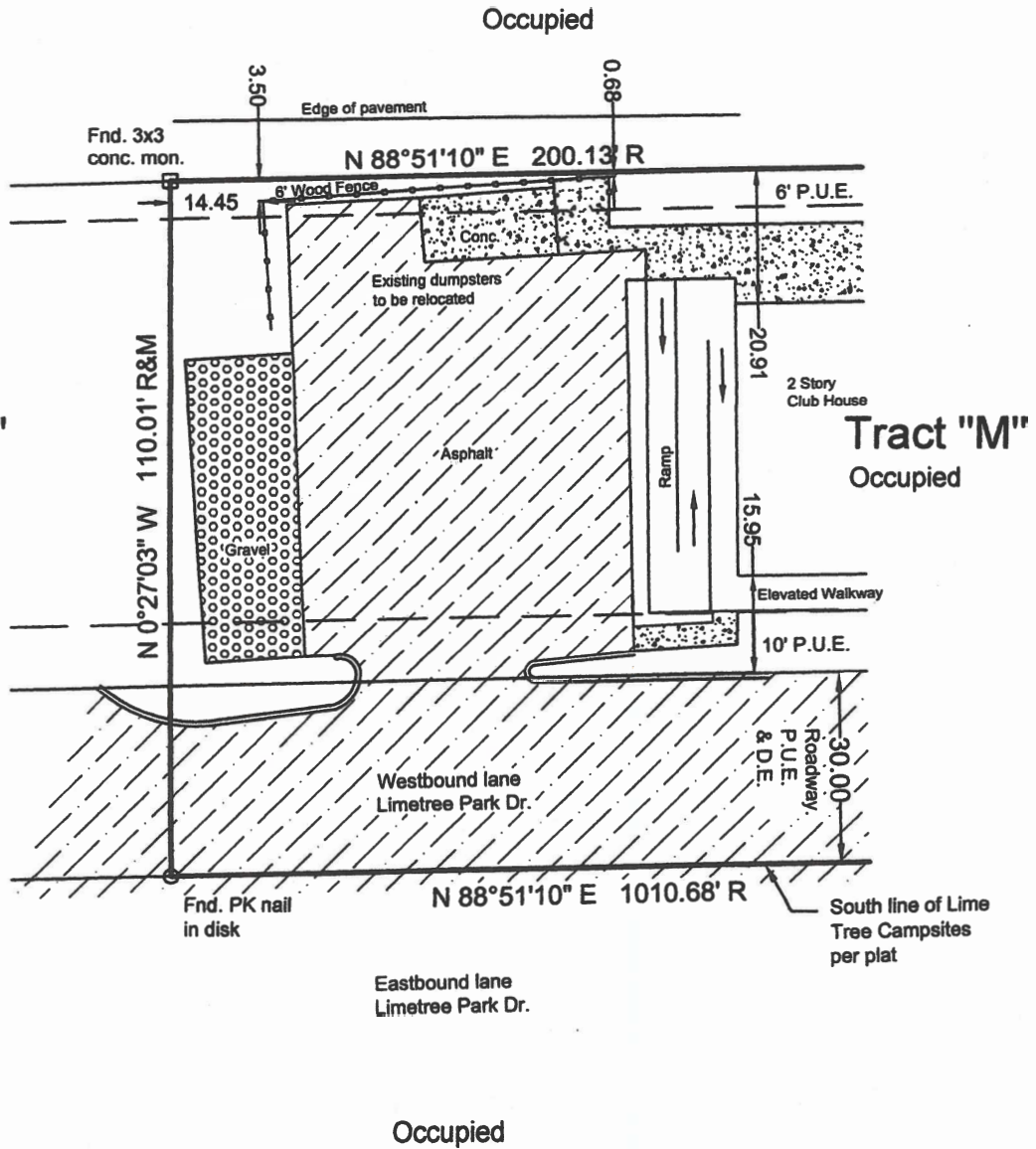
EXHIBIT A

RECEIVED

JAN 12 REC'D

City of Bonita Springs
Community Development Dept

Tract "N"
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 Limetree Park Dr. being N 88°51'10" E
5. THIS PROPERTY LIES IN FLOOD ZONE X EL n/a PER F.I.R.M. PANEL NO. 12071C0656F DATED 8/28/2008
6. LAST DATE OF FIELDWORK 1/8/21
7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

CERTIFICATE

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.

1-12-21
[Signature]

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 Bruce Dodge	SHEET 1 OF 1 DWG. NO. 2020 - 19
---------------	----------	---------------------------	------------------------------------

CIVIL ENGINEERING
 CONSULTANTS & ARCHITECTS
 1111 S. W. 11th St.
 Ft. Lauderdale, FL 33304
 (954) 561-1111
 www.civil-engineers.com

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
 R= 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
 T.U.E.= Technology Utility Easement
 TYP= Typical
 T or TWP= Township
 UE= Utility Easement
 W= With
 Δ= Delta or Benchmark
 ⚡= Fire Hydrant

EXHIBIT B









**Limetree Park
DUMPSTER RULES**

TENANTS ONLY PERMITTED TO USE DUMPSTER
DO NOT PLAY IN OR AROUND DUMPSTER
SECURELY BAG YOUR TRASH
DIGGING OR SCAVENGING PROHIBITED
PROHIBITED ITEMS:
• FLAMMABLE, TOXIC, OR HAZARDOUS MATERIALS
• FURNITURE, MATTRESSES, BOX SPRINGS, & APPLIANCES
• AUTO BATTERIES
EMPTY BOXES MUST BE BROKEN DOWN

VIOLATORS WILL BE PROSECUTED

QUESTIONS OR CONCERNS: PLEASE CALL 239-947-0880

**NO PARKING
IN FRONT OF DUMPSTER**













Western Property Line

Gravel Parking Area

WESTERN PROPERTY LINE
(street view)

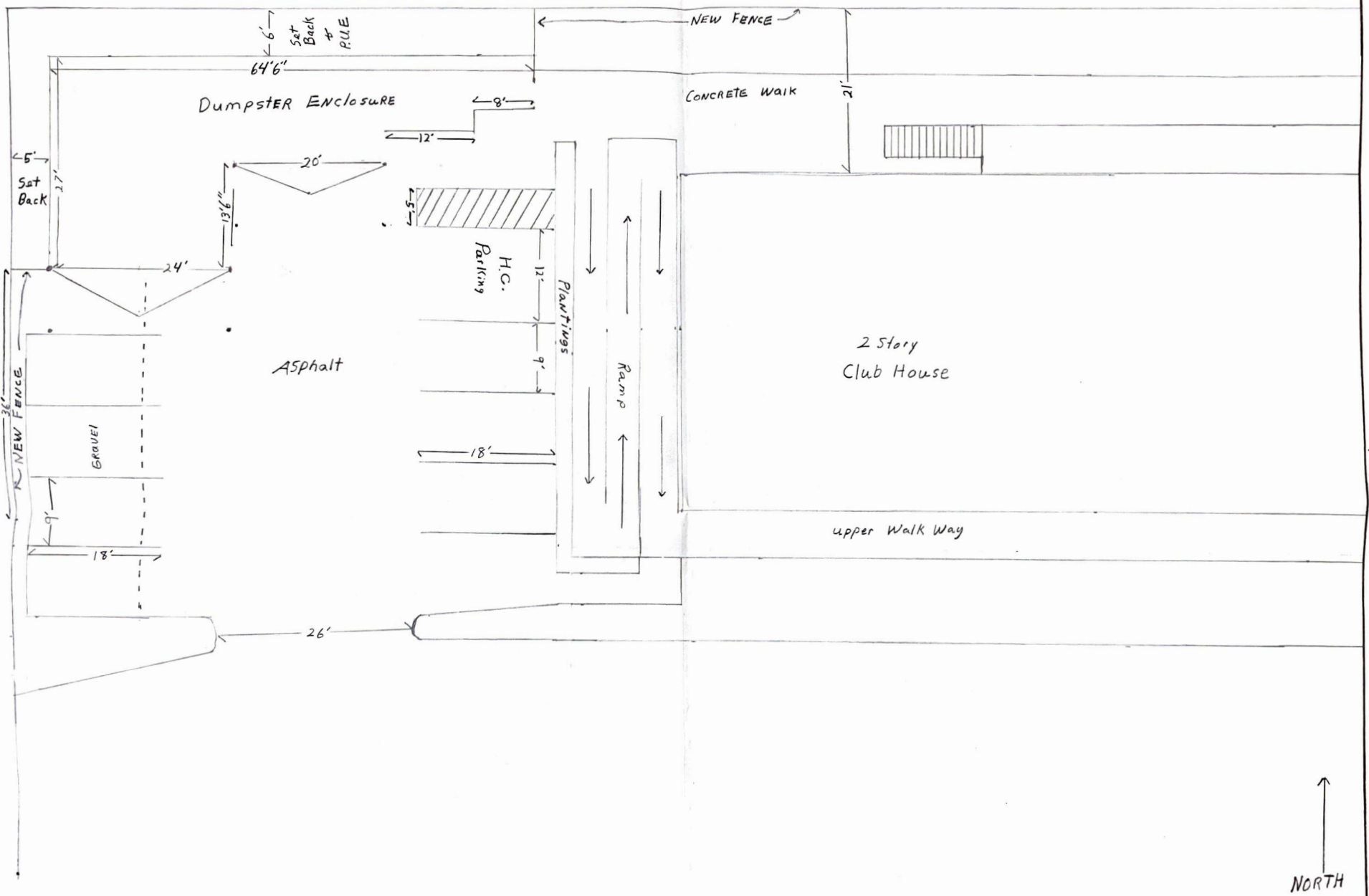


NORTHERN PROPERTY LINE
(rear of enclosure)



NORTHERN PROPERTY LINE
(rear of enclosure)

