



City Hall Room 118
9101 BONITA BEACH ROAD
BONITA SPRINGS, FLORIDA 34135

**DISASTER RELIEF REVIEW BOARD
MEETING AGENDA**

Monday, November 13, 2023
2:00p.m.

- I. Call to Order
- II. Roll Call
- III. Public Comment
- IV. Disaster Relief Request
 - a. 9304 Lord Road Screen Room; ADD23-106916-BOS
 - b. Bonita Beach Condo Gate/Gatehouse & Trash Enclosures; ADD23-107165-BOS
- V. Board Member Items
- VI. Public Comment
- VII. Approval of Meeting Minutes
 - a. July 11, 2023
- VIII. Establish next meeting: (As needed)
- IX. Adjournment

ANY PERSON REQUIRING SPECIAL ACCOMMODATIONS AT ANY OF THE MEETINGS BECAUSE OF A DISABILITY OR PHYSICAL IMPAIRMENT SHOULD CONTACT LISA ROBERSON, DIRECTOR OF FINANCE AT 239-949-6262, AT LEAST 48 HOURS PRIOR TO THE MEETING.

TWO OR MORE MEMBERS OF THE BONITA SPRINGS CITY COUNCIL MAY BE PRESENT AND MAY PARTICIPATE AT THE MEETING. THE SUBJECT MATTER OF THIS MEETING MAY BE AN ITEM FOR DISCUSSION AND ACTION AT A FUTURE BONITA SPRINGS CITY COUNCIL MEETING.

IV

**POST DISASTER EMERGENCY REVIEW BOARD
BONITA SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION
STAFF REPORT**

PROJECT NAME: LORD ROAD SCREEN ROOM—HURRICANE IAN

TYPE OF CASE: POST DISASTER RECOVERY ADMINISTRATIVE MODIFICATION

CASE NUMBER: ADD23-106916-BOS

BOARD MEETING DATE: NOVEMBER 13, 2023

PLANNER: MIKE FIIGON II

REQUEST AND STAFF RECOMMENDATION

A request to replace a screen room damaged by Hurricane Ian.

Staff recommends **APPROVAL** of the request.

APPLICATION SUMMARY:

Applicant: Brian & Sheryl Larkins, Owners

Location: 9304 Lord Road, Bonita Springs, Florida 34135
STRAP: 27-47-25-B2-00517.0080

Request: To replace a screen room damaged by Hurricane Ian.

BACKGROUND AND INFORMATIONAL ANALYSIS

The request is to replace a screen room that was part of a mobile home damaged as the result of Hurricane Ian. The screen room is approximately 9'8" x 24' in size and is located on the south side of the home in Imperial Harbor Unit 5.

Section 14-55 of the Bonita Springs City Code adopts the Lee County Code 13 ½-50 et. seq. by reference for standards for post-disaster recovery. The code allows for the reconstruction or replacement of structures damaged by more than 50% of value. Structures may be reconstructed at (but not to exceed) the legally documented actual use, density and intensity existing at the time of destruction, thereby allowing those structures to be rebuilt or replaced to the size, style, and type of their original construction, including original square-footage; provided however, that the affected structure, as rebuilt or replaced, complies with all federal and state regulations, local building and life safety regulations, and other local regulations, which do not preclude

reconstruction otherwise intended by Future Land Use Element Policy 1.5.1 as set forth in Section 14-55 of the Bonita Springs City Code.

The Applicants (Mr. and Mrs. Larkins) provided a site plan showing the location of the screen room. Aerials from 1998 show the screen room existed prior to the incorporation of Bonita Springs, however, the earliest aerial where the screen room is *clearly* visible is from 2002. An aerial from 2002 is included as backup to this report. The Lee County Property Appraiser Data sheet also shows the screen room, with the sizes matching what was shown on the attached site plan.

The screen room encroaches into a public utility and drainage easement on the south side of the lot, six (6) feet in width. However, the Applicants have obtained letters of no objection from Bonita Springs Utilities, City of Bonita Springs Public Works, and Florida Power & Light for the encroachment.

CONCLUSIONS AND RECOMMENDATIONS

It is clear and evident that the screen room existed prior to being destroyed by Hurricane Ian. The screen room is clearly visible in aerials dating back to 2002, which was 21 years ago.

Staff recommends **APPROVAL** of the request to replace the screen room for address 9304 Lord Road (AKA Lot 8 of Block 17 of Imperial Harbor Unit 5), as conditioned:

CONDITIONS

1. An accessory permit shall be obtained for the replacement of the screen room.
2. Approval of this action does not include any increase in the size of the screen room footprint.
3. Approval of this action does not guarantee approval of a building permit.
4. Any request or modification not consistent with this approval will require additional approvals as outlined in the City of Bonita Springs City Code and Land Development Code.

EXHIBITS AND ATTACHMENTS

- A. Administrative Action Request
- B. 2002 aerial photograph of the property in question

If you have a disability and the format of this document interferes with your ability to access some information, please contact us at (239) 444-6150 during regular business hours (8:00am-5:00pm, Monday-Friday), and we'll gladly assist.

CITY OF BONITA SPRINGS

ATTACHMENT A

Community Development Department

9220 Bonita Beach Road, Ste. 111

Bonita Springs, FL 34135

Phone: (239) 444-6150

email: permitting@cityofbonitaspringscd.org

ADMINISTRATIVE ACTION REQUEST (2023)

PART I

ACTION REQUEST INFORMATION

1. Applicant/Owner's Authorized Representative Name: Brian K and Sheryl L Larkins
Mailing Address: 9304 Lord Rd.
City: Bonita Springs State: FL Zip: 34135
Phone Number: 239-947-7420 Ext: — E-mail Address: BKLarkins88@gmail.com
239-745-5228 Sherrylarkins@yahoo.com

NOTE: The Applicant must sign the Applicant's Signature and Certification form [See "PART III"].

2. Applicant relationship to property: ☒ Owner ☐ Trustee ☐ Option holder ☐ Lessee ☐ Contract Purchaser
☐ Other (indicate): _____

3. **Type of Request** (please check one):

- ☐ Administrative Variance (requires supplement A)
☐ Commercial Lot Split (requires supplement B)
☐ Consumption on Premises (requires supplement C)
☐ Minimum Use Determination (requires supplement D)
☐ Ordinance Interpretation (requires supplement E)
☐ Relief for Designated Historic Resources (requires supplement F)
☐ Easement Encroachment (requires supplement G)
☐ Administrative Amendment to a PUD or Planned Development (requires supplement H)
☐ Administrative Deviation from Chapter 3 of the LDC (requires supplement I)
☐ Placement of Model Home/Unit or Model Display Center (requires supplement J)
☐ Dock & Shoreline Structure (requires supplement K)
☒ Post Disaster Administrative Relief (requires supplement L)
☐ Community Gardens (requires supplement M)
☐ Joint Use of Parking (requires supplement N)
☐ Wireless (requires supplement O)
☐ Bed and Breakfast (requires supplement P)
☐ Remedy from a Temporary Moratorium (requires supplement Q)
☐ Final Plan Approval (no supplement, includes property within the Downtown District)

4. Nature of Request (please print): Repair Screened enclosure as it was prior to hurricane Ian.
5. Project Name: Screened enclosure

PART II
PROPERTY INFORMATION

Is this request specific to a particular tract of land? ☐ NO ☐ YES If yes, please complete the following:

1. Is this action being requested as a result of a violation notice? ☒ NO ☐ YES

a. If yes, date of notice: _____

b. Specific nature of violation: _____

2. Property Owner Name: Brian Kand Sheryl Larkins

Mailing Address: 9304 Lord Rd

City: Bonita Springs State: FL Zip: 34135

Phone Number: 239-9417-7426 Ext: — E-mail Address: Bklarkins88@gmail.com
239-745-5228 SherrieLarkins@yahoo.com

3. Legal Description: Is property description clearly shown within a platted subdivision recorded in the official Plat Books of Lee County?

☐ NO Attach a legible copy of the legal description and certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code.

☒ YES Property is identified as:

Subdivision Name: Imperial Harbor

Plat Book 29 Page 2 Unit 5 Block 17 Lot 8

4. STRAP Number: 27-47-25-B2-00517, 0080

5. Property Dimensions:

a. Area: _____ ☐ square feet ☐ acres

b. Width along roadway: _____ feet

c. Depth: _____ feet

6. Property Location Address: 9304 Lord Rd

City: Bonita Springs State: FL Zip: 34135

7. General Location of Property: Imperial Harbor on Lord Rd
end of Duchess. Attached is a copy of
Survey.

PART III
OWNERSHIP/AUTHORIZED AGENT AFFIDAVIT

I, Sheryl Larkins
Brian Larkins, certify that I am the owner or owner's 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 to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

***** SIGN ONLY IN THE PRESENCE OF A NOTARY PUBLIC *****

STATE OF: Florida COUNTY OF: Lee

Signature: Brian Larkins Sheryl Larkins

Signatory's Printed Name: BRIAN LARKINS Sheryl Larkins

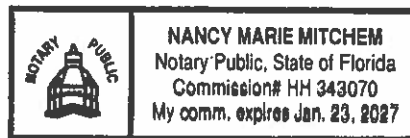
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this 22nd (day) of September, (month) 2023 (year), by Sheryl and Brian Larkins (name of person making statement).

Signature of Notary Public - State of Florida: Nancy Marie Mitchem

Name of Notary Typed, Printed, or Stamped: Nancy Marie Mitchem

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: PL Owner Licenses



**PART IV
LETTER OF AUTHORIZATION
TO CITY OF BONITA SPRINGS COMMUNITY DEVELOPMENT**

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 9304 Lord Rd. and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate Brian & Sheryl Larkins as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Bonita Springs.

Brian K. Larkins
(Signature of Owner)
Sheryl L. Larkins
(Signature of Owner*)

(Signature of Owner*)

(Signature of Owner*)

BRIAN K. LARKINS
(Printed Name of Owner)
Sheryl L. Larkins
(Printed Name of Owner)

(Printed Name of Owner)

(Printed Name of Owner)

***** SIGN ONLY IN THE PRESENCE OF A NOTARY PUBLIC *****

STATE OF: Florida COUNTY OF: Lee

Signature of Owner: Brian K. Larkins Sheryl L. Larkins

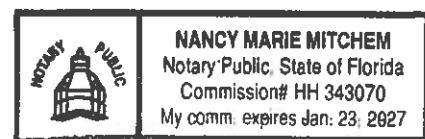
Signatory's Printed Name: BRIAN K. LARKINS Sheryl L. Larkins

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this 2nd (day) of September, (month) 2023 (year), by Sheryl and Brian Larkins (name of person making statement).

Signature of Notary Public - State of Florida: Nancy Marie Mitchem
Name of Notary Typed, Printed, or Stamped: Nancy Marie Mitchem

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: FL Driver License



GENERAL EXPLANATORY NOTES

1. Applications for an Administrative Setback Variance from Chapter 4 (Zoning) of the Land Development Code must include this form plus the Administrative Action Request Supplement A form.
2. Applications for a Commercial Lot Split must include this form plus the Administrative Action Request Supplement B form.
3. Applications for an Administrative Approval for Consumption-On-Premises permit must include this form plus the Administrative Action Request Supplement C form.
4. Applications for a Minimum Use Determination must include this form plus the Administrative Action Request Supplement D form.
5. Applications for an Interpretation of the Land Development Code must include this form plus the Administrative Action Request Supplement E form.
6. Applications for Administrative Relief for Designated Historic Resources must include this form plus the Administrative Action Request Supplement F form.
7. Applications for Relief for Easement Encroachment must include this form plus the Administrative Action Request Supplement G form.
8. Applications for Administrative Amendment to a PUD or Planned Development must include this form plus the Administrative Action Request Supplement H form.
9. Applications for an Administrative Deviation from Chapter 2 (Development Standards) of the Land Development Code must include this form plus the Administrative Action Request Supplement I form.
10. Applications for Administrative Approval for the Placement of a Model Home/Unit or Model Display Center must include this form plus the Administrative Action Request Supplement J form.
11. Applications for Administrative Approval for the Placement of Docks and Shoreline Structures must include this form plus the Administrative Action Request Supplement K form.
12. Applications for Administrative Approval to Utilize Post Disaster Administrative Relief Regulations must include this form plus the Administrative Action Request Supplement L form.
13. Applications for Administrative Approval to for the Placement of a Community Garden must include this form plus the Administrative Action Request Supplement M form.
14. Applications for Administrative Approval for the Joint Use of Parking must include this form plus the Administrative Action Request Supplement N form.
15. Applications for Administrative Approval for Wireless Communication Facilities must include this form plus the Administrative Action Request Supplement O form.
16. Applications for Administrative Approval for a Bed and Breakfast must include this form plus the Administrative Action Request Supplement P form.
17. Applications for Administrative Approval seeking Remedy a Temporary Moratorium must include this form plus the Administrative Action Request Supplement Q form.
18. All Applicants must pay the Application Fee set forth in the City External Fees and Charges Manual.

EXPLANATORY NOTES FOR PART I

1. Applicant's Name: Application may be by the landowner or his authorized agent.
2. Relationship of applicant to owner. If the applicant is not the owner of the property, a notarized authorization form from the owner to the applicant must be submitted.
3. Agent's Name: If the applicant will have other people representing him in processing this application, please indicate their name, address, and phone number.
4. Place check mark next to type of administrative action being requested.
5. State in general terms, the purpose of the requested action.

EXPLANATORY NOTES FOR PART II

Part II must be completed for all applications in which a particular tract or parcel of land is involved. **Applications for administrative interpretations of the ordinance which do not affect a particular parcel of land do not need to complete this part.**

1. If the request is due to a violation notice, please indicate the date it was issued, the type of notice (i.e. building code, zoning, etc.,) and what the violation was.
2. Relationship of applicant to owner: If the applicant is not the owner of the property, please state the relationship such as option holder, contract purchaser, lessee, trustee, agent, etc. A **notarized** authorization form from the owner to the applicant must be submitted.
3. If the applicant is the owner, write "same".
4. If the property is not fully described as a lot or lots in a platted subdivision, a complete, legible, legal description and certified sketch of description (as set out in Chapter 61G 17-6.006 Florida Administrative Code) must be submitted which is sufficiently detailed so as to be able to locate said property on city/county maps or aerial photographs. If the application includes multiple contiguous parcels, the legal description may describe the perimeter boundary of the total area, and need not describe each individual parcel, except where different requests are made on individual parcels. The Director may reject any legal description which is not legible or sufficiently detailed so as to locate said property.
5. If more than one parcel is involved, list all STRAP numbers. If the property is within an unofficial recorded subdivision, submit a copy of the O.R. Book and Page where the unofficial recorded subdivision is recorded.
6. Please provide a description of how to get to the property referenced to major streets.

EXPLANATORY NOTES FOR PART III

1. The applicant is responsible for the accuracy and completeness of this application. Time delays or additional expenses necessitated by the submittal of inaccurate or incomplete information will be the responsibility of the applicant.
2. All information submitted with the application becomes a part of the public record and will be a permanent part of the file.
3. All applications must be submitted in person. Mailed-in applications will not be processed.
4. All attachments and exhibits submitted must be of a size that will fit or conveniently fold to fit into a letter size (8 ½" x 11") folder.
5. The Department staff will review this application for compliance with requirements of the Bonita Springs Land Development Code. If any deficiencies are noted, the applicant will be notified.

EXPLANATORY NOTES FOR PART IV

Where there is more than one owner, either legal or equitable, then all such owners must jointly initiate the application. Exceptions to this are:

1. It is not required that both husband and wife initiate the application on private real property owned by them.
2. Where the property is subject to a land trust agreement, the trustee may initiate the application.
3. Where the fee owner is a corporation, any duly authorized corporate official may initiate the application.
4. Where the fee owner is a partnership, the general partner may initiate the application.
5. Where the fee owner is an association, the association may appoint an agent to initiate the application on behalf of the association.
6. Where the property is a condominium or time-share condominium, refer to Sec. 4-201(a)(1)b. for rules.
7. Where the property is a subdivision, refer to Sec. 4-201(a)(1)c. for rules.
8. Rezoning initiated by the City of Bonita Springs on property not owned by the city.

If you have a disability and the format of this document interferes with your ability to access some information, please contact us at (239) 444-6150 during regular business hours (8:00am-5:00pm, Monday-Friday), and we'll gladly assist.

