

**CITY OF BONITA SPRINGS, FLORIDA
ZONING RESOLUTION NO. 04-02**

A ZONING RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA: CONTINUING AND REMANDING A ZONING REQUEST BY WINDSOR DEVELOPMENT TO REZONE ANGLERS PARADISE MOBILE HOME PARK; TO PERMIT AMENDING APPLICATION TO A RESIDENTIAL PLANNED DEVELOPMENT; ON LAND LOCATED AT 27711 WINDSOR ROAD BONITA SPRINGS, FLORIDA, (STRAP NOS. 33-47-25-B3-00222.000 AND 33-47-25-B3-00222.026A) ON 17.12 +/- ACRES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Windsor Development LLC, filed a request to rezone 17.12 +/- known as Anglers Paradise Mobile Home Park, from Agriculture (AG-2) to Residential Multi-Family (RM-2) on 16.66+/- acres and from Agriculture (AG-2) to General Commercial (CG) on 0.46+/- acres; and

WHEREAS, the subject property is located at 27711 Windsor Road, Bonita Springs, Florida, and is described more particularly as:

"See Schedule A"

WHEREAS, a Public Hearing was advertised and heard on December 5, 2003 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case REZ 2003-00012 who gave full consideration to the evidence available and gave a recommendation to deny (4-2); and gave full and complete consideration of the record, consisting of the Staff Recommendation, the Zoning Board, the documents on file with the City and the testimony of all interested parties. The November 18, 2003 Staff Report prepared by Lee County Development Services Division and evidence submitted at the Zoning Board hearing is on file with the City Clerk; and

WHEREAS, this matter was continued at the request of the applicant on January 26, 2004 to February 23, 2004; and

WHEREAS, a Public Hearing was advertised and heard on February 23, 2004 by the City Council of the City of Bonita Springs where the applicant requested and the City Council approved the continuance and remand of the zoning request to allow the applicant to amend its request to rezone the property to a planned development so that the zoning request may be presented to the Zoning Board and City Council between November 4, 2004 and April 5, 2005.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Bonita Springs, Lee County, Florida:

SECTION ONE: REQUEST CONTINUED AND REMANDED

City Council of Bonita Springs hereby continues and remands the zoning request for the Zoning Board to consider an amended application for planned development.

SECTION TWO: EFFECTIVE DATE

This resolution shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 23rd day of February, 2004.

AUTHENTICATION:



Mayor



City Clerk

APPROVED AS TO FORM:



City Attorney

Vote:

Arend	AYE	Piper	AYE
Edsall	AYE	Wagner	AYE
Nelson	AYE	Warfield	AYE
Pass	AYE		

Date filed with City Clerk: 2-25-04

EXHIBIT 1.A

LEGAL DESCRIPTION

A PORTION OF LOT 56 OF ARROYAL SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 80, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN NORTH 02°49'25" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 1320.24 FEET; THENCE RUN NORTH 87°38'43" EAST FOR A DISTANCE OF 25.00 FEET TO THE NORTHWEST CORNER OF LOT 69 OF ARROYAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE CONTINUE NORTH 87°38'43" EAST, ALONG THE NORTH LINE OF LOTS 69 AND 70 OF ARROYAL SUBDIVISION, FOR A DISTANCE OF 1284.65 FEET TO THE NORTHEAST CORNER OF SAID LOT 70; THENCE RUN NORTH 02°52'44" WEST, ALONG THE EAST LINE OF LOTS 61 AND 56 OF SAID ARROYAL SUBDIVISION, FOR A DISTANCE OF 664.02 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTH 02°52'44" WEST, ALONG THE EAST LINE OF SAID LOT 56, FOR A DISTANCE OF 209.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 56; THENCE RUN SOUTH 53°10'37" WEST, ALONG THE NORTH LINE OF SAID LOT 56, FOR A DISTANCE OF 144.74 FEET; THENCE RUN SOUTH 06°22'58" EAST FOR A DISTANCE OF 135.49 FEET; THENCE RUN NORTH 83°37'02" EAST FOR A DISTANCE OF 112.00 FEET TO THE **POINT OF BEGINNING**; CONTAINING 0.463 ACRE, MORE OR LESS.