NORTH



EAST

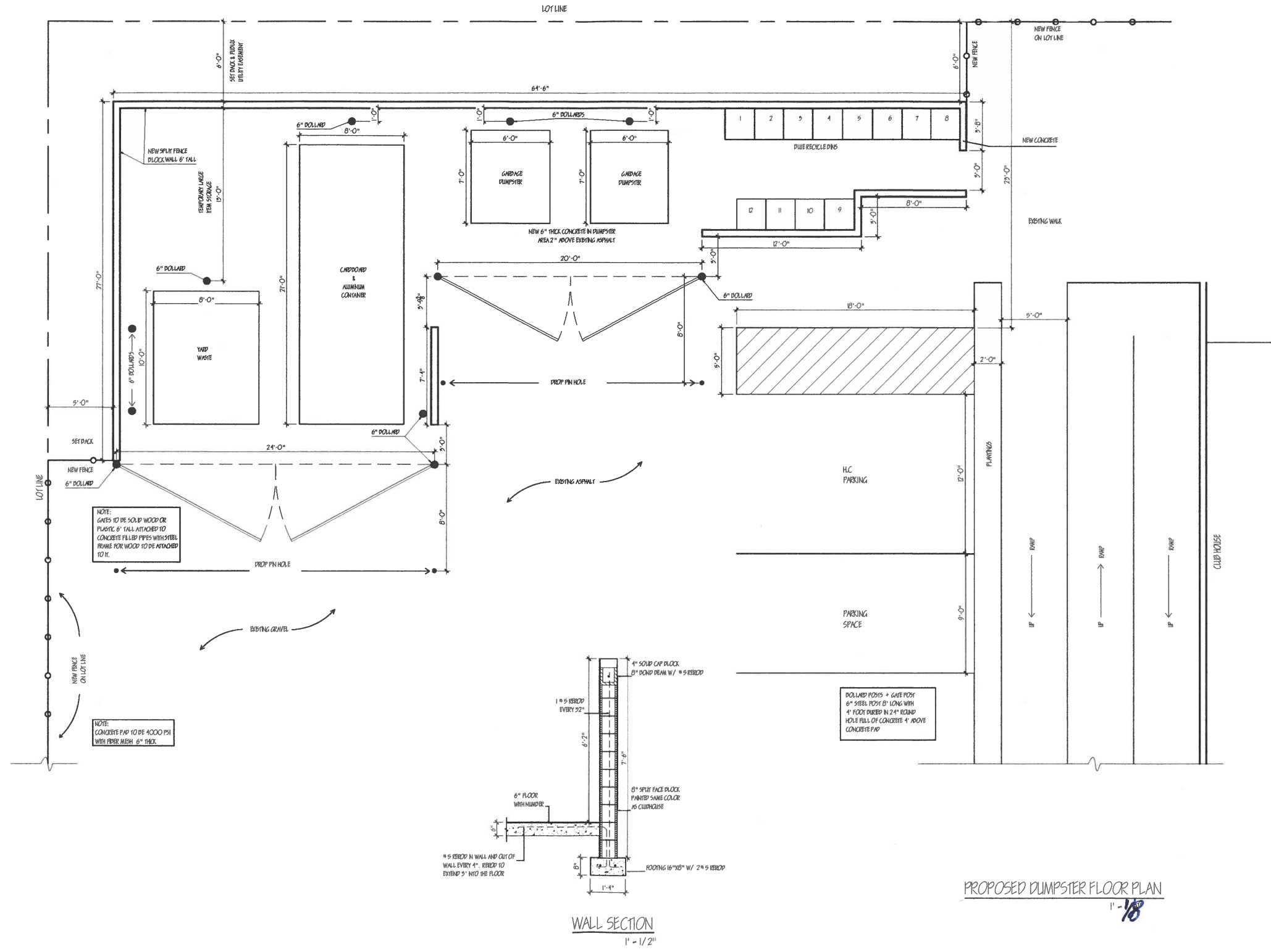
NORTH

ATTACHMENT A

SOUTH

LIMETREE Park Condo SITE PLAN		
SCALE: 1/8"=1'	APPROVED BY:	DRAWN BY: ED
DATE: 1-23-21		REVISED
		DRAWING NUMBER

ATTACHMENT B



PROPOSED DUMPSTER FLOOR PLAN
1" = 1/8"

WALL SECTION
1" = 1/2"

NOTE:
GATES TO BE 50 LB WOOD OR
PLATE 5" TALL ATTACHED TO
CONCRETE FILLED PIPES WITH STEEL
FRAME FOR WOOD TO BE ATTACHED
TO IT.

NOTE:
CONCRETE PAD TO BE 4000 PSI
WITH FIBER MESH 6" THICK

ROLLED POSTS + GATE POST
6" STEEL POST 8' LONG WITH
4" FOOT DEEP IN 24" BAND
HOLE FULL OF CONCRETE 4" ABOVE
CONCRETE PAD

LIME TREE PARK CONDO
PROPOSED EXISTING DUMPSTER MODIFICATION
LIME TREE PARK DR
BONITA SPRINGS
FL 34135

REVISIONS

NO	DATE
1	1/11/22
2	1/25/22

ATTACHMENT C

Applicant's Name: _____ Phone #: _____

Email: _____

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: _____

Mailing Address: Street: _____

City: _____ State: _____ Zip: _____

Contact Person: _____

Phone Number: Area Code: _____ Number: _____ Ext. _____

Fax Number: Area Code: _____ Number: _____

E-mail: _____

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: _____

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): _____

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: _____

Address: _____

Contact Person: _____

Phone: _____ Fax: _____

E-mail: _____

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: _____

Plat Book: _____ Page: _____ 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: _____

C. General Location of Property: _____

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

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): _____ 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

I: Facilities

1. Fire District: _____

2. Sewer Service Supplier: _____

3. Water Service Supplier: _____

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:

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

D.O. Number: _____

PART III
AFFIDAVIT

I, _____, 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 of owner or owner-authorized agent

Date

Typed or printed name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was certified and subscribed before me this _____ day of _____ 20____, by _____, who is personally known to me or who has produced _____ as identification.

(SEAL)

Signature of notary public

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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: _____
(Applicant)

(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument acknowledged before me this _____ day of _____ 20____, by _____, who is personally known to me or who has produced _____ as identification.

Signature of Notary Public

Printed Name of Notary Public

(SEAL)



RECEIVED
CITY OF BONITA SPRINGS

SEP 30 2020

COMMUNITY DEVELOPMENT
DEPARTMENT

74088

**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: Limetree Campsite Condo Inc. Phone #: 616-638-5935

Email: B.brucehelen@comcast.net

Project Name: Dumpster enclosure

STRAP Number: 28-47-25-B2-001M0.00CE

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: Limetree Campsite Condo Inc.
Mailing Address: Street: 244 Limetree Park Dr.
City: Bonita Springs State: FL Zip: 34135
Contact Person: Bruce Dodge
Phone Number: Area Code: 616 Number: 638-5935 Ext. _____
Fax Number: Area Code: 239 Number: 498-4774
E-mail: b.brucehelen@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: Limetree Campsite Condo Inc.
Mailing Address: Street: 244 Limetree Park Dr.
City: Bonita Springs State: FL Zip: 34135
Phone Number: Area Code: 616 Number: 638-5935 Ext. _____
Fax Number: Area Code: 239 Number: 498-4774
Email: b.brucehelen@comcast.net

D. Date property was acquired by present owner(s): July 6, 1984

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: _____
Address: _____
Contact Person: _____
Phone: _____ Fax: _____
E-mail: _____

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: Limetree Campsite Condo Inc.

Plat Book: 34 Page: 128 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: 28-47-25-B2-001M0.00CE

B. Project Street Address: 244 Limetree Park Dr.

C. General Location of Property: East of the corner of 41 and Limetree park Dr.

D. Vehicular route to the site from the nearest arterial road: North on 41 from Bonita Beach rd to Limetree Park Dr, turn east or left on Limetree park dr. The park is at the end of the road about 1 block.

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 LCD4-1732 & LCD4-926(d)(3)

(Docks and Shoreline) LDC Section _____

(Development Standards) LDC Section _____

(Signs) LDC Section _____

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

Ordinance Section: LCD4-1732 & 926(d)(3) Variance is:

FROM: 22 Parking spaces
10 Foot set back
TO: 14 Parking spaces
5 Foot set back

H. 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

I: Facilities

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

J. Present Use of Property: Is the property vacant? _____ Yes XX 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:

The area is used for our club house parking and dumpster area.

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

D.O. Number: _____

PART III
AFFIDAVIT

I, Bruce Dodge, 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.

Bruce K Dodge
Signature of owner or owner-authorized agent

9-21-20
Date

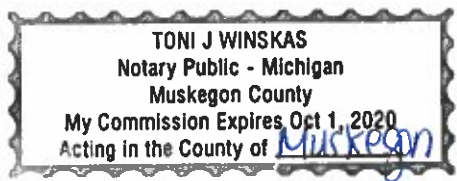
Bruce Dodge
Typed or printed name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was certified and subscribed before me this 21st day of September 2020, by Bruce K. Dodge, who is personally known to me or who has produced Driver License as identification.

(SEAL)

Toni J Winkas
Signature of notary public
Toni J. Winkas
Printed name of notary public



INK ENGINEERING, INC.
260 PROFESSIONAL PLACE
N. FORT MYERS, FLORIDA

LIME TREE CAMPSITES

Date: OCTOBER 1981

Job No.: 7899

A CONDOMINIUM SUBDIVISION IN SECTION 28, TOWNSHIP 47 SOUTH,
RANGE 25 EAST, LEE COUNTY, FLORIDA

DESCRIPTION

A TRACT OR PARCEL OF LAND IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WHICH IS DESCRIBED AS FOLLOWS: FROM THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 88° 26' 02" WEST ALONG THE NORTHERLY LINE OF SAID SECTION 28 FOR 810.09 FEET TO A LINE PARALLEL WITH AND 810.00 FEET FROM THE EAST LINE OF SAID SECTION 28, AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE; THENCE SOUTH 00° 43' 34" EAST ALONG SAID PARALLEL LINE FOR 1001.51 FEET; THENCE SOUTH 88° 51' 10" WEST FOR 415.13 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 41 (STATE ROAD #45) NEW ALIGNMENT, KNOWN AS THE "BONITA BYPASS"; THENCE SOUTH 00° 27' 03" EAST ALONG SAID RIGHT OF WAY LINE FOR 110.01 FEET; THENCE NORTH 88° 51' 10" EAST FOR 1225.68 FEET TO THE EAST LINE OF SAID SECTION 28; THENCE NORTH 00° 43' 34" WEST ALONG SAID EAST LINE OF SECTION 28 FOR 1117.43 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN INGRESS & EGRESS EASEMENT OVER, ALONG, AND ACROSS THE SOUTH 30 FEET OF THE WEST 500 FEET THEREOF.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS & EGRESS AS DESCRIBED IN OFFICIAL RECORD BOOK 1268 AT PAGES 1497 AND 1498, LEE COUNTY, FLORIDA PUBLIC RECORDS.

NOTES:

A 75' DRAINAGE & PUBLIC UTILITY EASEMENT IS RESERVED AROUND THE BOUNDARY OF EACH CONDOMINIUM UNIT PARCEL.

THERE ARE 241 CONDOMINIUM UNIT PARCELS DENOTED BY: NUMBERS 1 THRU 230, LETTERS A THRU K.

TRACT L DENOTES A ROADWAY, DRAINAGE, AND PUBLIC UTILITY EASEMENT.

TRACT M DENOTES THE COMMON AREA.

TRACT N IS NOT A PART OF THE CONDOMINIUM SUBDIVISION.

BEARINGS SHOWN HEREON ARE RELATIVE TO THE SURVEY OF STATE ROAD NO 45, U.S. 41, BONITA SPRINGS BYPASS.

P.U.E. DENOTES PUBLIC UTILITY EASEMENT

D.R.E. DENOTES DRAINAGE EASEMENT

□ DENOTES FOUND CONCRETE MONUMENT

○ DENOTES PERMANENT CONTROL POINT (P.C.P.) OR PERMANENT REFERENCE MONUMENT (P.R.M.)

NOTICE

LANDS DESCRIBED IN THIS PLAT ARE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE AND SEWAGE FACILITIES BEING SPECIFICALLY APPROVED OR ACCEPTED BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED THAT HE MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OF, OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE AND SEWAGE FACILITIES WITHIN THE SUBDIVISION.