CITY OF BONITA SPRINGS

Community Development Department

9220 Bonita Beach Road, Ste. 111

Bonita Springs, FL 34135

Phone: (239) 444-6150

email: permitting@cityofbonitaspringscd.org

1069116

RECEIVED
CITY OF BONITA SPRINGS

OCT 02 2023

COMMUNITY DEVELOPMENT
DEPARTMENT

**ADMINISTRATIVE ACTION REQUEST (2023)
POST DISASTER ADMINISTRATIVE RELIEF (SUPPLEMENT L)**

This administrative approval process may be requested by property owner(s) for structures which have been damaged by fire or other natural forces to the extent that the cost of their reconstruction or repair exceeds fifty (50) percent of the building's value (does not include land value) pursuant to Chapter 24, Floodplain Management, of the City of Bonita Springs City Code. These structures may be reconstructed at (but not to exceed) the legally documented actual use, density, and intensity existing at the time of destruction, thereby allowing those structure to be rebuilt or replaced to the size, style, and type of their original construction, including original square footage; provided, however, that the affected structure, as rebuilt or replaced, complies with all federal and state regulations, local building and life safety regulations, and other local regulations, which do not preclude reconstruction otherwise intended by Future Land Use Element Policy 1.5.1 as set forth in Bonita Springs City Code Chapter 14, Section 14-55.

Applicant's Name: Brian K and Sheryl L Larkins

Property Address: 9304 Lord Rd, Bonita Springs FL 34135

STRAP Number: 27-47-25-B2-00517.0080

Modifications to development regulations sought (See Explanatory Notes for Eligibility):

REPAIR SCREENED IN ENCLOSURE AS IT WAS PRIOR
TO HURRICANE IAN. SEE ATTACH SURVEY.

ADDITIONAL SUBMITTAL REQUIREMENTS:

1. Provide documentation as to the actual uses, density and/or intensity in existence at the time of earlier construction before authorizing modifications to the requirements requested above. This can be done through such means as photographs, diagrams, plans, affidavits, permits, property appraiser records, utility bills, etc.

EXPLANATORY NOTES

1. For single-family, two-family and duplexes and their accessory structures—The emergency review board is authorized to apply and modify development regulations for lot area and dimension, setbacks, lot coverage, height, handicapped access, and open space.
2. For multiple family, commercial and industrial buildings—The emergency review board is authorized to modify development regulations for lot area and dimensions, setbacks, lot coverage, height, handicapped access, buffering, open space, loading space and parking.
3. Any modifications granted will be the minimum necessary. No modifications will be granted that completely eliminate buffering or open space, or that will allow buildings to exceed the special height limitations specified in Land Development Code, Chapter 4, Zoning, Division 30, Property Development Regulations, Subdivision II, Height.

4. The emergency review board is specifically authorized to modify street, rear, side, or waterbody setback requirements under the following circumstances:
 - a. Street, rear, side, or waterbody setbacks may be modified to permit the reconstruction of, or additions to, pre-existing structures that are nonconforming with regard to a specific setback as long as: [The reconstruction will not result in a further diminution of the setback, however, the emergency review board may approve bay windows, chimneys and similar architectural features that encroach further into a setback provided the encroachment does not protrude beyond the pre-existing overhang of the building.]
 - b. Prior to approving any modification of street or street easement setbacks, a determination will be made through consultation with Lee County Department of Transportation and City of Bonita Springs Public Works regarding future road widening requirements.
 - i. The reconstruction shall not result in a further diminution of the setback; however, the emergency review board may approve bay windows, chimneys and similar architectural features that encroach further into a setback, provided the encroachment does not protrude beyond the pre-existing overhang of the building; and
 - ii. Setbacks may be modified to allow the replacement of stairs or decking that will provide access into a dwelling unit.
 - c. The emergency review board is specifically authorized to modify the parking requirements under the following circumstances:
 - i. To improve ingress and egress to the site.
 - ii. To eliminate or reduce the instances where parked vehicles were required to back out onto thoroughfares to gain access to the roadway system.
 - iii. To provide on-site handicapped parking.
 - d. The emergency review board is specifically authorized to modify buffering requirements to accommodate modifications to parking or additional proposed parking.
 - e. The emergency review board may also consider other modifications, conditions, or variances necessary to reconstruct a pre-existing structure in a timely and expeditious manner, including requests for reconstruction not specifically set forth above.
 - f. The emergency review board may require documentation as to the actual uses, densities, and intensities in existence at the time of earlier construction through such means as photographs, diagrams, plans, affidavits, permits, etc., before authorizing modifications to the requirements referenced above.
5. No provision is made to redevelop property containing damaged structures for a more intense use or at a density higher than which existed prior to a major or catastrophic disaster. No redevelopment at a higher density or more intense use will be permitted unless appropriate zoning, development review, building permit and other applicable land development approvals are granted.
6. Once an application is deemed complete, the application will be scheduled for the next scheduled emergency review board meeting.

NOTE: ACCEPTANCE OF AN APPLICATION FOR POST DISASTER ADMINISTRATIVE MODIFICATION IN NO WAY GUARANTEES ITS APPROVAL. DECISIONS RENDERED BY THE EMERGENCY REVIEW BOARD MAY BE APPEALED TO THE CITY OF BONITA SPRINGS BOARD OF ZONING ADJUSTMENTS AND APPEALS.



$\Delta=10^{\circ}44'08''$
 $R=255.00'$
 $A=47.78'$

LOT 22
BLOCK 17

LOT 23
BLOCK 17

**6' PUBLIC
UTILITY &
DRAINAGE
EASEMENT**

6' PUBLIC UTILITY &
DRAINAGE EASEMENT

F.I.R. 1/2"

**6' PUBLIC
UTILITY &
DRAINAGE
EASEMENT**

PAVER IN POOR
CONDITION

LOT 9
BLOCK 17

N 41°46'56" W
87.11' (R&M)

LOT 7
BLOCK 17

TWO STORY
RESIDENCE
9304

CONC
CARPOR

83.79' (R&M)
N 52°31'05" W (R)
N 52°35'30" W (CALC)

**8' PUBLIC
UTILITY &
DRAINAGE
EASEMENT**

BASIS OF BEARING
(PER PLAT)
N 68°39'06" E
312.56'

P.C.
F.I.P. 1/2"

$\Delta = 20'22'19''$
 $R = 225.00'$
 $A = 80.00'$

$\Delta=16^{\circ}33'08''$
 $R=225.00'$
 $A=65.00'$

F.I.R. 1/2"

19'±
PARKWAY

60' RIGHT-OF-WAY (BY PLAT)
20'± ASPHALT PAVEMENT

LORD ROAD

POINTS OF INTEREST:

DRIVEWAY, CARPORT, STORAGE, CONC SLABS AND PAVERS SLAB ARE OVER 6' PUBLIC U.E. & D.E.; DRIVEWAY AND PAVERS SLAB CROSS LOT



9101 Bonita Beach Road
Bonita Springs, FL 34135
Tel: (239) 949-6262
Fax: (239) 949-6239
www.cityofbonitasprings.org

Rick Steinmeyer
Mayor

Jamie A. Bogacz
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Nigel P. Fullick
Council Member
District Five

Fred Forbes, AIA
Council Member
District Six

Arleen M. Hunter
City Manager
(239) 949-6267

Derek P. Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6248

Public Works
(239) 949-6246

Neighborhood Services
(239) 949-6257

Parks & Recreation
(239) 992-2556

Community Development
(239) 444-6150

September 19, 2023

Mr. & Mrs. Brian Larkins
9304 Lord Road
Bonita Springs, FL 34135

RE: *Petition to Replace screen room damaged by Hurricane Ian*
Lot 8, Block 17 Imperial Harbor Unit 5 PT 1 Plat Book 29 Page 2
STRAP: 27-47-25-B2-00517.0080

Dear Mr. & Mrs. Larkins:

With respect to your request received September 19, 2023. The City of Bonita Springs Public Works Department has no objection to the encroachment of this easement as indicated in the application you provided.

Sincerely,

Matt Feeney
Assistant City Manager

MF/kdw



Florida Power & Light Company, 4105 15th AVE SW, NAPLES FL 34116

9/29/2023

Sheryl Larkins
9304 LORD RD
BONITA SPRINGS, FL 34135

Re: Easement Encroachment at 9304 LORD RD BONITA SPRINGS

Name:

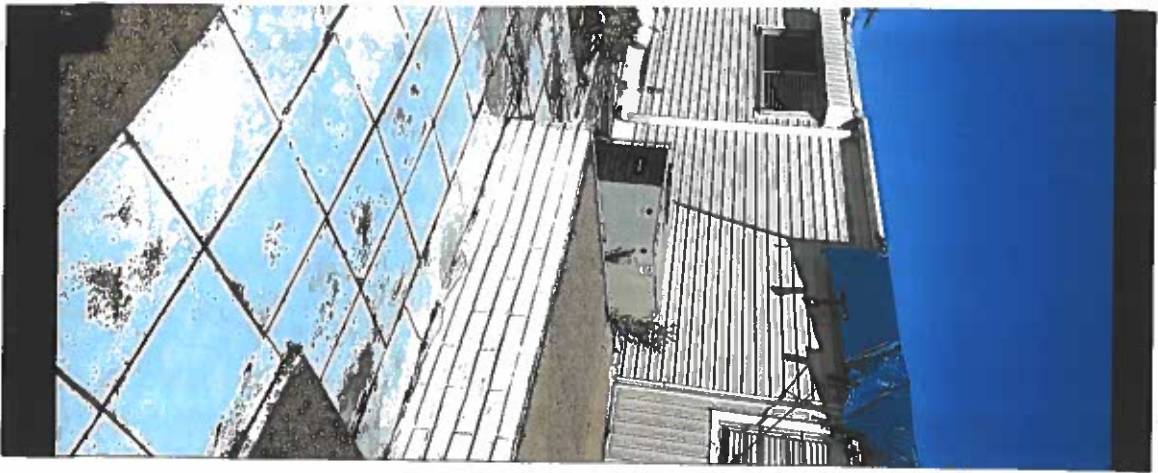
Thank you for contacting FPL about the proposed installation of new screen enclosure and paver. As shown on your proposal the location will encroach into the utility easement at the referenced location. FPL has no objection to this existing encroachment and will not require its removal, however FPL does not agree to the future encroachment of any other structures into the easement.

If I can be of any further assistance, please contact me at 239 367 4156

Sincerely,

Orlando Fernandez
Associate Engineer

A NEXtera ENERGY Company





September 25, 2023

Mrs. Sheryl L Larkins
9304 Lord Rd
Bonita Springs, FL 34135

Re: No Objection to Encroachment into the Six (6') Side Lot Easement Recorded in Page 29 Book 2 Lee County, Florida as shown on the attached survey

Dear Mrs. Larkins,

Please be advised that Bonita Springs Utilities, Inc. (BSU) does not object to the brick pavers encroachment of the Public Utility Easement at 9304 Lord Rd, Bonita Springs, FL 34135. Instrument # 756380 Page 29 Book 2 of Lee county Florida

If you have any questions, please do not hesitate to contact the Engineering Department of our office.

Respectfully,

Kim P. Hoskins, P.E.
Director of Engineering
Bonita Springs Utilities, Inc.

FINES.

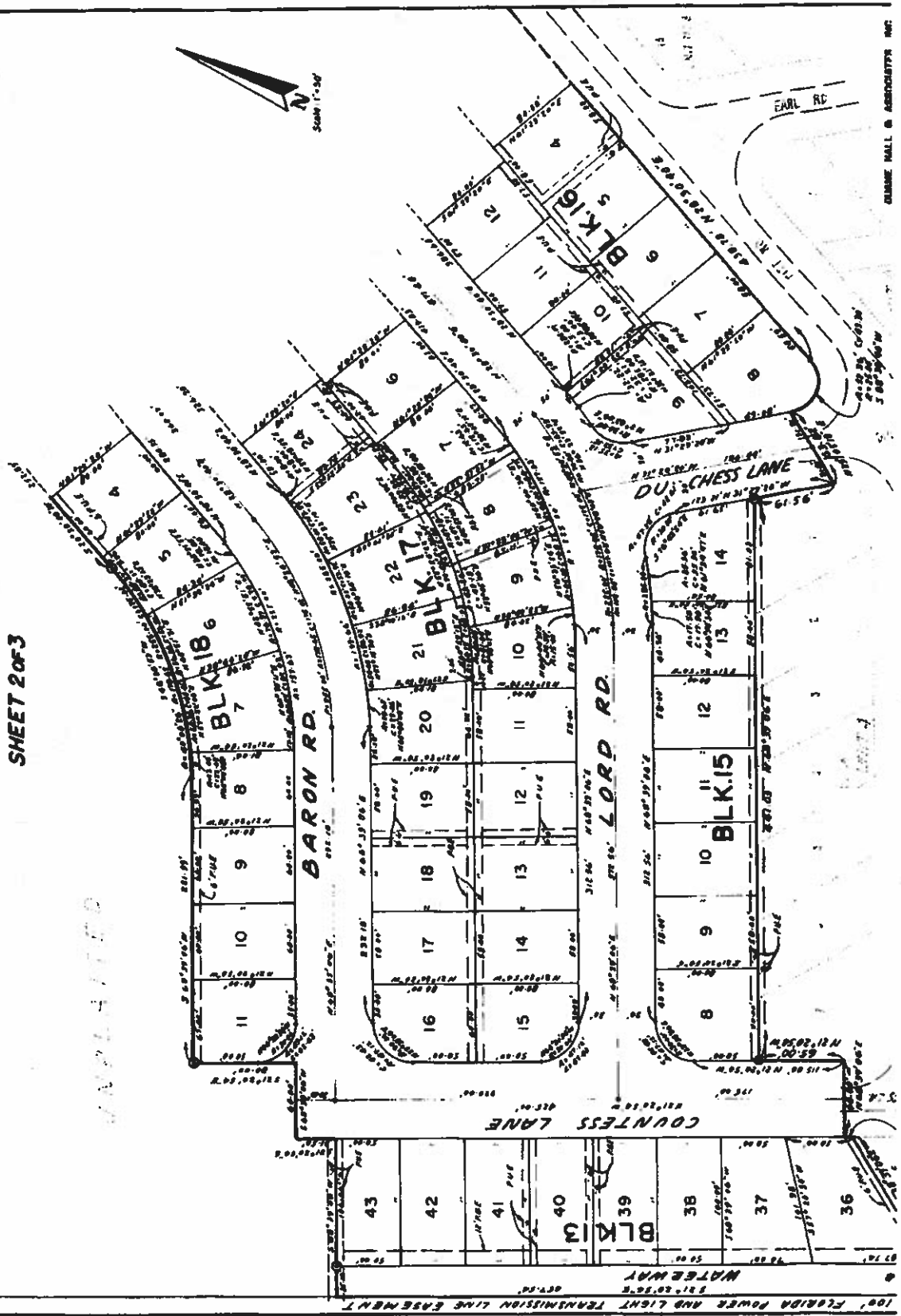
PLAT BOOK 23, PG. 2

IMPERIAL HARBOR

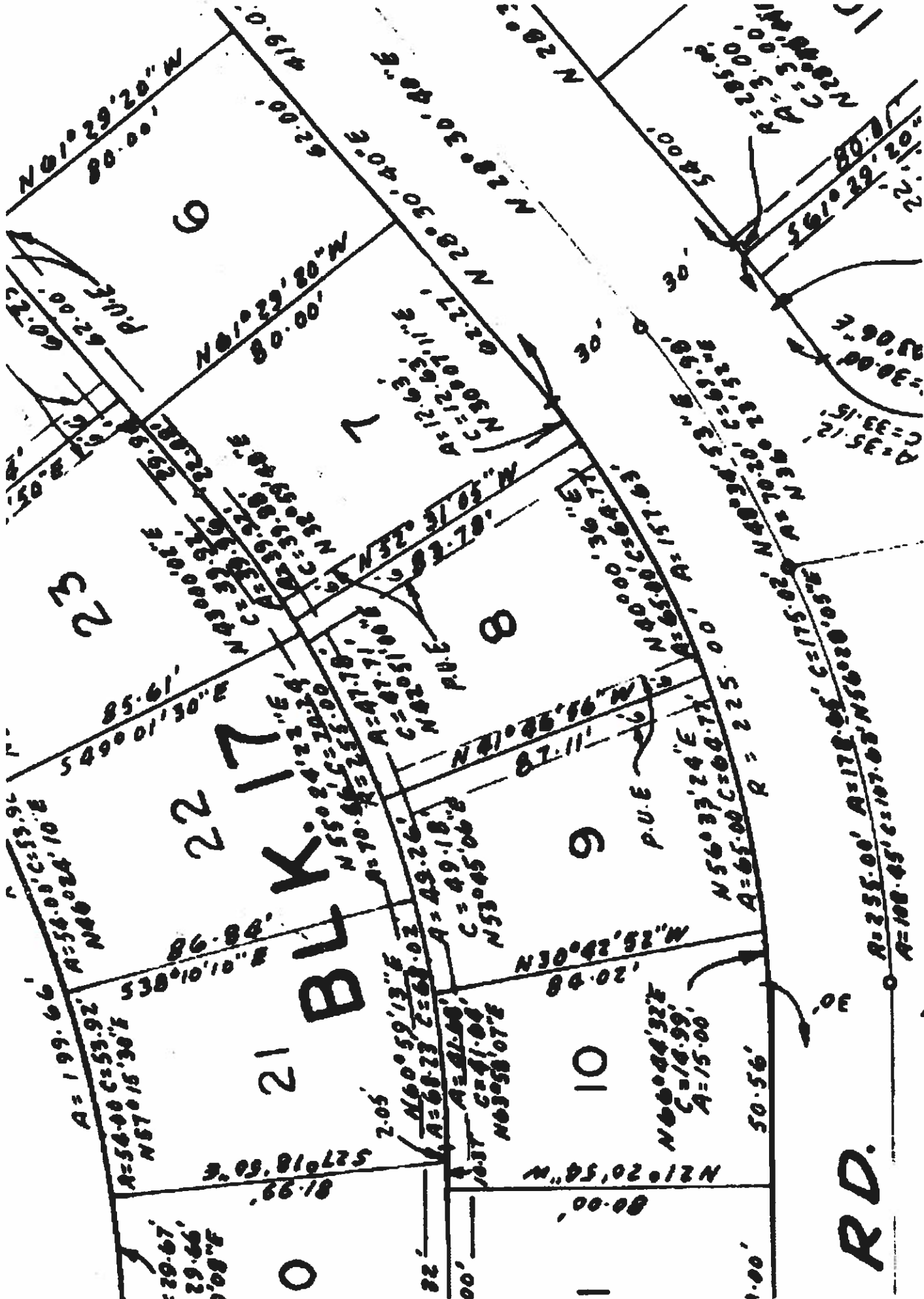
UNIT NO. 5, PART ONE

A RESUBDIVISION
SUBDIVISION IN THE NE 1/4 OF SECTION 27
TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

SHEET 2 OF 3



CLARKE HALL & ASSOCIATES INC.