Applicant's Legal Checked
by 

RECEIVED
OCT 09 2003

LEGARD	OWNER/DEVELOPER	REVISIONS				DESIGNED BY SAJ DRAWN BY SAJ APPROVED DWA SUB CODES SWP SCALE N.T.S.	LEGAL DESCRIPTION A PORTION OF LOT 56 OF ARROYAL SUBDIVISION	DATE	FILE NAME	DRAWING NUMBER
		Revision	Date	Description	By			MARCH, 2003	TITTTT	1

REZ 2003-00012

PERMIT COUNTER

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REZ 2003-00012

PROPERTY DESCRIPTION

EXHIBIT 2.A

LOTS 22, 23, 24, 25, 26, 61, 61A AND A PORTION OF LOT 56 OF ARROYAL SUBDIVISION AS RECORDED IN PLAT BOOK 3 PAGE 80, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA; THENCE RUN NORTH 02° 49' 25" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 1320.24 FEET THENCE RUN NORTH 87° 38' 43" EAST FOR A DISTANCE OF 25.00 FEET TO THE SOUTHWEST CORNER OF LOT 26 OF SAID ARROYAL SUBDIVISION, AS RECORDED IN PLAT BOOK 3 AT PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN NORTH 02° 49' 25" WEST, ALONG THE WEST LINE OF SAID LOT 26, FOR A DISTANCE OF 393.61 FEET TO THE NORTHWEST CORNER OF SAID LOT 26; THENCE RUN NORTH 49° 04' 14" EAST, ALONG THE NORTH LINE OF LOTS 26, 25 AND 24 OF SAID ARROYAL SUBDIVISION, FOR A DISTANCE OF 361.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 24; THENCE RUN NORTH 52° 14' 31" EAST, ALONG THE NORTH LINE OF LOT 23 OF SAID ARROYAL SUBDIVISION, FOR A DISTANCE OF 122.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 23; THENCE RUN NORTH 42° 54' 25" EAST, ALONG THE NORTH LINE OF LOT 22 OF SAID ARROYAL SUBDIVISION, FOR A DISTANCE OF 139.49 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE RUN SOUTH 02° 50' 42" EAST ALONG THE EAST LINE OF SAID LOT 22, FOR A DISTANCE OF 599.87 FEET TO A POINT ON THE NORTH LINE OF LOT 61A OF SAID ARROYAL SUBDIVISION; THENCE RUN NORTH 44° 14' 59" EAST, ALONG THE NORTH LINE OF SAID LOT 61A, FOR A DISTANCE OF 205.22 FEET TO THE SOUTHWEST CORNER OF LOT 56 OF SAID ARROYAL SUBDIVISION; THENCE RUN NORTH 02° 51' 04" WEST, ALONG THE WEST LINE OF SAID LOT 56, FOR A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 56; THENCE RUN NORTH 53° 70' 37" EAST, ALONG THE NORTH LINE OF SAID LOT 56, FOR A DISTANCE OF 638.29 FEET, THENCE RUN SOUTH 06° 22' 58" EAST FOR A DISTANCE OF 135.49 FEET, THENCE RUN NORTH 83° 37' 02" EAST FOR A DISTANCE OF 112.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 56; THENCE RUN SOUTH 02° 52' 44" EAST, ALONG THE EAST LINE OF LOT 56 AND LOT 61 OF SAID ARROYAL SUBDIVISION, FOR A DISTANCE OF 664.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 61; THENCE RUN SOUTH 87° 38' 43" WEST, ALONG THE SOUTH LINE OF SAID LOTS 61, 61A, 24, 25 AND 26, FOR A DISTANCE OF 1,284.65 FEET TO THE POINT OF BEGINNING; CONTAINING 16.660 ACRES, MORE OR LESS.

Applicant's Legal Checked

by 