NAPLES FEDERAL SAVINGS AND LOAN ASSOCIATION

John W. Abbott
JOHN W. ABBOTT, VICE PRESIDENT

Diane L. Stalzer
DIANE L. STALZER, ASST. SECRETARY

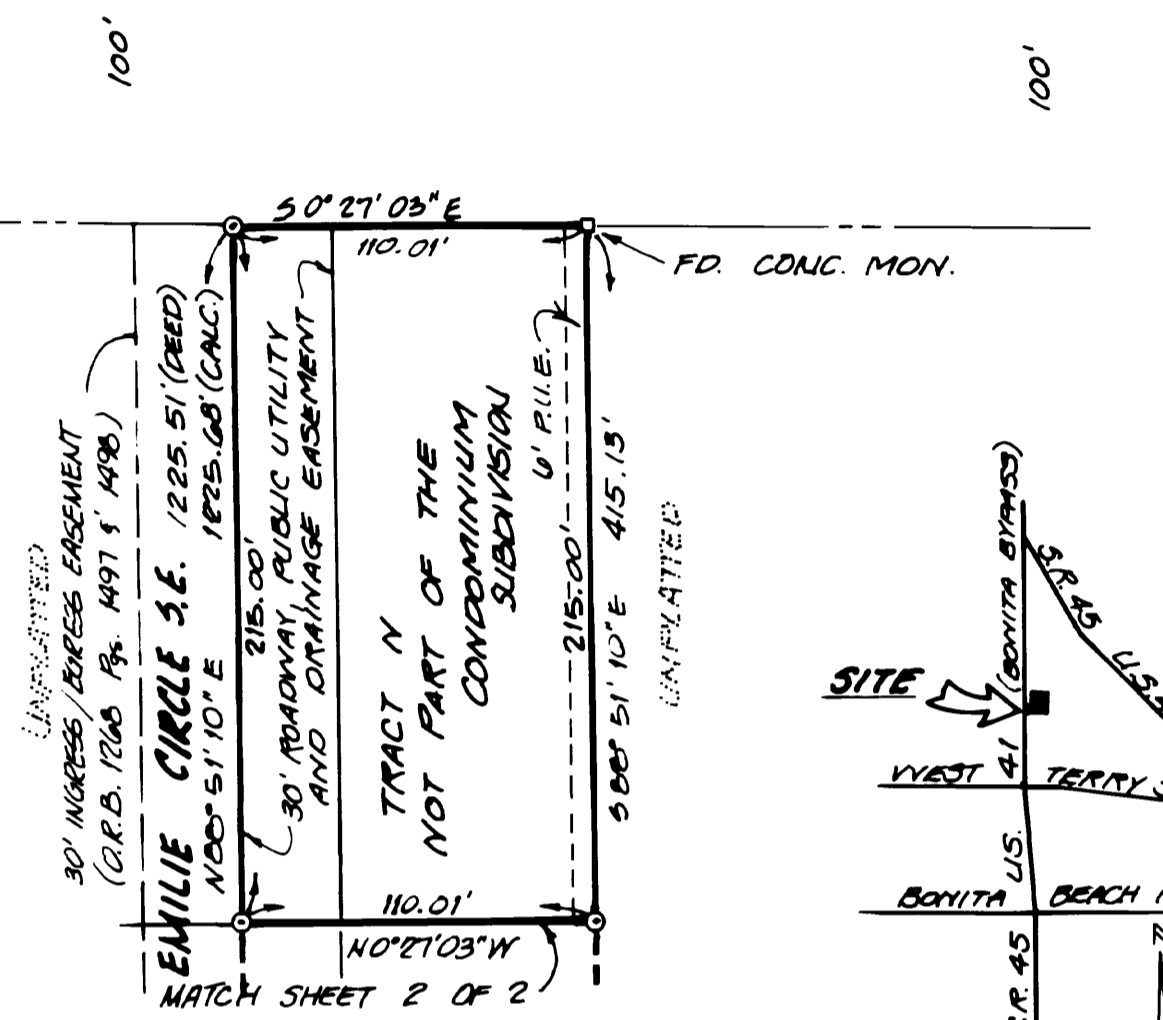
LEENAN, INC.

Roger G. Shaw
ROGER G. SHAW, PRESIDENT

Jeffrey H. Manz
JEFFREY H. MANZ, SECRETARY



N 0° 27' 03" W
SURVEY STATE ROAD NO. 45 (SECTION 12010-2509)
U.S. 41 BONITA SPRINGS BY-PASS



DEDICATION: KNOW ALL MEN BY THESE PRESENTS

THAT LEENAN, INC., A FLORIDA CORPORATION, OWNER OF THE HEREON DESCRIBED LANDS AND NAPLES FEDERAL SAVINGS AND LOAN, AN ASSOCIATION EXISTING AND ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, HOLDER OF THAT CERTAIN MORTGAGE DESCRIBED IN O.R. BOOK 1598 AT PAGE 2301 OF THE LEE COUNTY, FLORIDA PUBLIC RECORDS; HAVE CAUSED THIS PLAT OF LIME TREE CAMPSITES, A CONDOMINIUM SUBDIVISION, TO BE MADE AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL PUBLIC UTILITY EASEMENTS. AND DEDICATE TO THE FUTURE OWNERS OF ALL THE CONDOMINIUM UNIT PARCELS, FOR COMMON USAGE, TRACTS G, L AND M, AND DRAINAGE EASEMENTS.

CURVE TABLE (SEE SHEET 2 OF 2)	NO. 1			NO. 2			NO. 3		
	NO.	RADIUS	ARC	NO.	RADIUS	ARC	NO.	RADIUS	ARC
	1	202.53	84.83	18	53.50	22.51	41	67.50	107.86
	2	71.00	81.26	19	67.50	56.28	42	67.50	107.86
	3	49.50	155.50	20	67.50	25.34	43	67.50	54.85
	4	49.50	9.45	21	49.50	18.46	44	49.50	10.32
	5	49.50	215.00	22	49.50	85.36	45	49.50	67.43
	6	49.50	68.30	23	49.50	30.52	46	49.50	77.75
	7	49.50	71.75	24	58.50	45.94	47	49.50	77.75
	8	49.50	19.31	25	58.50	46.56	48	49.50	71.11
	9	49.50	58.44	26	67.50	18.91	49	49.50	6.65
	10	49.50	71.75	27	67.50	10.65	50	49.50	77.75
	11	49.50	183.78	28	67.50	24.17	51	49.50	68.63
	12	67.50	105.31	29	67.50	53.73	52	49.50	9.11
	13	67.50	45.25	30	58.50	137.21	53	67.50	54.85
	14	67.50	30.48	31	49.50	52.56	54	67.50	33.35
	15	67.50	29.58	32	49.50	73.35	55	67.50	21.50
	16	67.50	27.67	33	49.50	29.60	56	49.50	21.16
	17			34			57		
	18			35			58		
	19			36			59		
	20			37			60		
	21			38			61		
	22			39			62		
	23			40			63		

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF LEE

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITIES

TO ME WELL KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION, ACKNOWLEDGING IT TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THEY AFFIXED THEIR HANDS AND SEALS.

WITNESS MY HAND AND NOTARIAL SEAL THIS 14 DAY OF June 1982 A.D.

Notary Public
NOTARY PUBLIC - STATE OF FLORIDA - AT-LARGE
MY COMMISSION EXPIRES October 16, 1983

APPROVALS

THIS PLAT WAS ACCEPTED THIS 9th DAY OF June 1982 A.D. IN AN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA.

Ernest G. Powell CHAIRMAN OF THE BOARD
James Yeager COUNTY ATTORNEY
Sal Geraci CLERK OF COURT
Bygones Kurtz, Jr. COUNTY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME, AND FROM MY EXAMINATION I FIND THAT THIS PLAT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES.

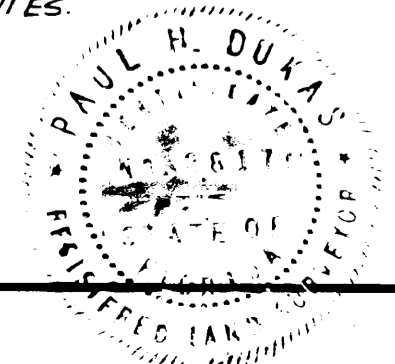
I FURTHER CERTIFY THAT THIS PLAT WAS FILED FOR RECORD AT 2:29 P.M., THIS 25th DAY OF June 1982 A.D. AND DULY RECORDED IN PLAT BOOK 34 AT PAGES 128 + 129 OF THE LEE COUNTY, FLORIDA PUBLIC RECORDS.

Sal Geraci CLERK OF COURT
CLERK, CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF LIME TREE CAMPSITES, A CONDOMINIUM SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS. ACCORDING TO A RECENT SURVEY MADE AND PLATTED UNDER MY DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 171 FLORIDA STATUTES.

Paul H. Dukas
PAUL H. DUKAS, P.L.S. NO. 2817
STATE OF FLORIDA



LIME TREE CAMPSITES

A CONDOMINIUM SUBDIVISION IN SECTION 28, TOWNSHIP 47 SOUTH,
RANGE 25 EAST, LEE COUNTY, FLORIDA

Date: OCTOBER 1981

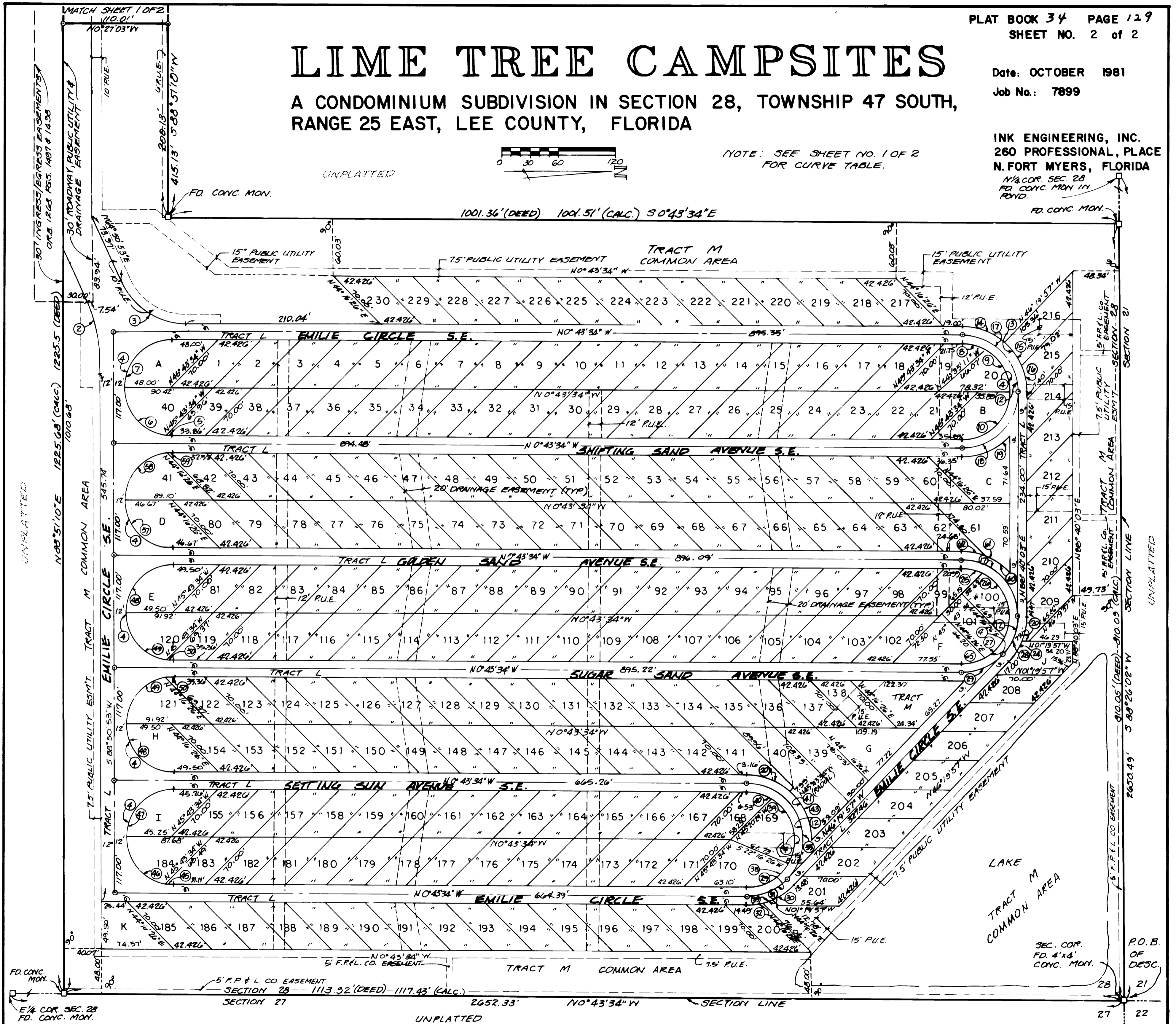
Job No.: 7899

INK ENGINEERING, INC.
260 PROFESSIONAL PLACE
N. FORT MYERS, FLORIDA

N 1/4 COR. SEC. 28
FD. CONC. MON. IN
ROUND.



NOTE: SEE SHEET NO. 1 OF 2
FOR CURVE TABLE.