RD.

0

21

22
17
BLK

23

8

9

10

6

7

30.00'

C=33.15'

A=35.12'

R=70.30'

A=151.10'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

A=65.00'

C=64.71'

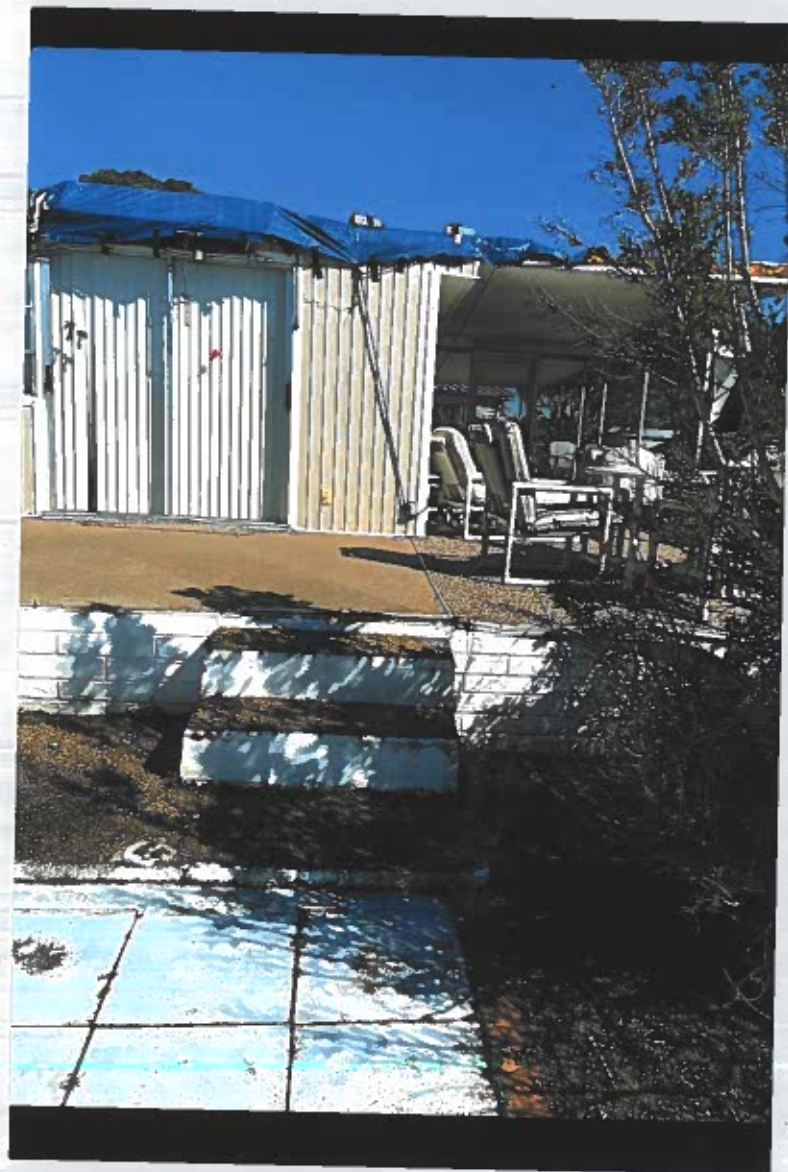
A=65.00'

C=64.71'

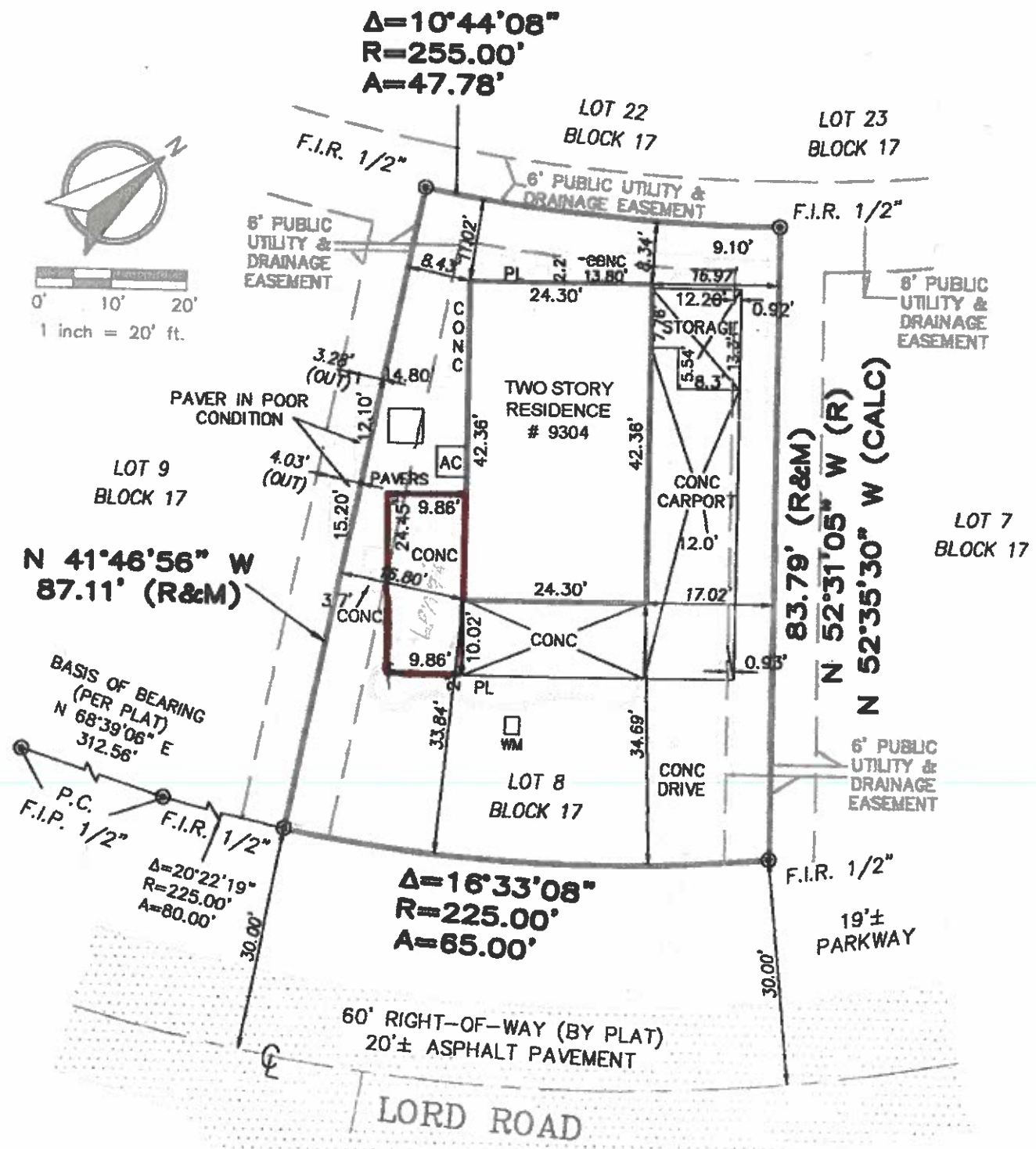
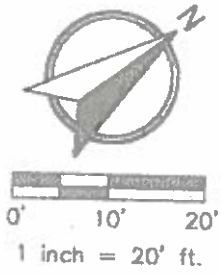
A=65.00'

C=64.71'









ATTACHMENT B

9309

00517
0220

9310

00517
0070

00517
0080

Imperial Harbor
001725

9304

9308

00517
0090

**POST DISASTER EMERGENCY REVIEW BOARD
BONITA SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION
STAFF REPORT**

**PROJECT NAME: BONITA BEACH CLUB ENTRY GATE AND TRASH ENCLOSURE
RECONSTRUCTION—HURRICANE IAN**

TYPE OF CASE: POST DISASTER RECOVERY ADMINISTRATIVE MODIFICATION

CASE NUMBER: ADD23-107165-BOS

BOARD MEETING DATE: NOVEMBER 13, 2023

PLANNER: MIKE FIIGON II

REQUEST AND STAFF RECOMMENDATION

A request to reconstruct an entry gate/gatehouse and trash enclosures damaged by Hurricane Ian.

Staff recommends **APPROVAL** of the request.

APPLICATION SUMMARY:

Applicant: J.R. Evans Engineering, P.A., Agent

Location: 25710 Hickory Blvd., Bonita Springs, Florida 34134
STRAP: 27-47-25-B4-03100.00CE

Request: To reconstruct an entry gate/gatehouse and trash enclosures damaged
Hurricane Ian.

BACKGROUND AND INFORMATIONAL ANALYSIS

The request is to replace a gate/gatehouse and trash enclosures on a condominium property located at the end of Hickory Boulevard, known as Bonita Beach Club. The entire site was significantly damaged as the result of Hurricane Ian.

Section 14-55 of the Bonita Springs City Code adopts the Lee County Code 13 ½-50 et. seq. by reference for standards for post-disaster recovery. The code allows for the reconstruction or replacement of structures damaged by more than 50% of value. Structures may be reconstructed at (but not to exceed) the legally documented actual use, density and intensity existing at the time of destruction, thereby allowing those structures to be rebuilt or replaced to the size, style, and

type of their original construction, including original square-footage; provided however, that the affected structure, as rebuilt or replaced, complies with all federal and state regulations, local building and life safety regulations, and other local regulations, which do not preclude reconstruction otherwise intended by Future Land Use Element Policy 1.5.1 as set forth in Section 14-55 of the Bonita Springs City Code.

The Applicants have submitted a limited development order (LDO) application for repairs/reconstruction to the facilities associated with this disaster relief request. The LDO case number is LDO23-107178-BOS. As part of the zoning review for the LDO, the Applicant will need to provide the administrative approval associated with this action.

The Bonita Beach Club Condominium was developed in the late 1970's and contains 198 multi-family residential dwelling units and associated infrastructure. The community sustained heavy damage during Hurricane Ian, including damage to the gate/gatehouse and three roofed structures for the individual dumpster areas on-site.

With regards to the gate/gatehouse, the Applicants have provided aerials showing the gate/gatehouse was in existence prior to its destruction by Hurricane Ian. The Applicant's assumption (per their narrative) is that the gate/gatehouse were part of the original development. However, aerial photographs provided by the Applicant date back as far as 2005. As part of its research, Staff was able to find photographs of the gatehouse as far back as 1998, which predates the incorporation of the City of Bonita Springs. In either instance, it is clear that the gates/gatehouse existed prior to Hurricane Ian.

LDC 4-1472 provides the current regulations for entry gates and gatehouses. LDC4-1472(1)(b) and (1)(c) states that gates and gatehouses need to be located at least 100 feet away from the intersecting street right-of-way or easement and that the gates/gatehouses are designed in such a way as to allow a minimum of five (5) vehicles can pull safely off the intersecting street while waiting to enter. Based on the way the condo buildings were developed, a setback of 100 feet would put the gatehouse behind two rows of parking, drive aisles, and into the first building. This would make compliance with the current regulation a virtual impossibility. It appears the gatehouse was originally constructed at the property line, on the edge of the right-of-way easement. The condo complex is located at the north end of Little Hickory Island on a cul de sac, with room for 2-3 cars to stack without interfering with circulation of the roadway. However, the revised design provides a guest call box and separate resident access, which would allow room for more cars to move off the roadway, compared to a single shared access for residents and guests. The cul de sac terminates at the property, meaning that portion of the roadway is used primarily by residents/guests of the condo, or the neighboring Seascape Condominium to the southwest. Staff does not object to the request to reconstruct the gates/gatehouse in its prior location.

The second part of the request is to allow the condominium to replace the roofed structures that cover three dumpster areas. These structures were destroyed by Hurricane Ian. The Applicant has stated the replacement will be like-for-like in terms of square-footage, but would like the opportunity to upgrade the design for better resistance to wind and storm damage. Staff does not object to the request, but has placed a condition on the approval that would require compliance with LDC Chapter Three, Development Standards, should any further modifications to the dumpster areas be requested in the future. In other words, if approved, the condo would be permitted to replace the structures at the same square-footage and in the same locations as they appeared pre-storm. However, any additional modifications would require compliance with LDC 3, specifically, 3-493, Refuse and Solid Waste Enclosures.

CONCLUSIONS AND RECOMMENDATIONS

It is clear and evident that the gate/gatehouse and dumpster structures existed on-site prior to their destruction as the result of Hurricane Ian.

Staff recommends **APPROVAL** of the request to replace the gate/gatehouse and dumpster structures as conditioned:

CONDITIONS

1. The approval is valid for this application only. Any modifications beyond what is shown herein will require additional review and consideration.
2. The trash enclosures are limited to a like-for-like square-footage replacement. Any increase in square-footage will void this approval and the facilities will need to meet the standards of LDC 3-493 for Refuse and Solid Waste Enclosures.
3. The Applicant must obtain local development order approval and building permits for the associated construction.
4. Any work proposed in the Hickory Boulevard right-of-way will require a right-of-way permit from the City of Bonita Springs Public Works Department.
5. Approval of this action does not guarantee approval of a local development order or building permit.

EXHIBITS AND ATTACHMENTS

- A. Administrative Action Request
- B. 1998 Aerial Photograph of the gatehouse.
- C. 2007 Aerial Photograph of the dumpster structures (clearest available)

ATTACHMENT A



October 10, 2023

City of Bonita Springs Community Development
9220 Bonita Beach Road SE, Suite 111
Bonita Springs, FL 34135

**Re: Bonita Beach Club Condominium, City of Bonita Springs
Administrative Action Request Disaster Relief Board Review**

To Whom It May Concern:

Please find enclosed the items necessary for submittal of the application for an Administrative Action Request, in support of a Post Disaster Administrative Relief:

1. Administrative Action Request Application; **Hand Delivered**
2. Supplement L; **Hand Delivered**
3. Narrative with Historic Aerial Images (Gatehouse and Waste Enclosures); **Hand Delivered**
4. Site Plans prepared by J.R. Evans Engineering, P.A.; **Hand Delivered**
5. CD containing all Administrative Action Request Items; **Hand Delivered**

The purpose of this Administrative Action Request is to obtain approval of the redevelopment of the entry gatehouse, waste container shade structures and associated improvements associated with Hurricane Ian damage. The redevelopment structures are proposed to be in the same location as existed prior to Hurricane Ian and since the location is not in compliance with current City of Bonita Springs Land Development Code regulations, and request is being filed for Post Disaster Relief.

Please review the enclosed information for approval and processing of the Zoning Non-Contravene letter. If you have any questions or require additional information, please contact our office at 239.405.9148.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Elizabeth Fountain', is written over the printed name.

Elizabeth Fountain, P.E., CFM
Vice President

J.R. EVANS ENGINEERING

9961 INTERSTATE COMMERCE DRIVE, STE. 230 / FORT MYERS, FL 33913 / 239.405.9148 (p) / 239.288.2537 (f)
WWW.JREVANSENGINEERING.COM

PART IV
LETTER OF AUTHORIZATION
TO CITY OF BONITA SPRINGS COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Bonita Beach Club Condominium Association, Inc. and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate Elizabeth Fountain/ J.R. Evans Engineering as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Bonita Springs.