SMIZER PROPERTIES LLC
VOSS PROPERTIES CORP
11555 CONCORD VILLAGE AVE
SAINT LOUIS MO 63128

ADKINS GARTH T + KIMBERLY A
25840 CREEKBEND DR
BONITA SPRINGS FL 34135

HESS LARRY E + MARGOT J
25850 CREEKBEND DR
BONITA SPRINGS FL 34135

HIGHLAND WOODS GOLF + CC INC
9100 HIGHLAND WOODS BLVD
BONITA SPRINGS FL 34135

EXLER JOHN + DENISE
183 KENSIT AVE
NEWMARKET ON L3X 1S7
CANADA

SLATER ARDIS M TR
25870 CREEK BEND DR
BONITA SPRINGS FL 34135

GREENWALD RAYMOND J TR
25880 CREEKBEND DR
BONITA SPRINGS FL 34135

POLLOCK NANCY A
26160 SUMMER GREENS DR
BONITA SPRINGS FL 34135

HEB TECHNOLOGIES LLC
AM HOELLBERG 43A
HEBERISHAUSEN 85241
GERMANY

CORNELL KENNETH J &
26151 SUMMER GREENS DR
BONITA SPRINGS FL 34135

BARISANO HOLLY & JEFFREY
758 SUMMER ST
MARSHFIELD MA 02050

CROOKS SUZANNE ORA TR
26131 SUMMER GREENS DR
BONITA SPRINGS FL 34135

CHANDLER DARRELL B + LINDA L
26277 CLARKSTON DR
BONITA SPRINGS FL 34135

FALLON JOHN + DEBORAH
10 THE CRESCENT
BUSBY CLARKSTON G76 8HT
UNITED KINGDOM

YOUNG WAYNE G
26337 CLARKSTON DR
BONITA SPRINGS FL 34135

BOYDEN ALAN M & GAYLE M
26331 CLARKSTON DR
BONITA SPRINGS FL 34135

TRENTADUE PAMELA K TR
26325 CLARKSTON DR
BONITA SPRINGS FL 34135

RYAN PATRICIA R + THOMAS J
26319 CLARKSTON DR
BONITA SPRINGS FL 34135

LEBO JAMES B + SUSAN K
26313 CLARKSTON DR
BONITA SPRINGS FL 34135

WATERS ANN JENNIFER TR
8274 WINDHAM DR
MENTOR OH 44060

VAUCLAIN ANNE ELLIOT TR
26301 CLARKSTON DR
BONITA SPRINGS FL 34135

HIGHLAND WOODS GOLF + CC INC
9100 HIGHLAND WOODS BLVD
BONITA SPRINGS FL 34135

ST ANDREWS VERANDAS VII + VIII
26210 CLARKSTON DR
BONITA SPRINGS FL 34135

HIGHLAND WOODS GOLF + CC INC
9100 HIGHLAND WOODS BLVD
BONITA SPRINGS FL 34135

PARK APARTMENTS INC +
2987 MONA LISA BLVD
NAPLES FL 34119

SCI FUNERAL SERVICES OF FLORID
1929 ALLEN PKWY
HOUSTON TX 77019

GULFSHORE LIFE MEDIA LLC
2824 PALM BEACH BLVD
FORT MYERS FL 33916

KD INDUSTRIES INC
26201 S TAMiami TRAIL STE 1
BONITA SPRINGS FL 34134

JRW BONITA LLC
9130 CORSEA DEL FONTANA WAY
NAPLES FL 34109

BAZZLE HAROLD C + MARIANNE C
3635 9TH ST DR NE
HICKORY NC 28601

WISE JAMES R + SHIRLEY
1626 BEDFORD AVE SW
CANTON OH 44706

WHIPPO WAYNE F + MARY E
4450 ARAPHAHOE AVE STE 100
BOULDER CO 80303

MARY VICKY +
3327 GLENHURST PL
CINCINNATI OH 45209

HUBER JAMES & LYNN
306 FARMINGTON DR
LAKESIDE PARK KY 41017

WHIPPO WAYNE + MARY
4450 ARAPHAHOE AVE STE 100
BOULDER CO 80303

CROSS JEANNE E
8161 PIEDMONT DR
NAPLES FL 34104

DINGEY HARRY R +
8 LIMETREE PARK DR
BONITA SPRINGS FL 34135

WILLIAMS WILLIAM J &
488 HAYMARKET RD
WEST JEFFERSON OH 43162

GROSS FRANK
401 MUIRFIELD CT APT C
JUPITER FL 33458

JW STEPHENS II TRUST +
625 MAPLE ST
STANTON KY 40380

WAGENVELT ERIC J
12 LIMETREE PARK DR
BONITA SPRINGS FL 34135

SUTHERLAND DONALD + DIANE
180 RAINBOW DR #8075
LIVINGSTON TX 77399

CLARK PAULA JEAN
14 LIMETREE PARK DR
BONITA SPRINGS FL 34135

RANEY CHARLES L TR
15 LIMETREE PARK DR
BONITA SPRINGS FL 34135

HAGER DAVID R + EVANGELINE M
815 14TH ST NE
OWATONNA MN 55060

MURPHY SANDRA K
17 LIMETREE PARK DR
BONITA SPRINGS FL 34135

HOOK HARRISON L TR
1821 MAIN
LEXINGTON MO 64067

DEDIC MARIE TR
13 CAMPANA LN
HOT SPRINGS VILLAGE AR 71909

STANKE JANET LEE TR
20 LIMETREE PARK DR
BONITA SPRINGS FL 34135

FLORENCE THOMAS S + LINDA D
21417 ROBERTSON AVE
PETERSBURG VA 23803

CLELAND ALAN R
22 LIME TREE PARK DR
BONITA SPRINGS FL 34135

MCLAUGHLIN EDWARD LEWIS &
935 MADISON AVE
BRAIDWOOD IL 60408

CLEMONS RICHARD T + JULIE L
825 LAKESHORE DR W
HEBRON OH 43025

STRAIT ROSALIE ANN +
930 BRODWAY ST #85
NORTH BALTIMORE OH 45872

PISTELLO JOSEPH F +
15719 CENTENNIAL DR
ORLAND PARK IL 60462

MCQUILLEN SHARON A
27 LIMETREE PARK DR
BONITA SPRINGS FL 34134

MIHALIK FRANK M
1705 WELLINGTON AVE
YOUNGSTOWN OH 44509

PAGE SUSAN A +
1032 TONI DR
DAVISON MI 48423

MOFFETT DAVID L &
2325 LONGWOOD DR
DECATUR IL 62526

MANZ JEFFREY H + VICKIE B
27567 GROVE RD
BONITA SPRINGS FL 34135

DOUGLAS DANNY C + LADONNA S
807 C STREET
CHARLESTON IL 61920

HEICHELBECH WILLIAM D &
622 TURRET CT
VERSAILLES KY 40383

DICK DANIEL E SR
2506 TEVIS ANN CT
DUBLIN OH 43016

GARBER JEFFREY A + JACQUELINE
14914 PARK PLACE AVE
THORNVILLE OH 43076

CROWLEY STEVEN J & DEBRA L
623 KREAMER AVE
LEWISBURG PA 17837

CLARK MICHAEL A & KEELY B
37 SHIFTING SAND AVE
BONITA SPRINGS FL 34135

ADAMS RONNIE L + ELEANOR P
105 MARSHFIELD DR
WILMINGTON NC 28411

LOETE JEFF + BRENDA
2930 15TH ST
MOLINE IL 61265

ONSTOT DOUGLAS L + NANCY K
17658 ILLINOIS ST
ACKWORTH IA 50001

METZGER BRIAN K TR
2355 W TEMPERANCE RD
TEMPERANCE MI 48182

BRUMMEL STANLEY E + MARCIA L
42 LIMETREE PARK DR
BONITA SPRINGS FL 34135

ANGONE GEORGE C SR + HELEN M
3604 EMERALD DR
EMERALD ISLE NC 28594

GORDON ROBERT E & CAROL A TR
4445 BOBBY TRAIL
COLUMBUS OH 43207

POE DEBORAH H +
4431 BRYSTON RD
GROVE CITY OH 43123

PRICE JEANINE M +
10 BIG OAK COURT
SIMPSONVILLE SC 29681

CLEMONS ROBERT V + JEAN
47 LIME TREE PARK DR
BONITA SPRINGS FL 34135

WEDEMEYER GLORIA J
6695 OAK SHADOW DR
WESTERVILLE OH 43082

CUNNINGHAM GENEVA TR
645 ANMARIE CT
OREGON OH 43616

GRAY KENNETH + MARY ANNE
118 RUBY RD
LIVERPOOL NY 13088

BEHL JOHN D + DEBRA K
6176 LERNA RD
MATTOON IL 61938

LOBB GEORGE A + CHRISTINE
30 ORCHARD ST
SCARBOROUGH ME 04074

COBB KENNETH C + ALYCE F
319 WALNUT FOREST DR
O FALLON MO 63366

MARLOW SHARON + CHARLES TR
24600 31ST ST
GOBLES MI 49055

UNKNOWN HEIRS OF
RENE SCHNELL
1386 N TERRACE AVE
KANKAKEE IL 60901

SMIK JOSEPH R & SANDRA J
7401 E PARKSIDE DR
YOUNGSTOWN OH 44512

BREITENBUCHER JUDY TR
2909 W 72ND ST
PRAIRIE VILLAGE KS 66208

ANGONE GEORGE C SR + HELEN M
3604 EMERALD DR
EMERALD ISLE NC 28594

MULLIKIN MARIE T
2300 CEDAR DR
READING MI 49274

NOY NANCY A
60 LIMETREE PARK DR
BONITA SPRINGS FL 34135

OVERTON JACQUELINE +
1611 FROSTWOOD LANE
MATTOON IL 61938

BROWN LORI A
10620 ANDERSON RD
GRANGER IN 46530

MELVIN D + LINDA A A-B TRUST
6500 N HAWKINS HWY
MANITOU BEACH MI 49253

BREITENBUCHER JUDY TR
2909 W 72ND ST
PRAIRIE VLG KS 66208

HOEGER CLEMENT J + CAROLE J
36988 MALLARD DR
SELBYVILLE DE 19975

CURRY LINDA L
66 LIMETREE PARK DR
BONITA SPRINGS FL 34135

MARLOW CHARLES E + SHARON L TR
24600 31ST ST
GOBLES MI 49055

COHOON ROBERT L & DIANA R
1209 MARSHALL AVE
MATTOON IL 61938

GREENOUGH RICHARD + CARMEN TR
7 CASSIDY RD UNIT 102
FAIRFAX VT 05454

MCDONNELL KAREN E
70 LIMETREE PARK DR
BONITA SPRINGS FL 34135

HARPER ROBERT J TR
1504 NE 77TH ST
KANSAS CITY MO 64118

RAWSON SANDRA
PO BOX 32
CHESTER VT 05143

HALL RODNEY +
PO BOX 56
HOOSICK NY 12089

STOCKMAN RANDY
23124 GRASSY PINE DR
ESTERO FL 33928

SANDERSON DOUGLAS A &
PO BOX 2381
BUCKEYE LAKE OH 43008

JONES FRED
76 GOLDEN SAND AVE
BONITA SPRINGS FL 34135

MCCLARY THOMAS D + SYDNEY
7727 N BOTTOM RD
ELLETTSVILLE IN 47429

BARRON WILLIAM C + CONNIE L
5561 FOREST DR
MONROE MI 48161

CASTERLINE RITA MARIE
79 LIMETREE PARK
BONITA SPRINGS FL 34135

OLIVER JANIE
1821 ZANE WHITSON DR # 6
ERWIN TN 37650

MCCLELLAN DONALD & CHARLENE
81 GOLDEN SAND AVE
BONITA SPRINGS FL 34135

WELLMAN CHERYL & ROBERT
28266 MEADOWLARK LN
BONITA SPRINGS FL 34134

LAUREANO NECTOR & ANA
83 GOLDEN SAND AVE
BONITA SPRINGS FL 34135

SZYMANSKI MICHAEL A
8330 W BANCROFT ST
TOLEDO OH 43617

CONNOR LORETTA TR
330 W EMPORIA AVE
VALLEY CENTER KS 67147

KREISLE LUCILE L/E
DONNA KREISLE PHILP
PO BOX 9438
NAPLES FL 34101

MOFFITT KENNETH J +
PO BOX 424
FENTON MI 48430

BREWER JERRY + BARBARA
376 WYNDCLIFT PL
YOUNGSTOWN OH 44515

CRANDELL MICHAEL + CAROL
1340 TROUT DR
SAGINAW MI 48638

WEED KENNETH
90 LIMETREE PARK DR
BONITA SPRINGS FL 34135

NELSON LISA +
7720 NW 23RD ST
MARGATE FL 33063

ROMANO CHERYLE J
71 TREFTON DR
BRAintree MA 02184

NIEMANN RICHARD L/E
3515 MEADOW VALLEY ST
COLUMBUS OH 43207

GREENOUGH CARMEN A +
7 CASSIDY RD UNIT 102
FAIRFAX VT 05454

HAUGK JACK + DIANA
2626 ROXIE RD
BLOOMFIELD HILLS MI 48304

DUCLOS DENNIS +
8 CHARLES ST
LAKEVILLE MA 02347

HAZEN MAURICE JOHN JR +
97 LIMETREE PARK DR
BONITA SPRINGS FL 34135

CHRIS SCHIEBOUT TRUST
VICTORIA CARINI
14944 PORT SHELDON ST
WEST OLIVE MI 49460

OBRIEN EDYTHE M TR
223 BRYANT AVE
SYRACUSE NY 13204

HAYWOOD STEVEN + CLAIRE
100 LIMETREE PARK DR
BONITA SPRINGS FL 34135

CHERNI RONALD + EILEEN
16 WHITAKER COVE
AVON LAKE OH 44012

PECORE JAMIE H + DIANE S
16894 BEAVERDAM DR
LONG SAULT ON K0C 1P0
CANADA

BALOGACH LAWRENCE M &
20701 PORT DR
ESTERO FL 33928

CARRINO NICHOLAS & CONCETTA TR
104 SUGAR SAND AVE
BONITA SPRINGS FL 34135

QUILLEN CHERYL
105 SUGAR SAND AVE
BONITA SPRINGS FL 34135

DECHRISTOFORO SUSAN M
9 HAYLOFT LN
MARSHFIELD MA 02050

CHRISTNER H ORVIL + GERTIE TR
6435 S 070 W
WOLCOTTVILLE IN 46795

REED MARVIN TODD &
4173 JANET DR
DORR MI 49323

HOEGER FRED + RUTH
109 LIME TREE PARK DR
BONITA SPRINGS FL 34135

BURTON JEAN
110 LIMETREE PARK DR
BONITA SPRINGS FL 34135

DODGE BRUCE K & HELEN M
90 WEST LARCH AVE
MUSKEGON MI 49441

BOOMER LAND TRUST
112 SUGAR SAND AVE
BONITA SPRINGS FL 34135

DAVIS KEVIN T + SHERRY L
128 EAST CT
POWNAI VT 05261

MACKAY DONALD + DIANNE
180 COLBY DR
DARTMOUTH NS B2V 1J7
CANADA

MCBRIDE PATRICK
10915 BONITA BEACH RD # 2151
BONITA SPRINGS FL 34135

HOWARD CARLA F
116 LIMETREE PARK DR
BONITA SPRINGS FL 34135

MARLOW DANNY TR
3023 W ALBAIN RD
MONROE MI 48161

DUCLOS MICHAEL +
25 HEARN RD
SCARBOROUGH ME 04074

BEARD ROBERT D + AUDREY J
859 SWEETING AVE
COLUMBUS OH 43229

GRAVES MARY I L/E
120 LIME TREE PARK DR
BONITA SPRINGS FL 34135

VANDENBERGHE JOHN J TR
10150 PROSPECT HILL HWY
BROOKLYN MI 49230

POISSON ROGER + JEANNE
91 SEAVIEW AVE
OLD ORCHARD BEACH ME 04064

DOWDEN KENNETH W & CATHY B
2183 JACKSON RD
EMINENCE KY 40019

FAHEY TERRENCE T &
124 LIMETREE PARK DR
BONITA SPRINGS FL 34135

GREENING JOHN
10 LAKE SHORE
BROOKLYN MI 49230

KILCLINE JAMES P + MARY R TR
9334 LOIS DR
PIGEON MI 48755

HURST GARY W & DIANA G TR
3104 PRAIRIE AVE
MATTOON IL 61938

CARTER JOHN C + KAREN S
2420 ESSEX AVE
MATTOON IL 61938

TONYAN DOUGLAS J
502 HERDA AV
TWIN LAKES WI 53181

REEDER RUSSELL D + PATRICIA A
8752 KARI LN
BYRON CENTER MI 49315

PARMA JOSEPH D + JEANNE E
10 CHARLES ST
LAKEVILLE MA 02347

DINGEY HARRY R +
8 LIMETREE PARK DR
BONITA SPRINGS FL 34135

MILLER CAROLE
7635 E COUNTY ROAD 1100N
MATTOON IL 61938

BENTON PHILLIP L
109 CARLTON DR
NORTH SYRACUSE NY 13212

TYE JUDITH A TR
135 LIMETREE PARK DR
BONITA SPRINGS FL 34135

ONSTOT CHESTER R + HELEN L
136 LIME TREE PARK DR
BONITA SPRINGS FL 34135

CAROL A MILLER REAL ESTATE LLC
5995 S 030 W
WOLCOTTVILLE IN 46795

EDWARDS F KENNETH +
9241 SEFTON RD
LOVINGTON IL 61937

KING JEFFERY D +
64920 APPLE LN
GOSHEN IN 46526

CLAY JEAN I TR
140 LIMETREE PARK DR
BONITA SPRINGS FL 34135

WAGENVELT ERIC J
12 LIMETREE PARK DR
BONITA SPRINGS FL 34135

GREENFIELD JOHN E L/E
18050 S TAMIAMI TRL #54
FORT MYERS FL 33908

BEVERLY LEAMY REVOCABLE TRUST
7409 CROSS CREEK DR
SWARTZ CREEK MI 48473

GRAY DONALD E
144 LIME TREE PARK DR
BONITA SPRINGS FL 34135

CONNOR MICHAEL N + LORETTA TR
330 N EMPORIA AVE
VALLEY CENTER KS 67147

FINCHAM IVAN + SANDRA
146 LIMETREE PARK DR
BONITA SPRINGS FL 34135

TRACY CHRISTOPHER I &
719 TOWN COURT
BRONSON FL 32621

GRIMES BOBBY J + THETA L
3857 BAXTER RD
BAXTER TN 38544

BARNEY WALTER J + KAREN L
5929 ROSEMARY LN
CEDAR BLUFF AL 35959

KIEKOVER GERALD + WINONA
210 DOUGLAS CT
SPRING LAKE MI 49456

MASSEY TERRY D &
3856 E CORMAN ST
DECATUR IL 62521

SELLS JOSEPH H + CATHLEEN M
152 SETTING SUN AVE
BONITA SPRINGS FL 34135

HODGSON ROBERT A + CYNTHIA
153 LIME TREE PARK DR
BONITA SPRINGS FL 34135

LIMETREE 154 LLC
4038 E HAMBLIN DR
PHOENIX AZ 85050

MCCORMICK TAMARA & DIRK
20 SPRING ST
RIVERTON IL 62561

FICKES JUDITH A +
42 BROOKE CIR
MORTON IL 61550

HARTFORD STEPHEN & JEANETTE
116 GRAND RAPIDS RD
HOUGHTON LAKE MI 48629

WILKIN JOHN
PO BOX 850
HILLSBORO OH 45133

TURNER WILLIAM A
109 E COLLINS AVE
HILLSBORO OH 45133

GLEASON DAVID I + ADELAIDE TR
1919 BOSTON SE APT B107
GRAND RAPIDS MI 49506

HATEM JACOB
161 SETTING SUN AVE
BONITA SPRINGS FL 34135

MARSH DAVID B + MARILYN J
122 S WILDWOOD XING APT 4
LUDINGTON MI 49431

SMITH KENT A & JANICE L
1873 VALLEY VIEW DR
KOKOMO IN 46902

FOLKERS RICHARD D + DEBORAH TR
6447 RICO RD
WICHITA KS 67204

MILLER CHRISTOPHER O + CHERYLL
594 MEADOWRIDGE WAY
HUDSON OH 44236

RAPPE MARIANN
45 SOUTH SHORES
SULLIVAN IL 61951

HILL TIMOTHY WAYNE & MARY A
7524 SUSSEX DR
WEST CHESTER OH 45069

HANSEN CHRISTINA M +
PO BOX 553
WALBRIDGE OH 43465

OVERTON TAMARA
5054 N COUNTY RD # 720 E
MATTOON IL 61938

ANDREW ROBERT L + MARLENE J
3267 GOLDEN EAGLE DR
BURLINGTON ON L7M 2S4
CANADA

KINNAMAN WILLIAM H + GLORIA J
700 WABASH AVE
MATTOON IL 61938

WEBER RICHARD GAIL
26 WESTWOOD LN
MURPHYSBORO IL 62966

WOHRLEY JANE L
513 E MORGAN
DIXON IL 61021

FORCE DALE & JACQUELYN
174 LIMETREE PARK DR
BONITA SPRINGS FL 34135

KIGAR MELVIN JR + LONA
22150 WEST TALL OAKS
CURTICE OH 43412

MILLS BETTY A +
20740 PORT DR
ESTERO FL 33928

MUELLER THOMAS H JR &
2300 NORTH 850 WEST
COLUMBUS IN 47201

MANN EUGENE W +
6666 RIVER RD
FLUSHING MI 48433

GLEASON KENNETH + DARELYNNE K
624 RIVER ST
SPRING LAKE MI 49456

MORTON MICHAEL R & MARY L
PO BOX 457
MATTOON IL 61938

MCEWEN JOHN GARY & JILL M A
RR 2 STN MAIN (187 1 7TH LINE)
CARLETON PLACE ON K7C 3P2
CANADA

MORSE COREY I
3451 N HOOVER RD
WICHITA KS 67205

JAMES JEFF TODD L/E
183 LIMETREE PARK DR
BONITA SPRINGS FL 34135

SINGLETON DONNA MARIE
184 LIMETREE PARK DR