_____ (Signature of Owner*)	_____ (Printed Name of Owner)
_____ (Signature of Owner*)	_____ (Printed Name of Owner)
_____ (Signature of Owner*)	_____ (Printed Name of Owner)
_____ (Signature of Owner*)	_____ (Printed Name of Owner)

*** SIGN ONLY IN THE PRESENCE OF A NOTARY PUBLIC ***

STATE OF: ILLINOIS COUNTY OF: COOK

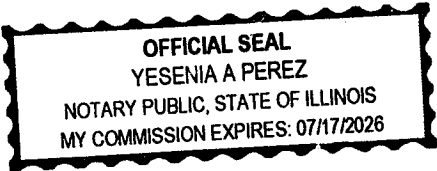
Signature of Owner: Harlan Stueven

Signature's Printed Name: Harlan Stueven, president

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence ☒ or online notarization, this 26 (day) of September, (month) 2023 (year), by Harlan Stueven (name of person making statement).

Signature of Notary Public - State of ILLINOIS Yesenia A. Perez
Name of Notary Typed, Printed, or Stamped: Yesenia A. Perez

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced: Drivers License



If you have a disability and the format of this document interferes with your ability to access some information, please contact us at (239) 444-6150 during regular business hours (8:00am-5:00pm, Monday-Friday), and we'll gladly assist.

CITY OF BONITA SPRINGS

Community Development Department

9220 Bonita Beach Road, Ste. 111

Bonita Springs, FL 34135

Phone: (239) 444-6150

email: permitting@cityofbonitaspringscd.org

ADMINISTRATIVE ACTION REQUEST (2023)

PART I

ACTION REQUEST INFORMATION

1. Applicant/Owner's Authorized Representative Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ Ext: _____ E-mail Address: _____

NOTE: The Applicant must sign the Applicant's Signature and Certification form [**See "PART III"**].

2. Applicant relationship to property: ☐ Owner ☐ Trustee ☐ Option holder ☐ Lessee ☐ Contract Purchaser
☐ Other (indicate): _____

3. **Type of Request** (please check one):

- ☐ Administrative Variance (requires supplement A)
- ☐ Commercial Lot Split (requires supplement B)
- ☐ Consumption on Premises (requires supplement C)
- ☐ Minimum Use Determination (requires supplement D)
- ☐ Ordinance Interpretation (requires supplement E)
- ☐ Relief for Designated Historic Resources (requires supplement F)
- ☐ Easement Encroachment (requires supplement G)
- ☐ Administrative Amendment to a PUD or Planned Development (requires supplement H)
- ☐ Administrative Deviation from Chapter 3 of the LDC (requires supplement I)
- ☐ Placement of Model Home/Unit or Model Display Center (requires supplement J)
- ☐ Dock & Shoreline Structure (requires supplement K)
- ☐ Post Disaster Administrative Relief (requires supplement L)
- ☐ Community Gardens (requires supplement M)
- ☐ Joint Use of Parking (requires supplement N)
- ☐ Wireless (requires supplement O)
- ☐ Bed and Breakfast (requires supplement P)
- ☐ Remedy from a Temporary Moratorium (requires supplement Q)
- ☐ Final Plan Approval (no supplement, includes property within the Downtown District)

4. **Nature of Request** (please print): _____

5. **Project Name:** _____

PART II
PROPERTY INFORMATION

Is this request specific to a particular tract of land? ☐ NO ☐ YES If yes, please complete the following:

1. **Is this action being requested as a result of a violation notice?** ☐ NO ☐ YES

a. If yes, date of notice: _____

b. Specific nature of violation: _____

2. **Property Owner Name:** _____

Mailing Address: _____

City: _____ **State:** _____ **Zip:** _____

Phone Number: _____ **Ext:** _____ **E-mail Address:** _____

3. **Legal Description:** Is property description clearly shown within a platted subdivision recorded in the official Plat Books of Lee County?

☐ NO Attach a legible copy of the legal description and certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code.

☐ YES Property is identified as:

Subdivision Name: _____

Plat Book _____ Page _____ Unit _____ Block _____ Lot _____

4. **STRAP Number:** _____

5. **Property Dimensions:**

a. Area: _____ ☐ square feet ☐ acres

b. Width along roadway: _____ feet

c. Depth: _____ feet

6. **Property Location Address:** _____

City: _____ **State:** _____ **Zip:** _____

7. **General Location of Property:** _____

PART III
OWNERSHIP/AUTHORIZED AGENT AFFIDAVIT

I, _____, certify that I am the owner or owner's 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 to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

***** SIGN ONLY IN THE PRESENCE OF A NOTARY PUBLIC *****

STATE OF: _____ COUNTY OF: _____

Signature: _____

Signatory's Printed Name: _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence ☐ or online notarization, this _____ (day) of _____, (month) _____ (year), by _____ (name of person making statement).

Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: _____

Personally Known ☐ OR Produced Identification ☐

Type of Identification Produced: _____

PART IV
LETTER OF AUTHORIZATION
TO CITY OF BONITA SPRINGS COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as _____ and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate _____ as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Bonita Springs.

(Signature of Owner*)

(Printed Name of Owner)

(Signature of Owner*)

(Printed Name of Owner)

(Signature of Owner*)

(Printed Name of Owner)

(Signature of Owner*)

(Printed Name of Owner)

***** SIGN ONLY IN THE PRESENCE OF A NOTARY PUBLIC *****

STATE OF: _____ COUNTY OF: _____

Signature of Owner: _____

Signatory's Printed Name: _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence ☐ or online notarization, this _____ (day) of _____, (month) _____ (year), by _____ (name of person making statement).

Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: _____

Personally Known ☐ OR Produced Identification ☐

Type of Identification Produced: _____

GENERAL EXPLANATORY NOTES

1. Applications for an Administrative Setback Variance from Chapter 4 (Zoning) of the Land Development Code must include this form plus the Administrative Action Request Supplement A form.
2. Applications for a Commercial Lot Split must include this form plus the Administrative Action Request Supplement B form.
3. Applications for an Administrative Approval for Consumption-On-Premises permit must include this form plus the Administrative Action Request Supplement C form.
4. Applications for a Minimum Use Determination must include this form plus the Administrative Action Request Supplement D form.
5. Applications for an Interpretation of the Land Development Code must include this form plus the Administrative Action Request Supplement E form.
6. Applications for Administrative Relief for Designated Historic Resources must include this form plus the Administrative Action Request Supplement F form.
7. Applications for Relief for Easement Encroachment must include this form plus the Administrative Action Request Supplement G form.
8. Applications for Administrative Amendment to a PUD or Planned Development must include this form plus the Administrative Action Request Supplement H form.
9. Applications for an Administrative Deviation from Chapter 2 (Development Standards) of the Land Development Code must include this form plus the Administrative Action Request Supplement I form.
10. Applications for Administrative Approval for the Placement of a Model Home/Unit or Model Display Center must include this form plus the Administrative Action Request Supplement J form.
11. Applications for Administrative Approval for the Placement of Docks and Shoreline Structures must include this form plus the Administrative Action Request Supplement K form.
12. Applications for Administrative Approval to Utilize Post Disaster Administrative Relief Regulations must include this form plus the Administrative Action Request Supplement L form.
13. Applications for Administrative Approval to for the Placement of a Community Garden must include this form plus the Administrative Action Request Supplement M form.
14. Applications for Administrative Approval for the Joint Use of Parking must include this form plus the Administrative Action Request Supplement N form.
15. Applications for Administrative Approval for Wireless Communication Facilities must include this form plus the Administrative Action Request Supplement O form.
16. Applications for Administrative Approval for a Bed and Breakfast must include this form plus the Administrative Action Request Supplement P form.
17. Applications for Administrative Approval seeking Remedy a Temporary Moratorium must include this form plus the Administrative Action Request Supplement Q form.
18. All Applicants must pay the Application Fee set forth in the City External Fees and Charges Manual.

EXPLANATORY NOTES FOR PART I

1. Applicant's Name: Application may be by the landowner or his authorized agent.
2. Relationship of applicant to owner. If the applicant is not the owner of the property, a notarized authorization form from the owner to the applicant must be submitted.
3. Agent's Name: If the applicant will have other people representing him in processing this application, please indicate their name, address, and phone number.
4. Place check mark next to type of administrative action being requested.
5. State in general terms, the purpose of the requested action.

EXPLANATORY NOTES FOR PART II

Part II must be completed for all applications in which a particular tract or parcel of land is involved. **Applications for administrative interpretations of the ordinance which do not affect a particular parcel of land do not need to complete this part.**

1. If the request is due to a violation notice, please indicate the date it was issued, the type of notice (i.e. building code, zoning, etc.,) and what the violation was.
2. Relationship of applicant to owner: If the applicant is not the owner of the property, please state the relationship such as option holder, contract purchaser, lessee, trustee, agent, etc. A **notarized** authorization form from the owner to the applicant must be submitted.
3. If the applicant is the owner, write "same".
4. If the property is not fully described as a lot or lots in a platted subdivision, a complete, legible, legal description and certified sketch of description (as set out in Chapter 61G 17-6.006 Florida Administrative Code) must be submitted which is sufficiently detailed so as to be able to locate said property on city/county maps or aerial photographs. If the application includes multiple contiguous parcels, the legal description may describe the perimeter boundary of the total area, and need not describe each individual parcel, except where different requests are made on individual parcels. The Director may reject any legal description which is not legible or sufficiently detailed so as to locate said property.
5. If more than one parcel is involved, list all STRAP numbers. If the property is within an unofficial recorded subdivision, submit a copy of the O.R. Book and Page where the unofficial recorded subdivision is recorded.
6. Please provide a description of how to get to the property referenced to major streets.

EXPLANATORY NOTES FOR PART III

1. The applicant is responsible for the accuracy and completeness of this application. Time delays or additional expenses necessitated by the submittal of inaccurate or incomplete information will be the responsibility of the applicant.
2. All information submitted with the application becomes a part of the public record and will be a permanent part of the file.
3. All applications must be submitted in person. Mailed-in applications will not be processed.
4. All attachments and exhibits submitted must be of a size that will fit or conveniently fold to fit into a letter size (8 ½" x 11") folder.
5. The Department staff will review this application for compliance with requirements of the Bonita Springs Land Development Code. If any deficiencies are noted, the applicant will be notified.

EXPLANATORY NOTES FOR PART IV

Where there is more than one owner, either legal or equitable, then all such owners must jointly initiate the application. Exceptions to this are:

1. It is not required that both husband and wife initiate the application on private real property owned by them.
2. Where the property is subject to a land trust agreement, the trustee may initiate the application.
3. Where the fee owner is a corporation, any duly authorized corporate official may initiate the application.
4. Where the fee owner is a partnership, the general partner may initiate the application.
5. Where the fee owner is an association, the association may appoint an agent to initiate the application on behalf of the association.
6. Where the property is a condominium or time-share condominium, refer to Sec. 4-201(a)(1)b. for rules.
7. Where the property is a subdivision, refer to Sec. 4-201(a)(1)c. for rules.
8. Rezoning initiated by the City of Bonita Springs on property not owned by the city.

If you have a disability and the format of this document interferes with your ability to access some information, please contact us at (239) 444-6150 during regular business hours (8:00am-5:00pm, Monday-Friday), and we'll gladly assist.

CITY OF BONITA SPRINGS

Community Development Department

9220 Bonita Beach Road, Ste. 111

Bonita Springs, FL 34135

Phone: (239) 444-6150

email: permitting@cityofbonitaspringscd.org

**ADMINISTRATIVE ACTION REQUEST (2023)
POST DISASTER ADMINISTRATIVE RELIEF (SUPPLEMENT L)**

This administrative approval process may be requested by property owner(s) for structures which have been damaged by fire or other natural forces to the extent that the cost of their reconstruction or repair exceeds fifty (50) percent of the building's value (does not include land value) pursuant to Chapter 24, Floodplain Management, of the City of Bonita Springs City Code. These structures may be reconstructed at (but not to exceed) the legally documented actual use, density, and intensity existing at the time of destruction, thereby allowing those structure to be rebuilt or replaced to the size, style, and type of their original construction, including original square footage; provided, however, that the affected structure, as rebuilt or replaced, complies with all federal and state regulations, local building and life safety regulations, and other local regulations, which do not preclude reconstruction otherwise intended by Future Land Use Element Policy 1.5.1 as set forth in Bonita Springs City Code Chapter 14, Section 14-55.

Applicant's Name: _____

Property Address: _____

STRAP Number: _____

Modifications to development regulations sought (See Explanatory Notes for Eligibility):

ADDITIONAL SUBMITTAL REQUIREMENTS:

1. Provide documentation as to the actual uses, density and/or intensity in existence at the time of earlier construction before authorizing modifications to the requirements requested above. This can be done through such means as photographs, diagrams, plans, affidavits, permits, property appraiser records, utility bills, etc.

EXPLANATORY NOTES

1. For single-family, two-family and duplexes and their accessory structures—The emergency review board is authorized to apply and modify development regulations for lot area and dimension, setbacks, lot coverage, height, handicapped access, and open space.
2. For multiple family, commercial and industrial buildings—The emergency review board is authorized to modify development regulations for lot area and dimensions, setbacks, lot coverage, height, handicapped access, buffering, open space, loading space and parking.
3. Any modifications granted will be the minimum necessary. No modifications will be granted that completely eliminate buffering or open space, or that will allow buildings to exceed the special height limitations specified in Land Development Code, Chapter 4, Zoning, Division 30, Property Development Regulations, Subdivision II, Height.

4. The emergency review board is specifically authorized to modify street, rear, side, or waterbody setback requirements under the following circumstances:
 - a. Street, rear, side, or waterbody setbacks may be modified to permit the reconstruction of, or additions to, pre-existing structures that are nonconforming with regard to a specific setback as long as: [The reconstruction will not result in a further diminution of the setback, however, the emergency review board may approve bay windows, chimneys and similar architectural features that encroach further into a setback provided the encroachment does not protrude beyond the pre-existing overhang of the building.]
 - b. Prior to approving any modification of street or street easement setbacks, a determination will be made through consultation with Lee County Department of Transportation and City of Bonita Springs Public Works regarding future road widening requirements.
 - i. The reconstruction shall not result in a further diminution of the setback; however, the emergency review board may approve bay windows, chimneys and similar architectural features that encroach further into a setback, provided the encroachment does not protrude beyond the pre-existing overhang of the building; and
 - ii. Setbacks may be modified to allow the replacement of stairs or decking that will provide access into a dwelling unit.
 - c. The emergency review board is specifically authorized to modify the parking requirements under the following circumstances:
 - i. To improve ingress and egress to the site.
 - ii. To eliminate or reduce the instances where parked vehicles were required to back out onto thoroughfares to gain access to the roadway system.
 - iii. To provide on-site handicapped parking.
 - d. The emergency review board is specifically authorized to modify buffering requirements to accommodate modifications to parking or additional proposed parking.
 - e. The emergency review board may also consider other modifications, conditions, or variances necessary to reconstruct a pre-existing structure in a timely and expeditious manner, including requests for reconstruction not specifically set forth above.
 - f. The emergency review board may require documentation as to the actual uses, densities, and intensities in existence at the time of earlier construction through such means as photographs, diagrams, plans, affidavits, permits, etc., before authorizing modifications to the requirements referenced above.
5. No provision is made to redevelop property containing damaged structures for a more intense use or at a density higher than which existed prior to a major or catastrophic disaster. No redevelopment at a higher density or more intense use will be permitted unless appropriate zoning, development review, building permit and other applicable land development approvals are granted.
6. Once an application is deemed complete, the application will be scheduled for the next scheduled emergency review board meeting.

NOTE: ACCEPTANCE OF AN APPLICATION FOR POST DISASTER ADMINISTRATIVE MODIFICATION IN NO WAY GUARANTEES ITS APPROVAL. DECISIONS RENDERED BY THE EMERGENCY REVIEW BOARD MAY BE APPEALED TO THE CITY OF BONITA SPRINGS BOARD OF ZONING ADJUSTMENTS AND APPEALS.