BONITA SPRINGS FL 34135

SMITH CARL + VADA A TR
825 S BROWNS LN APT 101
GALLATIN TN 37066

MILLER DOUGLAS B + JEAN E
3039 HARVEST BEND
ERIE PA 16506

MARTIN DALE M +
137 NORTH HIGH ST
HILLSBORO OH 45133

SMITH LARANCE T + DONNA L
188 LIMETREE PARK DR
BONITA SPRINGS FL 34135

HOUSE DENNIS L & PAMELA D
PO BOX 373
WENTZVILLE MO 63385

CARY DALE
190 LIMETREE PARK DR
BONITA SPRINGS FL 34135

PAUL RANDY A TR
22 UTAH AVE
NEWARK OH 43055

ROLF FLORENCE E
192 LIMETREE PARK DR
BONITA SPRINGS FL 34135

HIGGINS RONALD P + BETH A
3000 PALMER PL
BURLINGTON KY 41005

EBERHART JEFFREY & BETHANNE
4710 S SEDGEWICK TER CT
SPRINGFIELD MO 65810

PITTENGER JULIA S TR +
6 SUSAN DR
CHILLICOTHE OH 45601

LITSCHI ERIC + LISA
5 WASHINGTON AVE
BERNARDSVILLE NJ 07924

LANDRITH THOMAS & BRENDA
5368 PINECASTLE CT
WEST CHESTER OH 45069

TOURNIER ROBERT P + GAIL D
198 LIMETREE PARK DR
BONITA SPRINGS FL 34135

BAUMGARTNER LAWRENCE + SUANNE
806 FARRER ST
MAUMEE OH 43537

ASHWORTH RON & TAMI
426 N COUNTY ROAD 900 E
LERNA IL 62440

BEARDSLEY RICHARD & DIANNE
12750 CLAY CENTER RD
CARMEL IN 46032

WEBB MARLENE K TR
202 LIMETREE PARK DR
BONITA SPRINGS FL 34135

GARRY DANNY + JAMIE
1161 HARBOR POINT RD
TERRE HAUTE IN 47803

OVERTON JACQUELINE ANN +
4700 NC 720 E
MATTOON IL 61938

SABATINO ALLAN L + JUDITH M
205 LIMETREE PARK DR
BONITA SPRINGS FL 34135

CHAREST NICHOLAS C &
195 SAWMILL RD
BENNINGTON VT 05201

PETERSON BRUCE C +
24600 TAMIAMI TRL STE 212
BONITA SPRINGS FL 34134

TAYLOR MICHAEL S + BETHANY A
8914 W 300 N
TIPTON IN 46072

HERMANS ELLEN
209 LIMETREE PARK DR
BONITA SPRINGS FL 34135

STERLING SAM
210 LIMETREE PARK DR
BONITA SPRINGS FL 34135

O'DELL JEFFREY S
3791 STATE RD 49
CENTRAL SQUARE NY 13036

DYE DANIEL R + DIANA M
212 LIMETREE PARK DR
BONITA SPRINGS FL 34135

FAUSTLIN NORMAN A + PAMELA S
116 CRESTVIEW CT
LAKE PLACID FL 33852

ZIMMERMAN WILLIAM + NORMA
11924 MATTHEWS HWY
CLINTON MI 49236

LESNIAK RONALD R & SHERL A +
1207 N DEWITT
BAY CITY MI 48706

MONTO NORMAN PAUL &
352 KILLARNEY BEACH RD
BAY CITY MI 48706

ADAMS PAUL D +
13 DANVERS LN
HYDE PARK NY 12538

CORNELL GLORIA
218 LIMETREE PARK DR
BONITA SPRINGS FL 34135

ODELL JAMES & CATHERINE
219 LIMETREE PARK DR
BONITA SPRINGS FL 34135

LOWE JAMES E + CRISTINE P
13479 US 223
MANITOU BEACH MI 49253

FOWLE BRAD +
11262 SAUK LANE
JEROME MI 49249

SPENCE DONALD B & MARSHA L
9798 OLD STATE RD
MATTOON IL 61938

REEVES FRANK D TR 1/2 INT +
13330 LONG RUN RD
ST LOUISVILLE OH 43071

MARTIN BRIAN + ANN TR
224 LIMETREE PARK DR
BONITA SPRINGS FL 34135

SMITH JANET DODD TR
7445 HICKORY HILLS RD
ROCK FALLS IL 61071

SCOTT ANNE MARIE + JAMES
148 SIEGFRIED DR
WILLIAMSVILLE NY 14221

GARRETT WILLIAM M L/E
227 LIMETREE PARK DR
BONITA SPRINGS FL 34135

CUPPLES KEYSTONE PRESERVATION
911 QUAIN CT
REYNOLDSBURG OH 43068

NELSON WILLIAM R + SANDRA L
30940 SANDY CREEK CT
GRANGER IN 46530

MERRILL CURTIS J & MARY L
PO BOX 249
LONDONDERRY VT 05148

LIMETREE PARK CONDO INC
244 LIMETREE PARK DR
BONITA SPRINGS FL 34135

PAPPAS GEORGE T +
232 LIMETREE PARK DR
BONITA SPRINGS FL 34135

PAPPAS TONYA TR
233 LIME TREE PARK DR
BONITA SPRINGS FL 34135

BEHL JOHND & DEBRA K
6176 LERNA RD
MATTOON IL 61938

WOLFE CHARLES A & GLORIA A TR
1100 FOXGLOVE CIR
CUYAHOGA FALLS OH 44223

HOFFMAN BERNARD J + LOMA LOU
0605 N 050 W
LAGRANGE IN 46761

GLEASON CYNTHIA & WILLIAM
4630 SUFFOLK LN
JACKSON MI 49201

BARTLETT BRUCE R
207 E WEISHEIMER RD
COLUMBUS OH 43214

GILMORE PATRICK S &
668 MORNINGSIDE DR
GRAND BLANC MI 48439

HARLOW CAROLYN S
8982 W 300 N
TIPTON IN 46072

CARL + VADA A SMITH TRUST
825 BROWNS LN # 101
GALLATIN TN 37066

LIMETREE CAMPSITES CONDO INC
244 LIMETREE PARK DR
BONITA SPRINGS FL 34135

LADY DOCTORS CONDO ASSN INC
8830 EMERALD ISLE
BONITA SPRINGS FL 34135

BONITA II LLC +
FORSYTH & BRUGGER
600 5TH AVE S STE 207
NAPLES FL 34102

BONITA II LLC +
FORSYTH & BRUGGER
600 5TH AVE S STE 207
NAPLES FL 34102

BONITA BEACH VILLAGE LLC
STE 370
2385 NW EXECUTIVE CENTER DR
BOCA RATON FL 33431

DAHLSTROM NORRIS A TR
26210 CLARKSTON DR # 101
BONITA SPRINGS FL 34135

COYNE THOMAS P + JUDITH A
226 LELAND RD
BREWSTER MA 02631

DRAKE BRUCE + MAXINE F
PO BOX 31326 SMB
GRAND CAYMAN
CAYMAN ISLANDS

HAARER PAULA J TR +
610 RICHLYN DR
ADRIAN MI 49221

WINGARD JOHN P JR TR
9476 VANDERMEER CT NW
BEMIDJI MN 56601

DOEBERT SANDRA L TR
13395 ADELINE CIR
LEMONT IL 60439

LUELLEN R JAMES + ZORANA Y
415 BAYSPRING DR
FORT WAYNE IN 46814

FELDMAN ERIC + MARIA
12900 DEVA ST
CORAL GABLES FL 33156

SEVERSON DAVID I + ELEANOR E D
26210 CLARKSTON DR UNIT 20203
BONITA SPRINGS FL 34135

GAUDET SUSAN M +
26210 CLARKSTON DR UNIT 20204
BONITA SPRINGS FL 34135

SEIBEL THOMAS MARK +
5 KEEL HAUL DR
GRASONVILLE MD 21638

CRIM P DOUGLAS TR
1570 LANGSTON DR
COLUMBUS OH 43220

BRANNAN DAWN Y GREEN
26200 CLARKSTON DR #101
BONITA SPRINGS FL 34135

CASTAWAY BAY III LLC
27331 OAK KNOLL DR
BONITA SPRINGS FL 34134

RAYNOR STEPHEN + JUDITH
260 ERSKINE AVE
TORONTO ON M4P 1Z4
CANADA

SHIMMIN COLIN J
26200 CLARKSTON DR #104
BONITA SPRINGS FL 34135

KESSLER DONNA S & WARREN C
31 ESTATES DR APT 1
MANCHESTER ME 04351

JAKUBOWSKI JOSEPH F &
390 LEROY ST
PHILADELPHIA PA 19128

MCNALLY KEVIN P + DEBORAH A
26200 CLARKSTON DR #21201
BONITA SPRINGS FL 34135

SURPRENANT JEROME P TR +
26200 CLARKSTON DR #202
BONITA SPRINGS FL 34135

GUSTAFSON DAVID J + JACQUELINE
114 GARFIELD RD
WEST HARTFORD CT 06107

PETERSON JEANNETTE A
26200 CLARKSTON DR UNIT 21204
BONITA SPRINGS FL 34135

RICE TIMOTHY R + ELAINE K
403 COVINGTON ROAD
HAVERTOWN PA 19083

ONEIL MARY B +
26200 CLARKSTON DR #206
BONITA SPRINGS FL 34135

2 ORANGE CATS LLC
ANIMAL HOSPITAL OF BONITA
8830 EMERALD ISLE
BONITA SPRINGS FL 34135

STRAND DEBORAH O
130 E MARION AVE
STE 512484
PUNTA GORDA FL 33951

STRAND DEBORAH O
130 E MARION AVE
STE 512484
PUNTA GORDA FL 33951

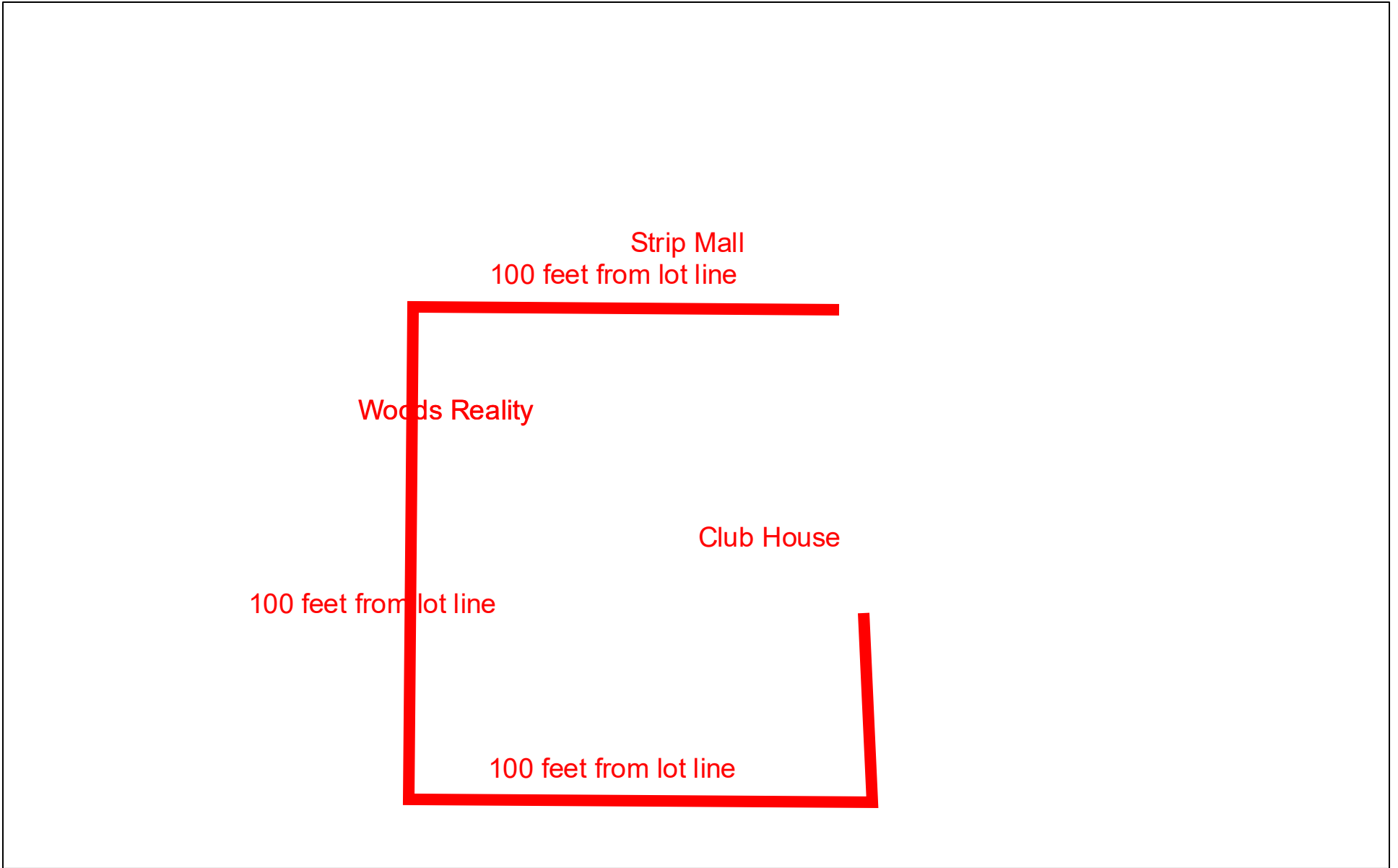
STRAND DEBORAH O
130 E MARION AVE
STE 512484
PUNTA GORDA FL 33951

RJ DEVELOPMENT ENTERPRISES LLC
3520 CANDLEBERRY CT
BONITA SPRINGS FL 34134

STRAND DEBORAH O
130 E MARION AVE
STE 512484
PUNTA GORDA FL 33951



RJ DEVELOPMENT ENTERPRISES LLC
3520 CANDLEBERRY CT
BONITA SPRINGS FL 34134



GeoView Map







October 2, 2020

Air Photos: 2020 Hi-Res (4 inch)

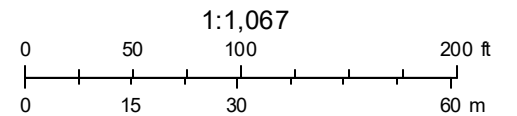
-  Hospital Locations
-  Library Locations

- School Locations**
-  School Locations
-  CCC_Parks

-  County Boundary
- Major Roads Medium**
-  I - 75

-  US 41
-  Other Highways
- Other Roads
54

-  Parcels Near



This map is NOT a legal land survey and should not be used or relied upon as such. No warranties, express or implied, are provided with the data, use, accuracy or interpretation.