LIMITED DEVELOPMENT ORDER PERMIT PLANS
BONITA BEACH CLUB CONDOMINIUM:
ENTRY FEATURE AND TRASH CONTAINER ENCLOSURE RESTORATION

LOCATED IN LEE COUNTY, FLORIDA

CITY OF BONITA SPRINGS

PART OF SECTION 24, TOWNSHIP 47 SOUTH, RANGE 24 EAST

DEVELOPED BY

PROPERTY OWNER

**BONITA BEACH CLUB CONDOMINIUM
ASSOCIATION
25710 HICKORY BOULEVARD
BONITA SPRINGS, FL 34134
TEL: (239) 992-5928**

DEVELOPER

**BONITA BEACH CLUB CONDOMINIUM
ASSOCIATION
25710 HICKORY BOULEVARD
BONITA SPRINGS, FL 34134
TEL: (239) 992-5928**

PROPERTY INFORMATION

SITE ADDRESS

25710 HICKORY BOULEVARD
BONITA SPRINGS, FL 34134

FOLIO NUMBERS

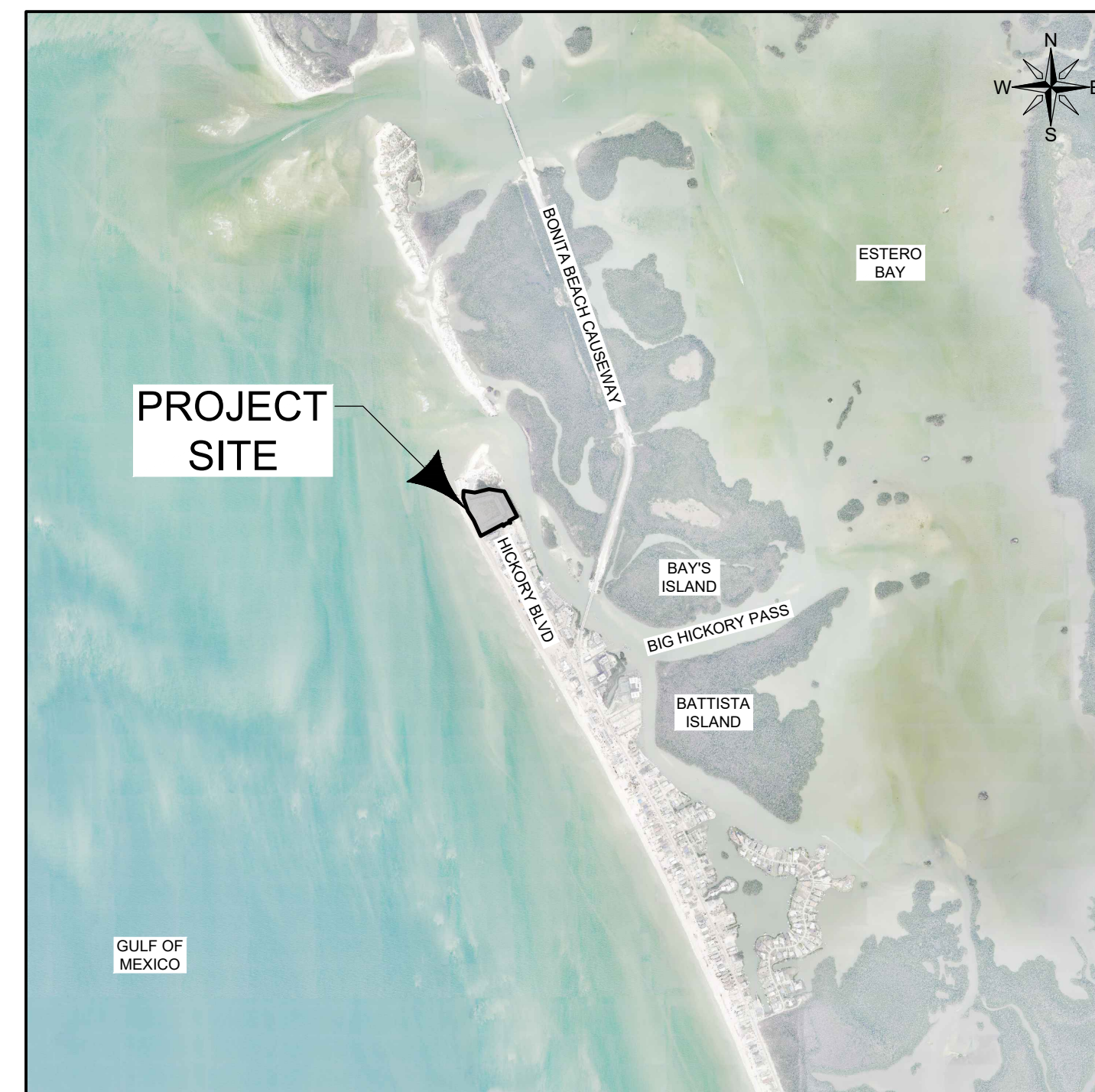
10235344

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP
NO. 12071C00651F, EFFECTIVE DATE: AUGUST 28
2008, REVISED FEBRUARY 5, 2016
(15-04-7945P-120680), AUGUST 09, 2017
(17-04-0901P-120680), AUGUST 11, 2017
(17-04-2066P-120680), JUNE 14, 2019
(18-04-6716P-120680) AND FEBRUARY 15, 2019
(19-04-1620P-120680), THE PROPERTY IS LOCATED IN
"AE 14, VE 16, VE 17, VE 19 & VE 20".

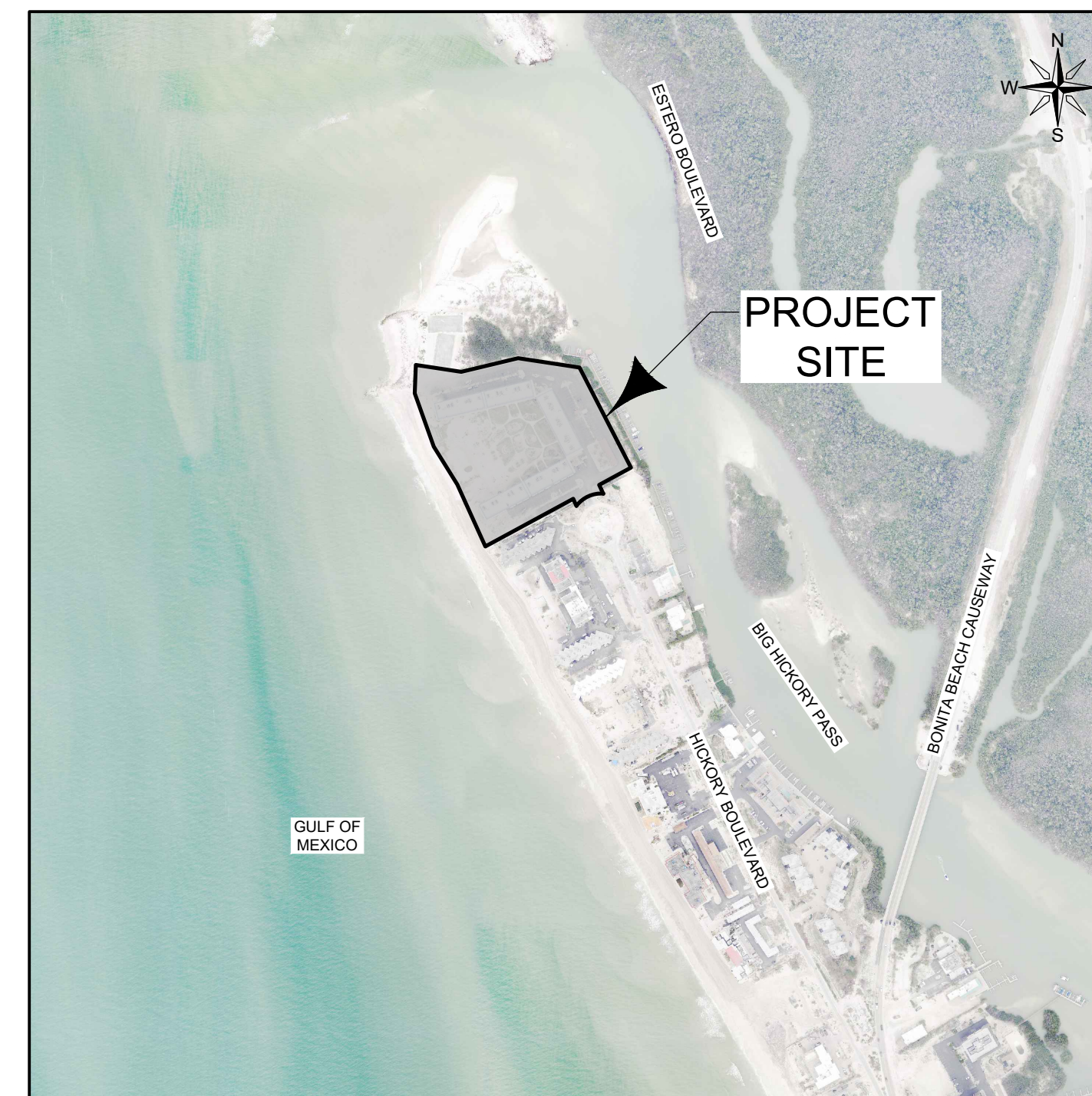
ZONING

C-1



VICINITY MAP

N.T.S.



LOCATION MAP

N.T.S.

INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
1	COVER SHEET AND INDEX OF SHEETS
2	GENERAL NOTES
3	EXISTING CONDITIONS AND DEMOLITION PLAN
4	PAVING, GRADING, AND DRAINAGE PLAN
5	TRASH CONTAINER ENCLOSURE PLAN
6	PAVING, GRADING, AND DRAINAGE DETAILS
7	EROSION CONTROL PLAN AND DETAILS

 **J.R. EVANS**
ENGINEERING

J.R. EVANS ENGINEERING, P.A.
9961 INTERSTATE COMMERCE DR, STE. 230
FT MYERS, FLORIDA 33913
PHONE: (239) 405-9148
FAX: (239) 288-2537
WWW.JREVAENGINEERING.COM

**BONITA BEACH CLUB CONDOMINIUM
LIMITED DEVELOPMENT ORDER**

COVER SHEET AND INDEX OF SHEETS

[illegible]

ELIZABETH A. FOUNTAIN, P.E.
FL. LICENSE NO. 60077
FL. COA # 29226

PROJECT #: 00449-05

SHEET: 1

DATUM NOTE:

ALL ELEVATIONS REFERENCE NAVD88 VERTICAL DATUM.
APPROXIMATE CONVERSION FOR PROJECT AREA: NAVD88 + 1.18' = NGVD29
ANY DATUM CONVERSIONS SHOULD BE CONFIRMED BY A LICENSED
SURVEYOR PRIOR TO USE

C:\FLOOD 25717448 BONITA BEACH CLUB CONDOMINIUM LIMITED DEVELOPMENT ORDER - ON DMS 10/26/25 4:14 PM

GENERAL NOTES	
1. VERTICAL DATUM: ALL ELEVATIONS REFERENCE NAVD-88 VERTICAL DATUM. NAVD ELEVATIONS IN THIS PROJECT CAN BE CONVERTED TO NGVD-29 BY ADDING 1.18'.	
2. A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH THE CITY OF BONITA SPRINGS ENGINEERING SERVICES PRIOR TO THE START OF CONSTRUCTION.	
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.	
4. CONTRACTOR IS REQUIRED TO OBTAIN WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS FROM THE ENGINEER, OWNER AND CITY OF BONITA. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK.	
5. BONITA SPRINGS UTILITIES, FLORIDA POWER AND LIGHT, CENTURYLINK, COMCAST, OR OTHER ENTITIES MAY HAVE EXISTING UTILITIES ADJACENT TO AND/OR WITHIN THE PROPOSED CONSTRUCTION AREA. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITIES TO LOCATE THEIR FACILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.	
6. THESE CONSTRUCTION DOCUMENTS ARE NOT INTENDED TO BE ALL INCLUSIVE OF EXISTING FACILITIES OR MATERIALS TO BE REMOVED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTING CONDITIONS WITH REGARD TO THE SITE MODIFICATIONS NECESSARY TO ACCOMMODATE THE PROPOSED IMPROVEMENTS.	
7. OPERATION AND OWNERSHIP OF THE ONSITE SURFACE WATER MANAGEMENT SYSTEM LOCATED ON THE SUBJECT PROPERTY SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE PROPERTY OWNER. THE MASTER SURFACE WATER MANAGEMENT SYSTEM SHALL BE OWNED AND MAINTAINED BY ANGLER'S PARADISE OF BONITA SPRINGS, LLC	
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COPIES OF AND COMPLYING WITH ALL PERMITS OBTAINED BY THE PROPERTY OWNER, AND POST ALL PERMITS AT THE JOB SITE.	
9. PRIOR TO COMMENCEMENT OF GENERAL CONSTRUCTION ACTIVITY APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF-SITE AREAS AND ON-SITE WATER MANAGEMENT LAKES. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION OR AS NOTED ON THE EROSION CONTROL PLAN SHEET. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED. REFERENCE EROSION CONTROL PLAN.	
10. THE REVIEW AND APPROVAL OF THESE IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.	
11. DURING CONSTRUCTION, ALL DRAINAGE INLETS AND JUNCTION BOX OPENINGS WITHIN OPEN SPACE AREAS SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.	
12. ALL DISTURBED AREAS SHALL RECEIVE SEED AND MULCH AT A MINIMUM, EXCEPT WHERE SPECIFICALLY IDENTIFIED AS A PAY ITEM FOR A PARTICULAR AREA. SEED AND MULCH IS INCIDENTAL TO THE PROJECT.	
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION. M.O.T. PLAN MUST BE APPROVED BY THE CITY A MINIMUM OF 24 HOURS IN ADVANCE.	
14. ALL SLOPES SHALL BE SEEDED, SODDED OR VEGETATED AS DIRECTED BY OWNER WITHIN 28 DAYS OF FINAL GRADING.	
15. THE LOCATIONS OF EXISTING UTILITIES AND STORM SEWER SHOWN WITHIN THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED FROM AVAILABLE DRAWINGS AND SURVEY INFORMATION, AND DO NOT NECESSARILY REPRESENT ALL EXISTING INFRASTRUCTURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS PRIOR TO CONSTRUCTION AND PROVIDE IN WRITING ANY DISCREPANCIES TO THE DESIGNER OR ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ANY INFRASTRUCTURE DAMAGED DURING CONSTRUCTION TO EXISTING CONDITIONS OR BETTER.	
16. THE CONTRACTOR SHALL ACCURATELY PLOT THE LOCATIONS AND DEPTHS OF ALL IMPROVEMENTS INSTALLED ON A FINAL SET OF RECORD DRAWINGS WHICH SHALL BE DELIVERED TO THE ENGINEER.	
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, DEBRIS AND EXISTING INFRASTRUCTURE NOT REQUIRED TO REMAIN IN THE PROPOSED CONSTRUCTION AREA. ALL MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.	
18. CONTRACTOR SHALL REMOVE TOPSOIL AND ORGANIC MATTER FROM SITE PRIOR TO PLACING FILL.	
19. CONTRACTOR SHALL WRAP ALL STORM WATER REINFORCED CONCRETE PIPE (RCP) JOINTS WITH FILTER FABRIC (MIRAFI OR APPROVED EQUAL).	
20. ALL PROPOSED CONDUITS SHALL EXTEND 5 FEET BEYOND THE EDGE-OF-PAVEMENT, BACK-OF-CURB OR BACK-OF-SIDEWALK AT EACH END.	
21. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS SO THAT LONGITUDINAL SLOPES DO NOT EXCEED 1:20 (UNLESS HANDRAILS ARE PROVIDED). CROSS-SLOPES DO NOT EXCEED 1:50 (2% MAX), AND ALL LANDINGS OR TURN-AROUND AREAS (5' SQUARE MIN) SHALL NOT EXCEED 1:50 (2% MAX) IN ALL DIRECTIONS PER A.D.A.	
22. AT A MINIMUM A FIVE FOOT STRIP OF SOD SHALL BE INSTALLED AROUND ALL DRAINAGE STRUCTURES LOCATED WITHIN OPEN SPACE AREA.	
23. "EXISTING" REFERS TO FACILITIES AND/OR PROJECTS EITHER PREVIOUSLY CONSTRUCTED OR TO BE CONSTRUCTED UNDER SEPARATE PERMIT OR DEVELOPMENT ORDER.	
24. "FUTURE" REFERS TO FACILITIES AND/OR PROJECTS TO BE CONDUCTED UNDER SEPARATE PERMIT OR DEVELOPMENT ORDER.	
25. WATER AND SEWER SERVICE FOR THE OVERALL PROJECT IS CURRENTLY PROVIDED BY AND/OR WILL BE PROVIDED BY BONITA SPRINGS UTILITIES.	
26. ALL MATERIALS AND CONSTRUCTION METHODS USED FOR THE PROPOSED IMPROVEMENTS SHALL CONFORM TO THE APPROVED TECHNICAL SPECIFICATIONS PROVIDED BY THE DESIGNER OR ENGINEER OF RECORD AND UTILITY PROVIDER, AND ALL FEDERAL, STATE AND LOCAL REGULATIONS.	
27. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED TO MEET ADA (AMERICANS WITH DISABILITIES ACT) GUIDELINES, AND SHALL BE INSTALLED IN ACCORDANCE WITH FDOT INDEX 304.	
28. REINFORCED CONCRETE PIPE SHALL MEET THE REQUIREMENTS OF ASTM DESIGNATION C76, CLASS III, WALL THICKNESS B, UNLESS OTHERWISE NOTED. WHERE TOP OF PIPE EXTENDS INTO ROADWAY SUBGRADE, CLASS IV RCP SHALL BE USED.	
29. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENT OF RECORD.	
30. CONTRACTOR IS REQUIRED TO CALL INTO THE CITY IN ALL INSPECTIONS IDENTIFIED IN THE DEVELOPMENT ORDER / APPROVAL LETTER.	
31. FLAG POLE MUST BE "ECC3 30 SATIN ALUMINUM FLAG POLE BASE 5, 0.125 WALL, GOLD BALL" OR APPROVED EQUAL. CONTRACTOR RESPONSIBLE FOR ANY CITY PERMITS REQUIRED.	

CERTIFICATION/SUBSTANTIAL COMPLIANCE NOTES	
THE CONTRACTOR SHALL PROVIDE THE FOLLOWING REQUIRED ITEMS TO THE ENGINEER OF RECORD, AS APPLICABLE.	
1. <u>TEST REPORTS:</u>	
A. DENSITY REPORTS:	
☐ COMPACTED FILL (FOR BUILDING PADS, PIPE BEDDING AND BACKFILL)	
☐ STABILIZED SUBGRADE.	
☐ LIMEROCK BASE.	
☐ TRENCH	
B. BACKFLOW DEVICE	
2. <u>AGENCY APPROVALS:</u>	
A. FIRE DEPARTMENT	
☐ FIRE LINE CONSTRUCTION, IF APPLICABLE.	
☐ FIRE HYDRANT AND THRUST BLOCK INSPECTION, IF APPLICABLE.	
3. <u>RECORD DRAWINGS:</u>	
THE CONTRACTOR SHALL PROVIDE A FINAL SET OF RECORD DRAWINGS TO CIVIL ENGINEER. RECORD DRAWINGS SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR AND ACCURATELY SHOW ALL ABOVE: GROUND HORIZONTAL LOCATIONS, AND BELOW-GROUND HORIZONTAL AND VERTICAL LOCATIONS AT AREAS EXPOSED OR MARKED BY THE UTILITY CONTRACTOR FOR THE FOLLOWINGS. NOT ALL ITEMS LISTED BELOW ARE APPLICABLE TO THIS FINAL SITE PLAN. CONTRACTOR SHALL COORDINATE WITH CIVIL ENGINEER FOR FINAL VERIFICATION.	
A. POTABLE WATER AND WASTEWATER:	
☐ LOCATIONS AND ELEVATIONS OF ALL PRESSURE PIPE LINES AT EVERY 200 LF ALONG PIPE LINE AND	
AT EACH PIPE ELBOW AND FITTING LOCATION	
☐ LOCATIONS OF ALL METER AND VALVE BOXES, AIR RELEASE VALVES, BLOW-OFFS, FIRE HYDRANTS AND BACTERIAL SAMPLE POINTS, ETC	
☐ INVERTS (AT BOTH ENDS), PIPE SLOPES, RUN LENGTHS AND LOCATIONS FOR ALL SEWER MAIN STUB-OUTS	
☐ LOCATIONS OF SEWER LATERALS	
☐ INVERTS AND LOCATIONS FOR ALL CLEAN-OUTS	
B. PAYING AND DRAINAGE:	
☐ INVERT, GRATE AND INLET ELEVATIONS OF ALL WATER MANAGEMENT STRUCTURES, INCLUDING ALL CONTROL STRUCTURES, CATCH BASINS, JUNCTION BOXES, HEADWALLS, MITERED ENDS, AND THE LIKE.	
☐ CENTERLINE ELEVATIONS ON ALL OPEN SWALES AT HIGH AND LOW POINTS AND AT EVERY 100 LF ALONG SWALE CENTERLINE.	
4. CONTRACTOR SHALL COORDINATE AND VERIFY PROCEDURES IN ACCOMMODATING REQUIRED RECORD DRAWING INFORMATION WITH CIVIL ENGINEER AND SURVEYOR PRIOR TO CONSTRUCTION.	

ROADWAY PAVING AND RESTORATION NOTES	
1. ASPHALTIC CONCRETE PAVEMENT MAY BE CONSTRUCTED IN TWO LIFTS.	
2. 12" STABILIZED SUBGRADE SHALL EXTEND 1 FOOT BEYOND EDGE-OF-PAVEMENT OR BACK-OF-CURB ON ALL TYPICAL ROADWAY SECTIONS. SEE SECTION DETAILS.	

CLEARING NOTE	
1. CONTRACTOR SHALL VERIFY WITH DEVELOPER FOR REMOVAL OF ANY EXISTING LANDSCAPING OR RETAINED VEGETATION THAT IS NOT IN DIRECT CONFLICT WITH THE PROPOSED IMPROVEMENTS.	

ZONING NOTE	
1. PROJECT IS ZONED C-1. REFER TO ZONING RESOLUTION 20.01.	

UTILITY COLOR CODE:	
WATER (POTABLE AND FIRE)	FEDERAL SAFETY BLUE
SANITARY SEWER (GRAVITY AND FORCE MAIN)	FEDERAL SAFETY GREEN

UTILITY PROVIDERS	
POTABLE WATER AND SANITARY SEWER:	CABLE TELEVISION:
BONITA SPRINGS UTILITIES 11900 EAST TERRY STREET BONITA SPRINGS, FL 34135 PHONE: (239) 992-0711	COMCAST CABLE COMMUNICATIONS, INC. COMMERCIAL DEVELOPMENT 26930 OLD US 41 BONITA SPRINGS, FLORIDA 34135 PHONE (239) 732-3805
TELEPHONE:	FIRE CONTROL DISTRICT:
CENTURYLINK P.O. BOX 370 FORT MYERS, FLORIDA 33902-0270 PHONE (239) 336-2114	BONITA SPRINGS FIRE DISTRICT 27701 BONITA GRADE DRIVE BONITA SPRINGS, FLORIDA 34135 PHONE (239) 949-6200
UTILITY LOCATING SERVICE:	ELECTRIC:
SUNSHINE STATE ONE CALL CENTER PHONE (800) 432-4770 (MINIMUM 48 HOURS NOTICE REQUIRED)	FLORIDA POWER AND LIGHT COMPANY 4105 15TH AVENUE SW NAPLES, FLORIDA 34116 PHONE (239) 353-6020

ACRONYM LEGEND	
DE DRAINAGE EASEMENT	
LBE LANDSCAPE BUFFER EASEMENT	
PUE PUBLIC UTILITY EASEMENT	
CUE COUNTY UTILITY EASEMENT	
AE ACCESS EASEMENT	
OR OFFICE RECORDS BOOK	
ROW RIGHT-OF-WAY	
W/ WITH	
EX EXISTING	
INV INVERT	
EOP EDGE OF PAVEMENT	
TYP TYPICAL	
FPL FLORIDA POWER AND LIGHT	
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION	
BSP BACTERIAL SAMPLE POINT	

BONITA SPRINGS UTILITY NOTES	
THE STANDARD NOTES SHOWN BELOW SHALL BE INCLUDED ON ALL WATER AND SEWER PLANS SUBMITTED FOR APPROVAL TO BONITA SPRINGS UTILITIES (BSU).	
1. ALL WORK SHALL CONFORM TO LATEST REVISION OF THE BONITA SPRINGS UTILITIES OPERATIONAL MANUAL WHICH IS NO FILE AT THE DIVISION OF BONITA SPRINGS UTILITIES OFFICE (11900 EAST TERRY STREET, BONITA SPRINGS, FLORIDA 34135).	
2. ANY QUANTITIES SHOWN ON PLANS ARE NOT VERIFIED BY BSU.	
3. AT THE SITE KEEP AND MAINTAIN ONE RECORD COPY OF ALL CONTRACT DOCUMENTS, REFERENCE DOCUMENTS AND ALL TECHNICAL DOCUMENTS SUBMITTED IN GOOD ORDER, AS THE WORK PROGRESSES THE ENGINEER OR HIS DESIGNATED REPRESENTATIVE SHALL RECORD ON ONE SET OF REPRODUCIBLE DRAWINGS ALL CHANGES AND DEVIATIONS FROM THE ORIGINAL PLANS. HE SHALL RECORD THE EXACT LOCATION OF ALL CHANGES IN VERTICAL AND HORIZONTAL ALIGNMENT BY OFFSETS AND TIES AT EACH SEWER, WATER, ELECTRIC, GAS COMMUNICATION AND OTHER SERVICES BY OFF SET DISTANCE TO PERMANENT IMPROVEMENTS SUCH AS BUILDING AND CURBS.	
THESE RECORD DRAWINGS MUST BE CERTIFIED BY THE FLORIDA REGISTERED PROFESSIONAL ENGINEER, WHO PREPARED THE PLANS AND SIGNS AND SEALS THESE PLANS. THE RECORD DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL ALIGNMENT OF ALL WATER, SEWER, AND EFFLUENT REFUSE LINES, VALVES, TEES, BENDS, REDUCERS, HYDRANTS, PUMP STATIONS, SERVICE CONNECTIONS, METER BOXES AND/OR PADS, AND OTHER PERTINENT STRUCTURES. PIPELINE RUNS, IN EXCESS OF 152.4m (500') WITHOUT FITTINGS SHALL INCLUDE VERTICAL ALIGNMENT INFORMATION AT 152.4m (500') INTERVALS. SAID ALIGNMENT SHALL BE TIED TO PERMANENT IMPROVEMENTS, SUCH AS ROADWAY AND/OR RAILROAD CENTERLINES AND RIGHTS-OF-WAY, BUILDING AND PROPERTY CORNERS, AND SHALL BE CERTIFIED BY A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF FLORID, THE PROFESSIONAL LAND SURVEYOR CAN COORDINATE WITH THE CONTRACTOR TO INSTALL THE NECESSARY APPURTENANCES ON BURIED UTILITIES TO FACILITATE THE SURVEY AFTER CONSTRUCTION IS COMPLETED. IN ADDITION, PROPERTY STRIP NUMBERS AND STREET NAMES SHALL BE SHOWN ON THE PLAN.	
ON A CASE BY CASE BASIS, BONITA SPRINGS UTILITIES MAY WAIVE THE REQUIREMENT FOR CERTIFICATION BY A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF FLORIDA, HOWEVER, PRIOR CONSENT MUST FIRST BE OBTAINED FROM BONITA SPRINGS UTILITIES. THE COUNTY SHALL WITHHOLD FINAL ACCEPTANCE OF THE PROJECT UNTIL THE REQUIREMENT FOR RECORD DRAWINGS AND RELATED RECORDS HAS BEEN MET. RECORD DRAWINGS WITHOUT DETAILED FIELD VERIFIED HORIZONTAL AND VERTICAL LOCATIONS OF ALL FACILITIES SHOWN WILL BE REJECTED.	
4. A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE WORK MAY BEGIN. BONITA SPRINGS UTILITIES SHALL BE NOTIFIED 48 HOURS PRIOR TO PROJECT MOBILIZATION.	
5. ALL WORK AND MATERIALS WHICH DOES NOT CONFORM TO BONITA SPRINGS UTILITIES SPECIFICATIONS, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.	
6. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF BONITA SPRINGS UTILITIES IS SUBJECT TO RE-EXCAVATION, REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.	
7. THE CONTRACTOR SHALL PROVIDE SUFFICIENT PERSONNEL AND EQUIPMENT ON THE JOB AT ALL TIMES DURING CONSTRUCTION TO SATISFY THE SPECIFICATIONS AND TO COMPLETE WORK.	
8. BONITA SPRINGS UTILITIES INSPECTION STAFF MAY OBSERVE PROJECT CONSTRUCTION.	
9. THE CONTRACTOR IS TO UNCOVER ALL EXISTING LINES BEING TIED INTO AND VERIFY GRADES BEFORE BEGINNING CONSTRUCTION.	
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND TAKE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO ALL UNDERGROUND PIPELINES, TELEPHONE, CABLE TV, ELECTRIC LINES (CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION. BSU WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM THESE PLANS. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES.	
11. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANS. IF ANY DISCREPANCIES IN QUANTITIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND BONITA SPRINGS UTILITIES.	
12. ALL REGULATORY AND PERMITTING AGENCIES' REQUIREMENTS SHALL BE COMPLIED WITH.	
13. APPROPRIATE TURBIDITY CONTROL DEVICES (E.G. SILT FENCES, HAY BALES) WILL BE UTILIZED DURING ALL PHASES OF INSTALLATION AND GRADING. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING AN EFFECTIVE STORM WATER POLLUTION PREVENTION PLAN.	
14. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING HIS WORK. ANYTHING NOT SHOWN ON THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL NOT CONSTITUTE AN EXTRA, UNLESS APPROVED BY THE ENGINEER.	
15. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND BONITA SPRINGS UTILITIES IMMEDIATELY CONCERNING ANY CONFLICTS WITH BONITA SPRINGS UTILITIES, UTILITIES/STRUCTURES ARISING DURING CONSTRUCTION OF ANY FACILITIES SHOWN ON THESE DRAWINGS.	
16. TRAFFIC MUST BE MAINTAINED AT ALL TIMES AS PER LEE COUNTY DEPARTMENT OF TRANSPORTATION (LCDOT) AND PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.	
17. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE AT LEAST 48 HOURS NOTICE TO THE INDIVIDUAL UTILITY COMPANIES.	
18. THE CONTRACTOR SHALL REPLACE ALL PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, ETC. WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL RESTORE ALL AREAS AFFECTED BY THE CONSTRUCTION TO ITS ORIGINAL CONDITION OR BETTER.	
19. WITHIN THE FDOT AND LCDOT RIGH-OF-WAY, ALL DISTURBED AREAS SHALL RECEIVE GRASSING (SEEDING) OR SODDING MATERIALS IN ACCORDANCE WITH FDOT SPECIFICATIONS. THOSE AREAS THAT ARE CLASSIFIED AS DRAINAGE DITCHES SHALL RECEIVE FULL SOLID SOD.	
20. THE INFORMATION PROVIDED IN THESE PLANS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY MAY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED.	
21. ALL FRAMES, COVERS VALVE BOXES, METER BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION. ALL VALVE PADS SHALL BE POURED IN PLACE. NO PRE-FORMED VALVE PADS ALLOWED.	
22. ALL SANITARY SEWER PIPE TO BE SDR 26 PVC. THE PROPOSED SANITARY SEWER LATERAL ONSITE MUST BE AIR TESTED UP TO THE BUILDING PER B.S.U. SPECIFICATIONS.	
23. FIRE HYDRANT SYMBOLS USED IN THE CONSTRUCTION DRAWINGS ARE NOT TO SCALE. CONTRACTOR SHALL INSTALL FIRE HYDRANTS A MINIMUM OF 4' FROM THE EDGE OFF PAVEMENT AND 7.5' FROM BACKFLOW PREVENTERS.	
24. ALL FIRE HYDRANTS SHALL BE VISIBLE AND ACCESSIBLE; THEY SHALL NOT BE OBSTRUCTED VISUALLY OR FUNCTIONALLY BY TREES OR LANDSCAPING.	
25. PER BSU STANDARD SPECIFICATIONS SECTION 7.11.12.7.2.3.1.2, IF THE WATER SERVICE IS TO BE RELOCATED LESS THAN 5' FROM ITS ORIGINAL LOCATION, THE POLY WATER SERVICE IS TO BE COMPLETELY REMOVED AND REPLACED WITH AN APPROPRIATELY SIZED WATER SERVICE.	

DATUM NOTE:	
ALL ELEVATIONS REFERENCE NAVD88 VERTICAL DATUM. APPROXIMATE CONVERSION FOR PROJECT AREA: NAVD88 + 1.18' = NGVD29 ANY DATUM CONVERSIONS SHOULD BE CONFIRMED BY A LICENSED SURVEYOR PRIOR TO USE.	