Narrative
for
Limetree Park Condominium
Variances

Limetree Park residents strive to maintain a clean, well groomed park. The dumpster area fence has served us well but now it needs to be replaced. In 2019 we contacted the City of Bonita Springs to inquire regarding replacing the fence on the North and West side of the dumpsters area. We were informed that if we were to replace the fence that was there, we would need to bring the dumpster enclosure up to the city standards for Dumpster Enclosures. After locating the survey stakes, we found that the existing fence was almost on the lot line on the north side. We understand the City Ordinance requires the dumpster enclosure be 10 feet from the lot lines. We were informed the dumpster enclosure would require block walls instead of the fence we had planned to use. We were also informed we need to have solid gates on the openings so the dumpsters would not be seen from the road and the gates not block a parking space when they were open.

Therefore, we set out to see if we could accommodate all the requirements. After many drawings and with City staff help and suggestions, we have come up with a drawing that has accomplished most of the requirements. We were able to move the dumpster enclosure away from the lot line by 6 feet on the north side and 5 feet on the west side, but not the 10 feet, as required due to the location of the clubhouse and the walkway to get from the parking lot to the clubhouse. Therefore, requiring a 5 foot variance on the West and a 4 foot variance on the North lot lines for dumpster enclosure Section LCD4-926(d)(3).

The new design of the dumpster area is farther away from the north lot line than the existing dumpster area that has been there since the park was built in 1982. It backs up to the strip mall side and rear yards and where there dumpster is located. The west property line abuts the rear yard of John Woods Realty. This should not effect the neighboring property and would be an improvement to the area.

The club house is zoned commercial and the rest of the property is zoned RV. Therefore, the club house is required to provide parking. If the club house was zoned the same as the rest of the park it would not require any parking.

With the requirement of not allowing the open gates of the dumpster area to block a parking space, we are losing 2 parking spaces. Per the City staff we are required to have 22 parking spaces for the club house but we only have 16 and will be losing 2 having 14 when we are completed. Therefore, requiring a variance for 8 parking spaces per Section LCD4-1732.

The parking spaces by the dumpster behind the clubhouse are not used a lot. Most of the residents walk or ride their bike to the events. There is parking spaces on the opposite end of the clubhouse that are used if a person drives up to an event. This lost of two parking space's should not effect the neighboring properties.


With this design we have tried to minimize the reduction of parking spaces to a minimum and still meet the requirements of the City Ordinance and add storage area that we did not have before to accommodate large items that are waiting to be picked up by the garbage hauler.

Therefore, we request the 2 variances:

1. A four foot setback variance for the north and a five foot setback variance on the west property line for the dumpster enclosure instead of the required 10 foot set back as required by Section LCD4-926(d)(3).
2. A reduction of the 22 required parking spaces to 14 spaces for a variance of 8 parking spaces as required by Section LCD4- 1732.

revised 12/10/2020

NORTH ARROW



SCALE
1" = 30'

FOUNDATION LOCATION

FIELDBOOK PAGE

LEGAL DESCRIPTION
(AS PROVIDED BY CLIENT)

This is a special purpose survey for the dumpster location of a portion of Tract "M", Lime Tree Campsites as recorded in Plat Book 34, Pages 128 & 129 of the Public Records of Lee County, Florida.

The property address 244 Limetree Park Dr. per County Records.

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
- RECORDED
- MEASURED

CONT REVERSE SIDE

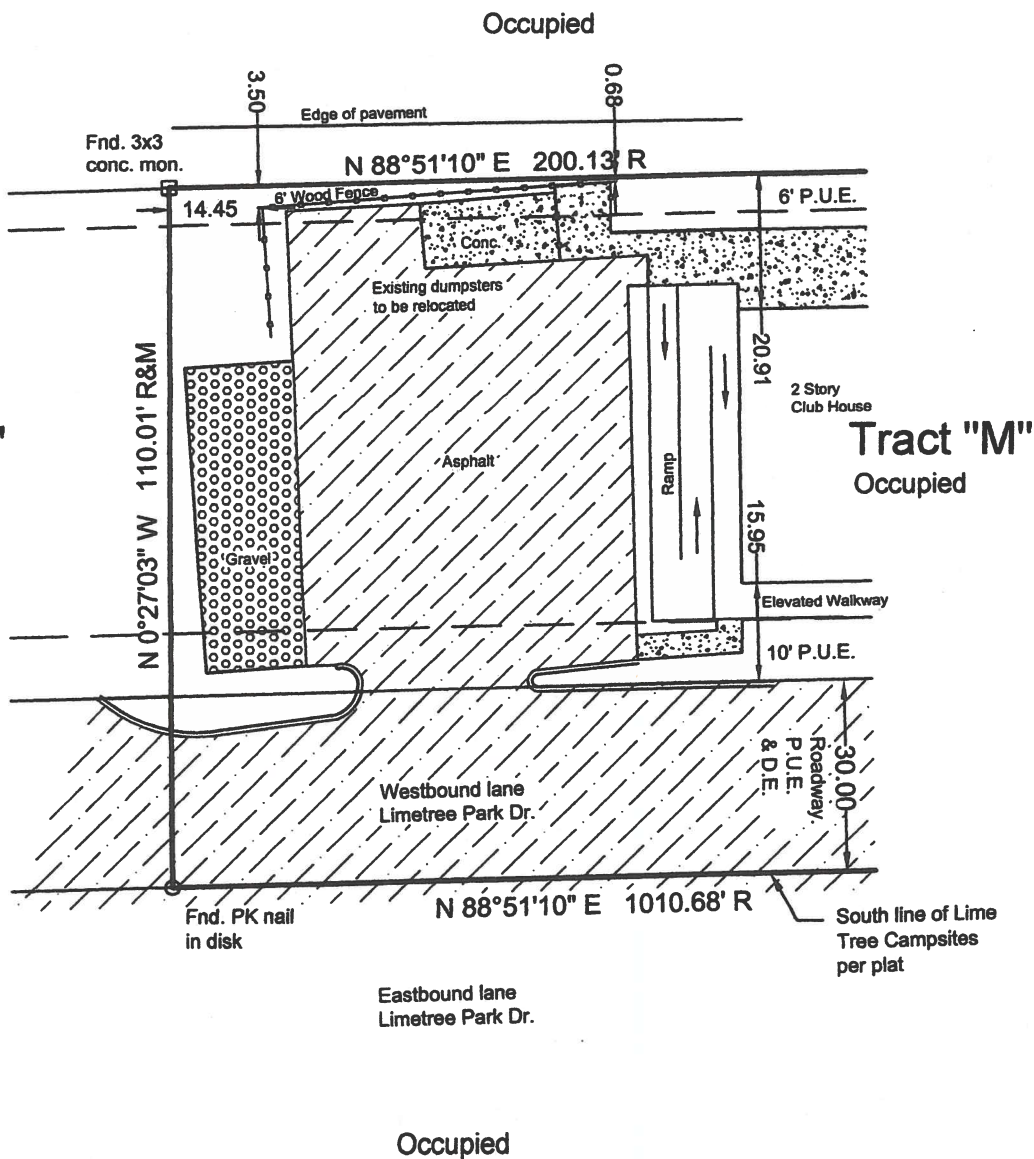
FINAL SURVEY DATE

RECEIVED

JAN 12 REC'D

City of Bonita Springs
Community Development Dept

Tract "N"
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 Limetree Park Dr. being N 88°51'10" E
5. THIS PROPERTY LIES IN FLOOD ZONE X EL n/a PER F.I.R.M. PANEL NO. 12071C0656F, DATED 8/28/2008
6. LAST DATE OF FIELDWORK 1/8/21
7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

CERTIFICATE

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.

1-12-21
[Signature]

MARK O. ALLEN P.L.S. #3553
LB #6558

FAX: (239) 992-6070
TELE: (239) 992-8900

MARK O. ALLEN, INC.
PROFESSIONAL LAND SURVEYOR

10602 WOODS CIRCLE
BONITA SPRINGS, FL 34135

DWN. BY
MG

CHK'D BY

ORDERED BY
Bruce Dodge

SHEET 1 OF 1
DWG. NO. 2020 - 19

CIVIL ENGINEERING
 CONSULTANTS & ARCHITECTS
 1111 S. W. 11th St.
 Ft. Lauderdale, FL 33304
 (954) 561-1111
 www.civil-engineers.com

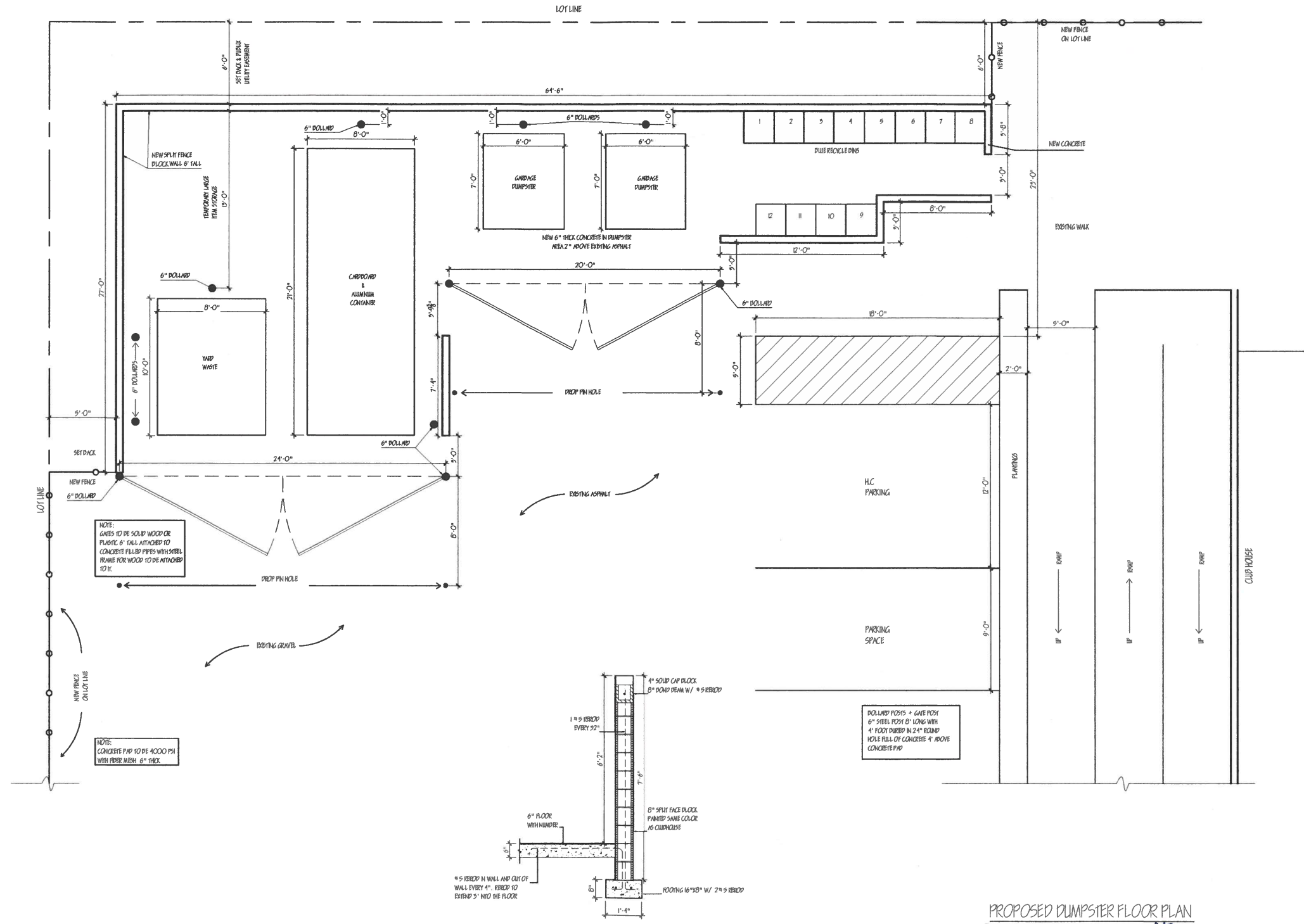
APPENDIX A

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= Comer
 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
 R= 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
 T.U.E.= Technology Utility Easement
 TYP= Typical
 T or TWP= Township
 UE= Utility Easement
 W= With
 Δ= Delta or Benchmark
 ⦿= Fire Hydrant



LIME TREE PARK CONDO
PROPOSED EXISTING DUMPSTER MODIFICATION
LIME TREE PARK DR
BONITA SPRINGS
FL 34135

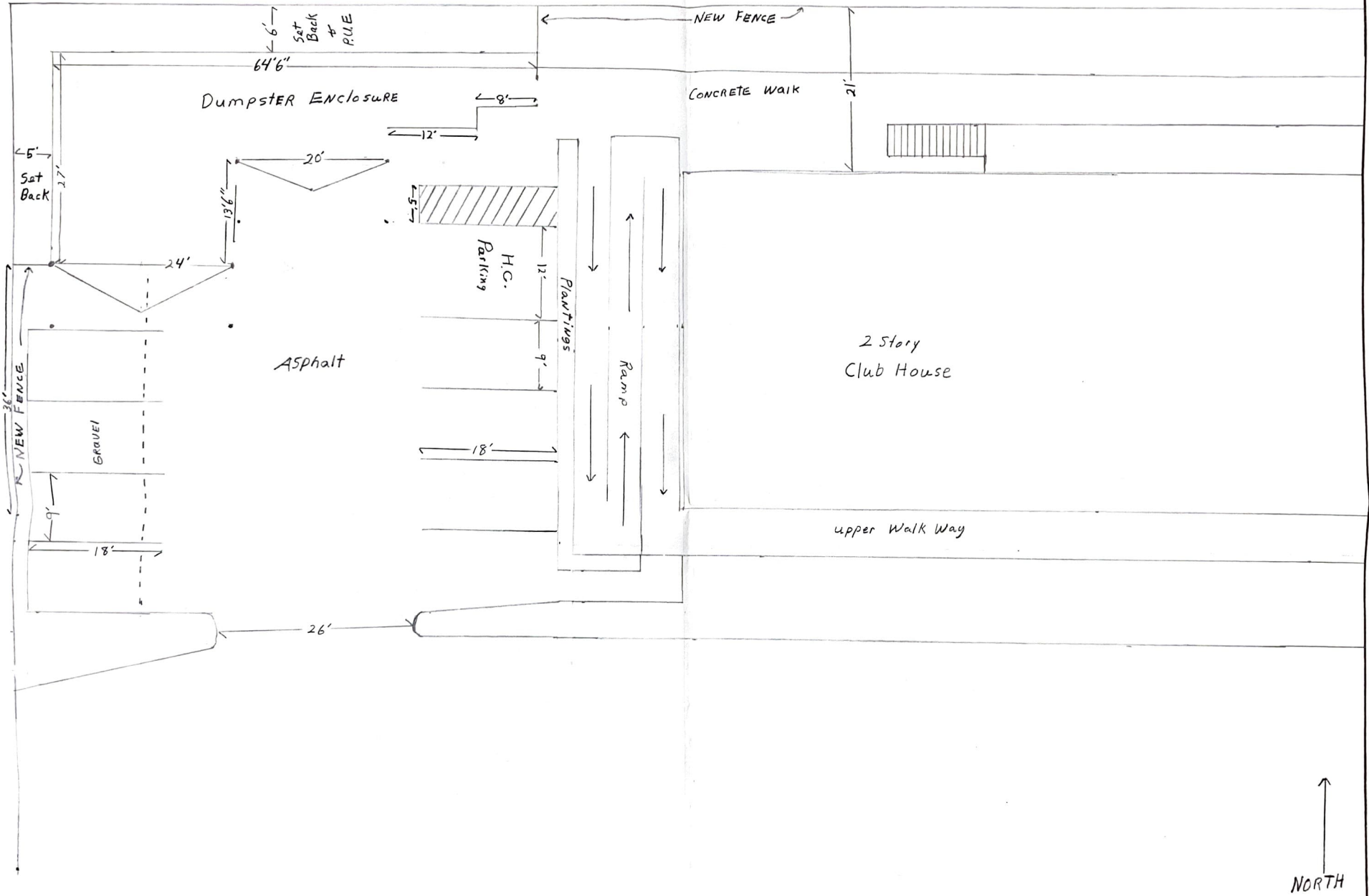
REVISIONS

NO	DATE
1	1/11/2021
2	1/25/2021

NORTH

WEST

EAST



LIMETREE Park Condo SITE Plan		
SCALE: 1/8"=1'	APPROVED BY:	DRAWN BY: ED
DATE: 1-23-21		REVISED
		DRAWING NUMBER

ATTACHMENT D

CITY OF BONITA SPRINGS COMMUNITY DEVELOPMENT DEPARTMENT NOTICE OF PUBLIC HEARING APPLICATION: VAR20-74088-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>

Zoning Board of Adjustments: February 23, 2021 at 9:00am Bonita Springs Recreational Center 26740 Pine Avenue Bonita Springs, Florida 34135	City Council: March 3, 2021 at 5:30pm (First Reading) Bonita Springs Recreation Center 26740 Pine Ave, Bonita Springs, FL 34135 <i>Second Reading:</i> <i>Date: TBA</i> <i>Location: TBA</i>
--	---

CASE NUMBER: VAR20-74088-BOS

CASE NAME: Limetree Campsite Dumpster Enclosure Variance

REQUEST: A variance from LDC 4-926(d)(3), which requires a side and rear setback of 10 feet for commercial accessory structures, to allow a setback of 5 feet along the western side property line and a 6 foot setback along the rear property line, and from LDC 4-1732, which requires 4 parking spaces per 1,000 square feet of indoor recreation facility for the existing clubhouse, to allow for a reduction of 8 parking spaces, to permit a dumpster enclosure for an existing recreational vehicle park in Bonita Springs.

LOCATION: The subject property is located at 244 Limetree Park Drive, Bonita Springs FL 34135. STRAP: 28-47-25-B2-001M0.00CE.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, contact Meg Weiss, Director of Administrative Services, at (239) 949-6262 at least 48 hours prior to the hearing.

RECEIVED
CITY OF BONITA SPRINGS

FEB 08 2021

COMMUNITY DEVELOPMENT
DEPARTMENT

VIAMAIL

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

Support Oppose

Application: VAR20-74088-BOS, Limetree Campsite Dumpster Enclosure Variance

DATE: 3/2/21
NAME: Donna Singleton PHONE: 770-243-0425
ADDRESS: 184 Limetree Parks Dr. CITY/STATE/ZIP: Bonita Springs FL 34135

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

RECEIVED **UAMAIL**
CITY OF BONITA SPRINGS
FEB 08 2021
COMMUNITY DEVELOPMENT
DEPARTMENT

Support ✓ Oppose

Application: VAR20-74088-BOS, Limetree Campsite Dumpster Enclosure Variance

DATE: 2/3/21
NAME: NICHOLAS CARRINO PHONE: 315-480-6053
ADDRESS: 104 LIMETREE PK DR CITY/STATE/ZIP: BONITA SPRINGS, FL 34135

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

VIA
MAIL

FEB 08 2021

COMMUNITY DEVELOPMENT
DEPARTMENT

*I support this.
Philip L. Benton, RN
2/3/2021*

Support Oppose

Application: VAR20-74088-BOS, Limetree Campsite Dumpster Enclosure Variance

DATE: _____
NAME: _____ PHONE: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

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

VIA MAIL
RECEIVED
CITY OF BONITA SPRINGS

FEB 08 2021

COMMUNITY DEVELOPMENT
DEPARTMENT

Support Oppose

Application: VAR20-74088-BOS, Limetree Campsite Dumpster Enclosure Variance

DATE: 2-6-20
NAME: BRIAN NEIZGEN PHONE: 419-356-1652
ADDRESS: 41 LIMETREE PK DR. CITY/STATE/ZIP: BONITA SPRINGS, 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.

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 _____ Oppose X

Application: VAR20-74088-BOS, Limetree Campsite Dumpster Enclosure Variance

Not ADEQUATE PARKING IN THAT AREA!
MANY RESIDENTS ARE HANDICAPPED AND IN 70'S-80'S AGE
WE ONLY HAVE 10 SPACES, HANDICAPPED. WE NEED 30
MORE, NOT FAR AWAY WITH ANYONE I WILL BE IN THE
HOSPITAL, HAVING WORK ON MY HEART.

DATE: Feb. 10/20
NAME: Robert P. Tournier PHONE: 239-495-7803
ADDRESS: 198 Limetree DR. CITY/STATE/ZIP: Bonita Springs FL 34135

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 _____ Oppose X

Application: VAR20-74088-BOS, Limetree Campsite Dumpster Enclosure Variance

DATE: Feb. 989-600-4471 CELL
NAME: Connie Barron PHONE: 734-241-1897 home
ADDRESS: 5561 Forest DR. CITY/STATE/ZIP: Monroe La 70116
78 Golden Sand Ave Bonita Springs FL 34135

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 _____ Oppose X

Application: VAR20-74088-BOS, Limetree Campsite Dumpster Enclosure Variance

DATE: 3-5-21
NAME: Eugene Mann PHONE: 810-347-3776
ADDRESS: ~~6666 River Rd~~ 178 Limetree pk Drive CITY/STATE/ZIP: Bonita Springs Fl. 34135

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 _____ Oppose X

Application: VAR20-74088-BOS, Limetree Campsite Dumpster Enclosure Variance

My Lot - Emerald Isle on US 41.

DATE: 31 JAN 21
NAME: Deborah Lux (SIRANO) PHONE: 850-264-7135
ADDRESS: 130 E. Marion Ave #512484 CITY/STATE/ZIP: Punta Gorda FL 33917

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 _____ Oppose X

Application: VAR20-74088-BOS, Limetree Campsite Dumpster Enclosure Variance

People put anything in a dumpster including
Toxic substances and other items potentially
creating smells we do NOT desire to breathe.

DATE: 2-1-21
NAME: Kim Adkins PHONE: 239 495 7004
ADDRESS: 25840 Greekbend Dr CITY/STATE/ZIP: Bonita Springs FL 34135

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 _____ Oppose

Application: VAR20-74088-BOS, Limetree Campsite Dumpster Enclosure Variance

DATE: 2-4-2021
NAME: Randy Stockman PHONE: 216 970 5307
ADDRESS: 74 Golden Sands CITY/STATE/ZIP: Bonita Springs FL 34135

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 Oppose

Application: VAR20-74088-BOS, Limetree Campsite Dumpster Enclosure Variance

DATE: 1-31-2021
NAME: BRIAN MARTIN PHONE: 603-362-5700
ADDRESS: 204 Lime Tree Pkdr CITY/STATE/ZIP: Bonita Springs, FL 34135

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 ~~Oppose~~

Application: VAR20-74088-BOS, Limetree Campsite Dumpster Enclosure Variance

~~_____

_____~~

DATE: 01/30/2021
NAME: FRED + RUTH HORNER PHONE: 239-464-5613
ADDRESS: 109 LIMETREE PARK DRIVE CITY/STATE/ZIP: BONITA SPRINGS, FL 34135

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.