J.R. EVANS ENGINEERING, P.A.
9961 INTERSTATE COMMERCE DR, STE. 230
FT MYERS, FLORIDA 33913
PHONE: (239) 405-9148
FAX: (239) 288-2537
WWW.JREVAENGINEERING.COM



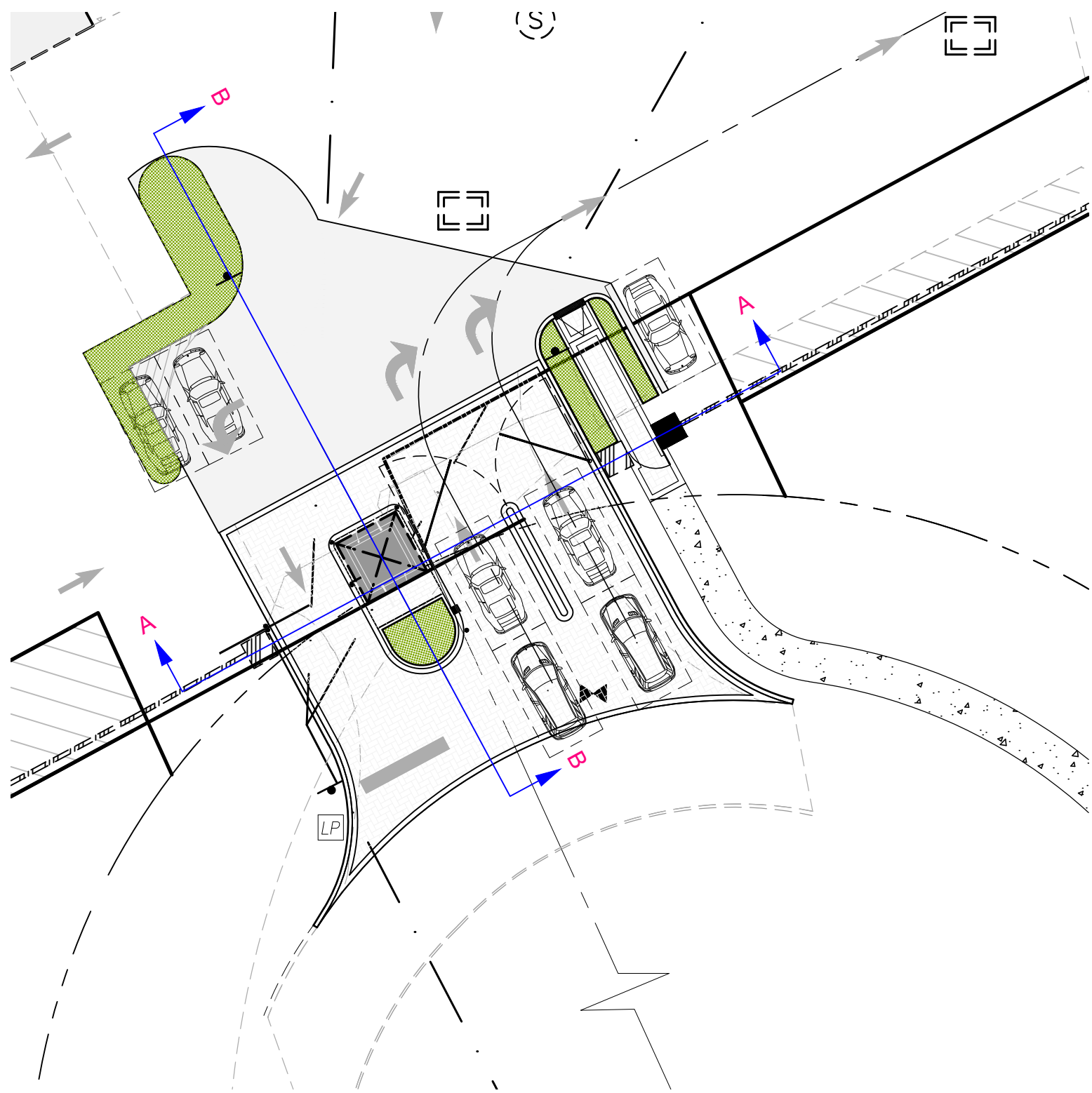
J.R. EVANS
ENGINEERING

BONITA BEACH CLUB CONDOMINIUM
LIMITED DEVELOPMENT ORDER

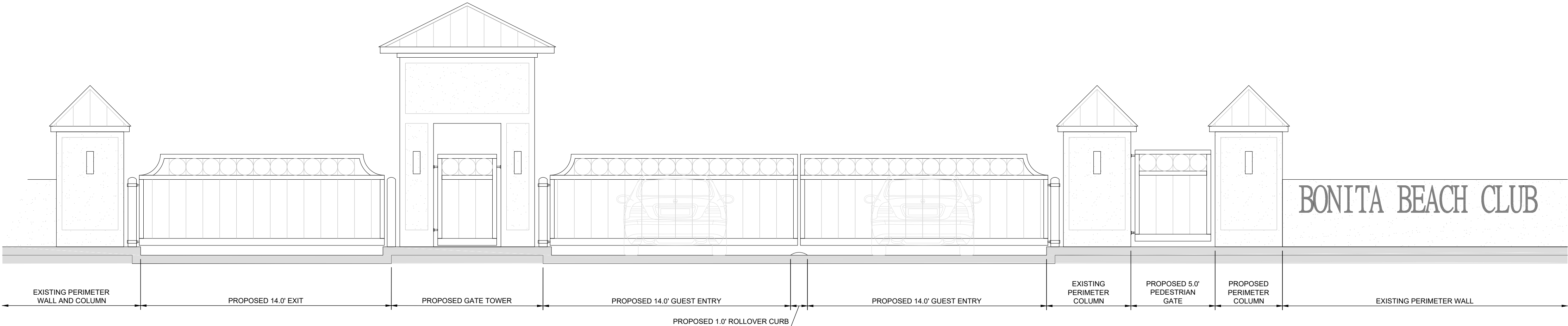
GENERAL NOTES

#	DATE	REVISIONS	1ST SUBMITTAL (2025-08-31)

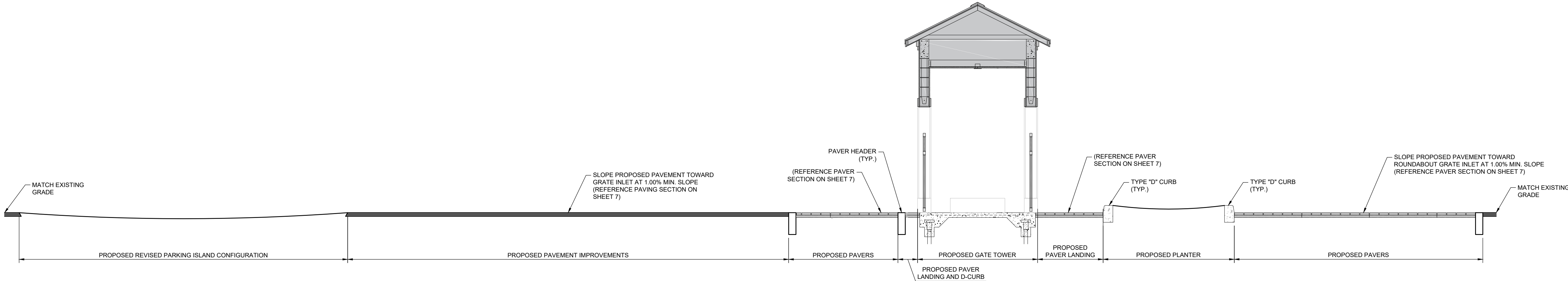
ELIZABETH A. FOUNTAIN, P.E. FL. LICENSE NO. 60077 FL. COA # 28226	PROJECT #: 00449-05
SHEET:	2



LOCATION MAP
NTS



SECTION A-A
NTS



SECTION B-B
NTS

DATUM NOTE:
ALL ELEVATIONS REFERENCE NAVD88 VERTICAL DATUM.
APPROXIMATE CONVERSION FOR PROJECT AREA: NAVD88 + 1.18' = NGVD29
ANY DATUM CONVERSIONS SHOULD BE CONFIRMED BY A LICENSED SURVEYOR PRIOR TO USE.

BONITA BEACH CLUB CONDOMINIUM
LIMITED DEVELOPMENT ORDER
CROSS SECTIONS

#	DATE	REVISIONS	1ST SUBMITTAL (2023-08-31)



DATUM NOTE:

J.R. EVANS
ENGINEERING

J.R. EVANS ENGINEERING, P.A.
9961 INTERSTATE COMMERCE DR., STE. 230
FT. MYERS, FLORIDA 33913
PHONE: (239) 405-9148
FAX: (239) 288-2537
WWW.JREVAENGINEERING.COM

C:\JL\2025\2517448 - BONITA BEACH CLUB CONDOMINIUM LIMITED DEVELOPMENT ORDER - PAVING, GRADING, AND DRAINAGE DETAILS.dwg 13/06/2025 4:15 PM JRE\JRE\2025\2517448 - BONITA BEACH CLUB CONDOMINIUM LIMITED DEVELOPMENT ORDER - PAVING, GRADING, AND DRAINAGE DETAILS.dwg 13/06/2025 4:15 PM

SIGNAGE

DETAILS REFERENCED M.U.T.C.D. & F.D.O.T. DESIGN STANDARDS
F.D.O.T. DESIGN STANDARDS
INDEX # 522-002 - PUBLIC SIDEWALK CURB RAMPS
INDEX # 700-010 - SINGLE COLUMN GROUND SIGNS
INDEX # 711-001 - PAVEMENT MARKINGS
INDEX # 711-002 - BICYCLE MARKINGS
INDEX # 700-001 - TYPICAL PLACEMENT OF REFLECTIVE PAVEMENT MARKERS

M.U.T.C.D.
SECTION 2B.05 - STOP SIGN (R1-1)
SECTION 2D.43 - STREET NAME SIGN (D-3)
SECTION 2C.50 - PEDESTRIAN CROSSING SIGN (W11-2)
SECTION 2C.63 - TYPE 4 OBJECT MARKER SIGN (OM4-3)

STOP

30" x 30" STOP SIGN (R1-1)
WITH 24" SOLID WHITE STOP
BAR

ONLY

RIGHT TURN ONLY (R3-6R)

KEEP
RIGHT

KEEP RIGHT (R4-7AR)

ONE WAY

ONE WAY SIGN (R6-1R)

NOTES:

- BEDDING SAND TO BE CONCRETE SAND. ALL BEDDING SAND TO CONFORM TO ASTM C33 OR CSA A23.1. NO MASONRY SAND, LIMESTONE SCREENINGS, CRUSHED SHELL OR STONE DUST WILL BE ACCEPTED AS AN ALTERNATE SAND SETTING MATERIAL.
- ALL SAND FOR JOINTS SHALL CONFORM TO ASTM C144. BEDDING SAND CAN BE USED FOR JOINTS UNLESS OTHERWISE SPECIFIED.
- SIDEWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1.20 (5%) AND A MAXIMUM CROSS SLOPE OF 1.50 (2%) PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 403.3
- CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 406 AND F.D.O.T. STANDARD INDEX 522-002.
- CONTRACTOR SHALL VERIFY THAT THE CRUSHED CONCRETE BASE IS FDOT CERTIFIED WITH PROPER DOCUMENTATION AND TRUCK TICKETS.

BRICK PAVER SIDEWALK ADJACENT TO SOD / MULCH DETAIL

NTS

NOTES:

- PROVIDE ASPHALT SAWCUT AT ALL TRANSITIONS BETWEEN NEW AND EXISTING PAVEMENT SECTIONS
- 12 INCH MINIMUM ASPHALT, REMOVAL MAY VARY AT THE DISCRETION OF THE OWNER'S REPRESENTATIVE.
- CONNECTION TO OLDER (SUBSTANDARD THICKNESS) ROADS MAY REQUIRE THICKER PROPOSED BASE AND SUB-GRADE TO MEET CURRENT STANDARDS.

ASPHALT SAW-CUT DETAIL

NTS

LIMEROCK & SUBGRADE NOTES:

- 6" LIMEROCK BASE, PRIMED AND COMPACTED TO 98% OF MAX. DENSITY (DETERMINED BY AASHTO T-180) (MIN LBR 100)
- 12" STABILIZED SUBGRADE (MIN LBR 40)
- STABILIZED SUBGRADE TO EXTEND 1 FOOT BEYOND EDGE OF PAVEMENT AND BACK OF CURB
- WHEN NO CURB IS PROPOSED LIMEROCK BASE TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT

TYPICAL PAVING SECTION WITHIN COUNTY RIGHT-OF-WAY (HICKORY BLVD)

NTS

LIMEROCK & SUBGRADE NOTES:

- 6" LIMEROCK BASE, PRIMED AND COMPACTED TO 98% OF MAX. DENSITY (DETERMINED BY AASHTO T-180)
- 12" STABILIZED SUBGRADE (MIN. LBR 40)
- STABILIZED SUBGRADE TO EXTEND 1 FOOT BEYOND EDGE OF PAVEMENT AND BACK OF CURB
- WHEN NO CURB IS PROPOSED LIMEROCK TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT

TYPICAL PARKING PAVING SECTION

NTS

NOTES:

- SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH F.D.O.T. STANDARD INDEX 522-001 AND STANDARD SPECIFICATION 522 AND CORRESPONDING STANDARDS.
- COMPACT FILL AREAS TO MINIMUM 95% OF AASHTO T99 DENSITY.
- SIDEWALK SHALL HAVE CONTRACTION JOINTS SPACED EQUALLY TO THE SIDEWALK WIDTH AND HAVE EXPANSION JOINTS EVERY 120' MAXIMUM.
- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
- SIDEWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1.20 (5%) AND A MAXIMUM CROSS SLOPE OF 1.50 (2%) PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 403.3
- CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 406 AND F.D.O.T. STANDARD INDEX 522-002.
- PER LDC 6.06.02 F., CONCRETE SIDEWALK THICKNESS ON ALL COUNTY ROADS SHALL BE A MINIMUM OF 6" THICK. CONCRETE SIDEWALK THICKNESS ON ALL NON-COUNTY ROADWAYS SHALL BE A MINIMUM OF 4" THICK.

TYPICAL CONCRETE SIDEWALK DETAIL

NTS

NOTES:

- SEE PLANS FOR TYPE OF CROSSWALK STRIPING AND LOCATION.
- DETAILS REFERENCED F.D.O.T. INDEX NO. 711-001 & M.U.T.C.D. SECTION 3B.17
- CROSSWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1.20 (5%) AND A MAXIMUM CROSS SLOPE OF 1.50 (2%) PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.3.
- FOR PUBLIC SIDEWALK CURB RAMPS, REFER TO INDEX NO. 522-002 CROSSWALK MINIMUM WIDTHS: INTERSECTION CROSSWALK 6', MIDBLOCK CROSSWALK 10'.
- ALL CROSSWALK MARKING SHALL BE WHITE.
- LONGITUDINAL LINES IN SPECIAL EMPHASIS CROSSWALK SHALL BE 24" WIDE AND SPACED TO AVOID THE WHEEL PATH OF VEHICLES AS SHOWN IN DETAIL. THE MAXIMUM SPACE BETWEEN MARKING SHALL NOT EXCEED 60". A LONGITUDINAL MARKING SHALL BE CENTERED AT EACH LANE LINE. ADDITIONAL LONGITUDINAL MARKINGS SHALL BE PLACED AT THE CENTER OF EACH LANE (12"W).

WHERE THE CROSSWALK IS SKEWED TO THE LANE LINES, THE SPECIAL EMPHASIS LONGITUDINAL LINES SHOULD BE PARALLEL TO THE LAND LINE.

TYPICAL PEDESTRIAN CROSSWALKS

NTS

NOTES:

- ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1.50 (2%) IN ALL DIRECTIONS PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.6.

TYPICAL PARKING SPACE DETAIL

NTS

TYPICAL PRECAST CONCRETE WHEEL STOP

NTS

DATUM NOTE:

ALL ELEVATIONS REFERENCE NAVD88 VERTICAL DATUM.
APPROXIMATE CONVERSION FOR PROJECT AREA: NAVD88 + 1.18' = NGVD29
ANY DATUM CONVERSIONS SHOULD BE CONFIRMED BY A LICENSED SURVEYOR PRIOR TO USE.

BONITA BEACH CLUB CONDOMINIUM

LIMITED DEVELOPMENT ORDER

PAVING, GRADING, AND DRAINAGE DETAILS

#	DATE	REVISIONS	1ST SUBMITTAL (2023-08-31)

ELIZABETH A. FOUNTAIN, P.E.
FL. LICENSE NO. 60077
FL. COA # 28226

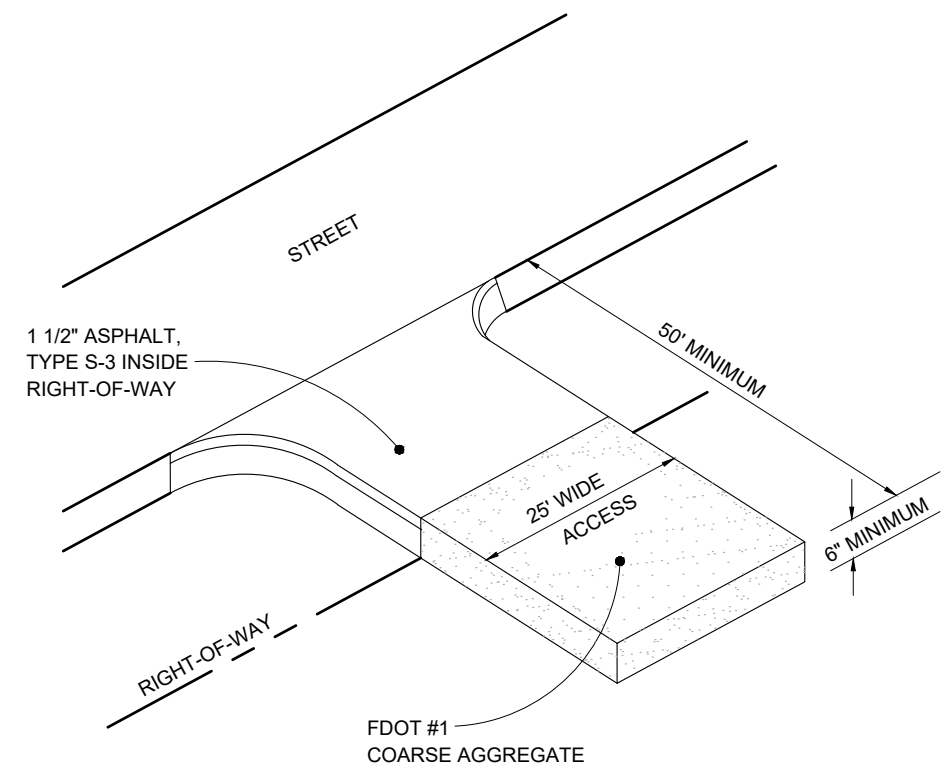
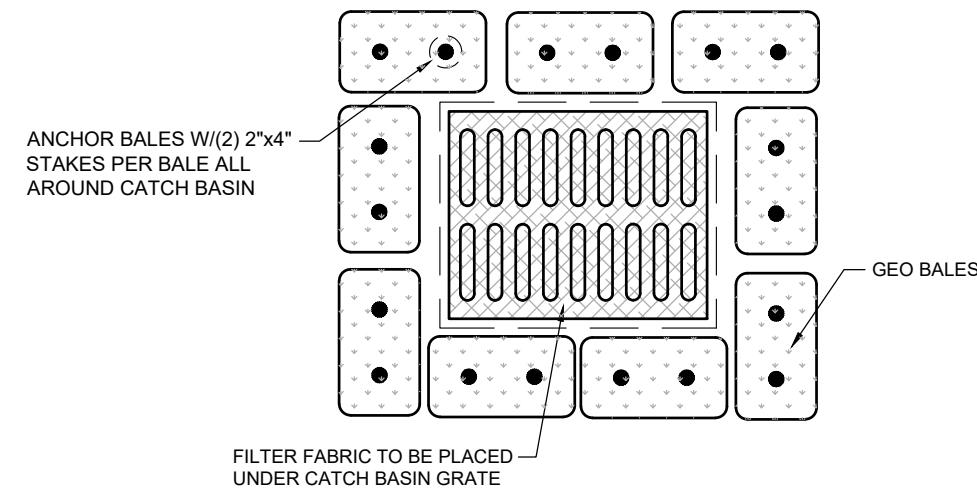
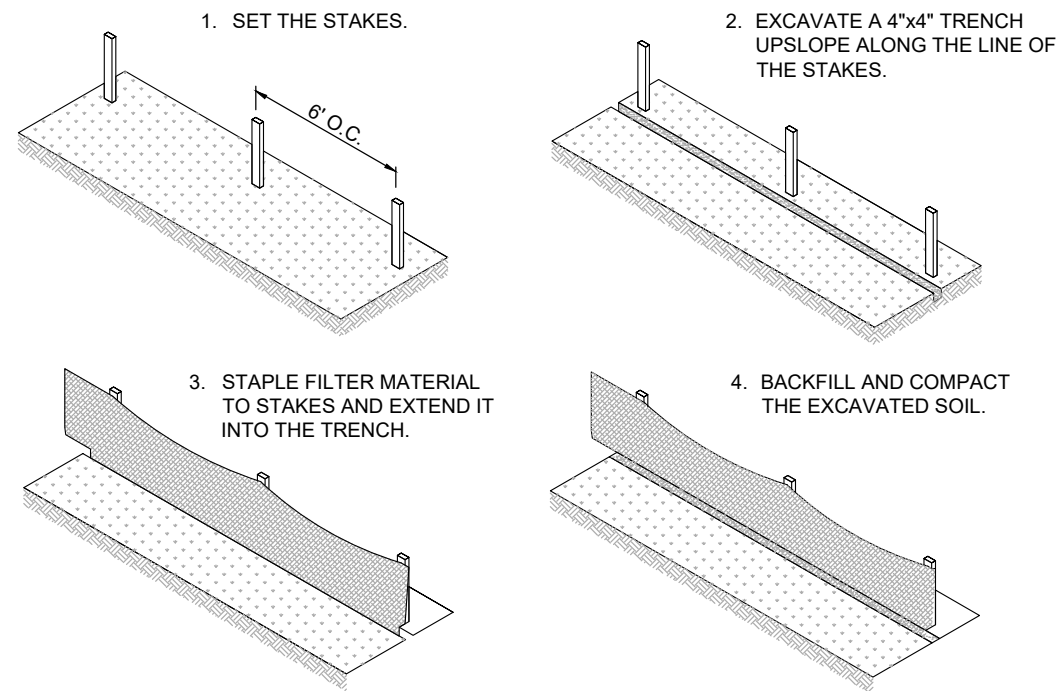
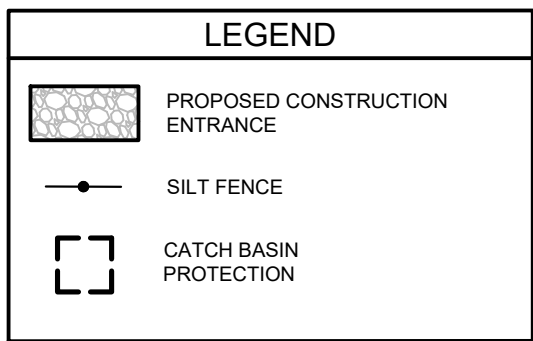
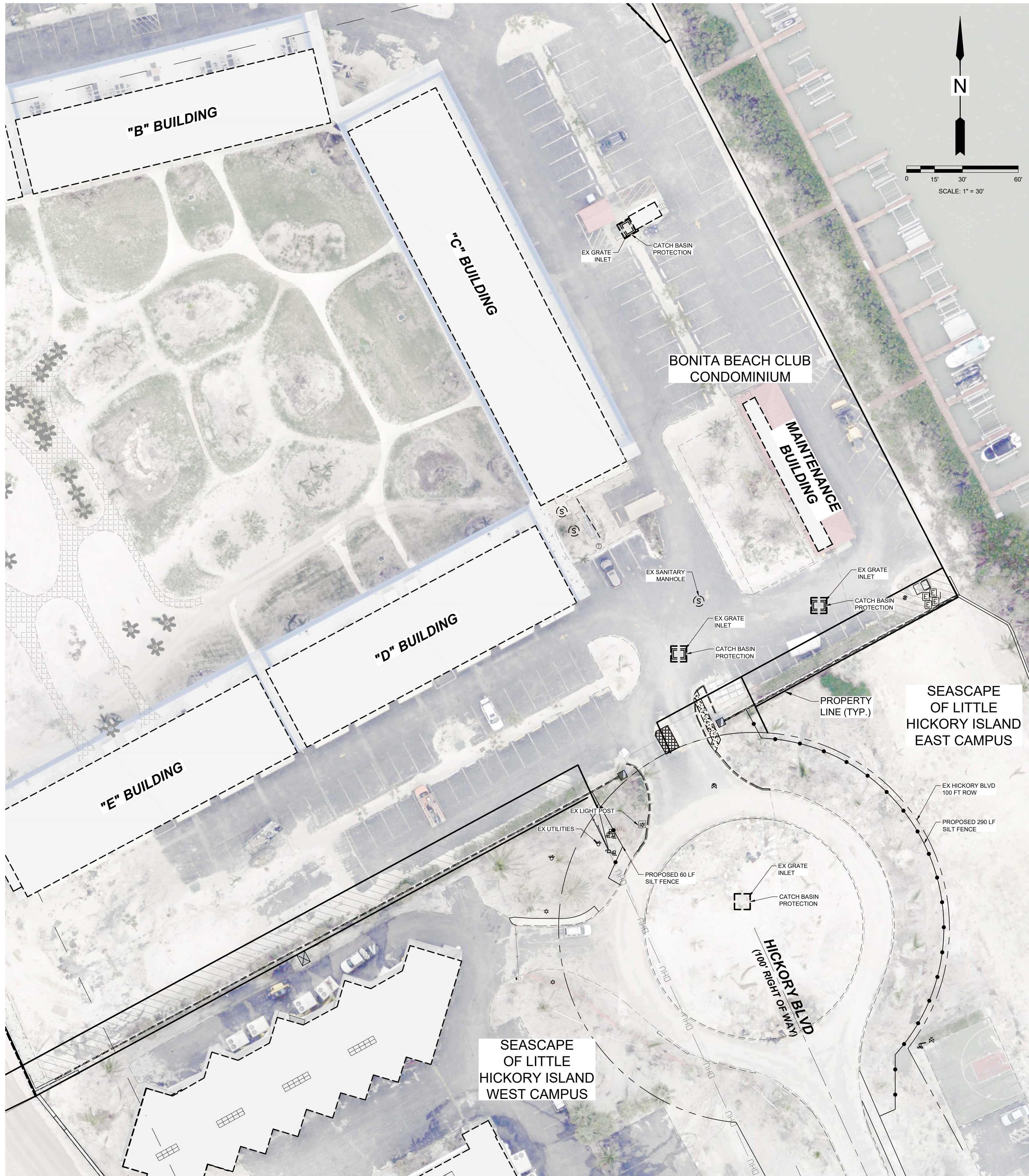
PROJECT #: 00449-05

SHEET: 7

J.R. EVANS ENGINEERING, P.A.
9961 INTERSTATE COMMERCE DR., STE. 230
FT. MYERS, FLORIDA 33913
PHONE: (239) 405-9148
FAX: (239) 288-2537
WWW.JREVAENGINEERING.COM

J.R. EVANS ENGINEERING

03.00.00 2017.04.08 BONITA BEACH CLUB CONDOMINIUMS ENGINEERING DESIGN & PERMIT SERVICES 001 DRAWINGS - ECD DWG 1000200-4.01 PM



STORM WATER POLLUTION PREVENTION NOTES	
GENERAL REQUIREMENTS	
1. INSTALL EROSION CONTROL DEVICES AROUND THE PROJECT BOUNDARY AND AS NEEDED TO PREVENT SOIL FROM LEAVING THE SITE.	13. BARRIERS ARE TO BE HIGHLY VISIBLE WITH BRIGHTLY COLORED ALL-WEATHER MESH MATERIAL OR EQUIVALENT, AND THE STAKES SHALL BE NO MORE THAN 10' APART.
2. EROSION CONTROL DEVICES WILL BE BUILT TO PREVENT SOIL FROM LEAVING THE SITE AND SHALL BE INSTALLED PRIOR TO ANY SITE GRUBBING AND/OR DEMOLITION.	14. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF-SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED.
3. STABILIZE ALL PERIMETER BERMS AND SLOPES TO PROTECT AGAINST EROSION.	15. THE FOLLOWING MINIMUM REQUIREMENTS ARE RECOMMENDED: (REFERENCE FLORIDA DEVELOPMENT MANUAL, FDEP, PPS 6-301 TO 6-500)
4. WRAP INLET GRATES WITH FILTER FABRIC UNTIL THE DRAINAGE AREA TO EACH INLET IS STABILIZED WITH EITHER PAVEMENT OR SOD.	A) BMP 1.01 - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE.
5. MAINTAIN SILT FENCE, GEO BALES, FILTER FABRIC, AND ALL OTHER EROSION CONTROL DEVICES UNTIL STABILIZATION IS ESTABLISHED TO PREVENT SOIL FROM LEAVING THE SITE.	B) BMP 1.05 - GEO BALE BARRIER
6. INSTALL ALL EROSION CONTROL DEVICES AS PER F.D.O.T. DESIGN STANDARD	C) BMP 1.06 - SILT FENCE
7. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, STABILIZE THE AFFECTED AREA BY WETTING OR OTHER ACCEPTABLE METHODS.	D) BMP 1.08 - STORM INLET DRAIN PROTECTION
8. REMOVE ALL SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL DEVICE.	16. APPROPRIATE INLET PROTECTION TO PREVENT EROSION IS REQUIRED FOR ALL INLETS THROUGHOUT SITE CONSTRUCTION.
9. REMOVE SILTATION ACCUMULATIONS IN ANY DRAINAGE PIPE AFFECTED BY CONSTRUCTION ACTIVITIES ON THE SITE PRIOR TO COMPLETION OF CONSTRUCTION.	WORK WITHIN PUBLIC RIGHTS-OF-WAY
10. MAINTAIN ALL BERM ELEVATIONS DURING CONSTRUCTION.	17. SLOPES 4:1 TO 3:1 SHALL BE STABILIZED WITH SOD.
11. LOCATIONS OF EROSION CONTROL DEVICES MAY BE ADJUSTED DUE TO FIELD CONDITIONS.	18. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH RIP-RAP.
12. DETAILS REPRESENT TYPICAL MEASURES FOR THE SITUATION DEPICTED, BASED ON SITE CONDITIONS ALL DETAILS MAY NOT BE APPLICABLE TO THE PROJECT. USE APPROPRIATE DETAIL FOR SITUATION ENCOUNTERED ON SITE.	19. SLOPES SHALL BE STABILIZED IMMEDIATELY UPON FINISH GRADING.
	20. STORMWATER BMP'S FOR A GIVEN WORK ZONE MAY BE REMOVED IMMEDIATELY FOLLOWING FINAL STABILIZATION.

DATUM NOTE:
ALL ELEVATIONS REFERENCE NAVD88 VERTICAL DATUM.
APPROXIMATE CONVERSION FOR PROJECT AREA: NAVD88 + 1.18' = NGVD29
ANY DATUM CONVERSIONS SHOULD BE CONFIRMED BY A LICENSED SURVEYOR PRIOR TO USE.

J.R. EVANS ENGINEERING, P.A.
9961 INTERSTATE COMMERCE DR, STE. 230
FT MYERS, FLORIDA 33913
PHONE: (239) 405-9148
FAX: (239) 288-2537
WWW.JREVAENGINEERING.COM

J.R. EVANS
ENGINEERING

BONITA BEACH CLUB CONDOMINIUM
LIMITED DEVELOPMENT ORDER

EROSION CONTROL PLAN AND DETAILS

1ST SUBMITTAL (2025-08-31)	REVISIONS	DATE	#

ELIZABETH A. FOUNTAIN, P.E.
FL LICENSE NO. 60077
FL COA # 28226

PROJECT #: 00449-05

SHEET: 8



October 6, 2023

City of Bonita Springs Community Development
9220 Bonita Beach Road SE, Suite 111
Bonita Springs, FL 34135

To Whom It May Concern:

The purpose of this Administrative Action Request is to obtain approval of the redevelopment of the entry gatehouse, waste container shade structures and associated improvements associated with Hurricane Ian damage. The redevelopment structures are proposed to be in the same location as existed prior to Hurricane Ian and since the location is not in compliance with current City of Bonita Springs Land Development Code regulations, an request is being filed for Post Disaster Relief.

The property was developed during the 1970/1980s and it is anticipated that the entry gatehouse and waste container shade structures were there from the original development.

The entry gatehouse improvement will be designed per the City of Bonita Springs Floodplain, Zoning, Fire and Environmental specifications. The improvement area also includes a total of three roofed structures where recycling receptacles were stored, dumpsters were backed up by the recycling company. Two of which have been damaged from Hurricane Ian and all require repairs. The proposed design is to replace the structures exactly as they were and upgrade for hurricane resistance, add screens on two sides to improve visibility and not create an enclosed space that would be damaged by flood waters. The footprint will be the exact same as prior. This will not trigger any landscape requirements.

J.R. EVANS ENGINEERING

9961 INTERSTATE COMMERCE DRIVE, STE. 230 / FORT MYERS, FL 33913 / 239.405.9148 (p) / 239.288.2537 (f)
WWW.JREVANSENGINEERING.COM

Bonita Beach Club Entryway Gatehouse



10/2023: Entryway Destroyed by Hurricane Ian



9/2022: Entryway Destroyed by Hurricane Ian

Bonita Beach Club Entryway Gatehouse



1/2021



2020

Bonita Beach Club Entryway Gatehouse



1/2019



2/2017

Bonita Beach Club Entryway Gatehouse



2/2016



3/2014

Bonita Beach Club Entryway Gatehouse

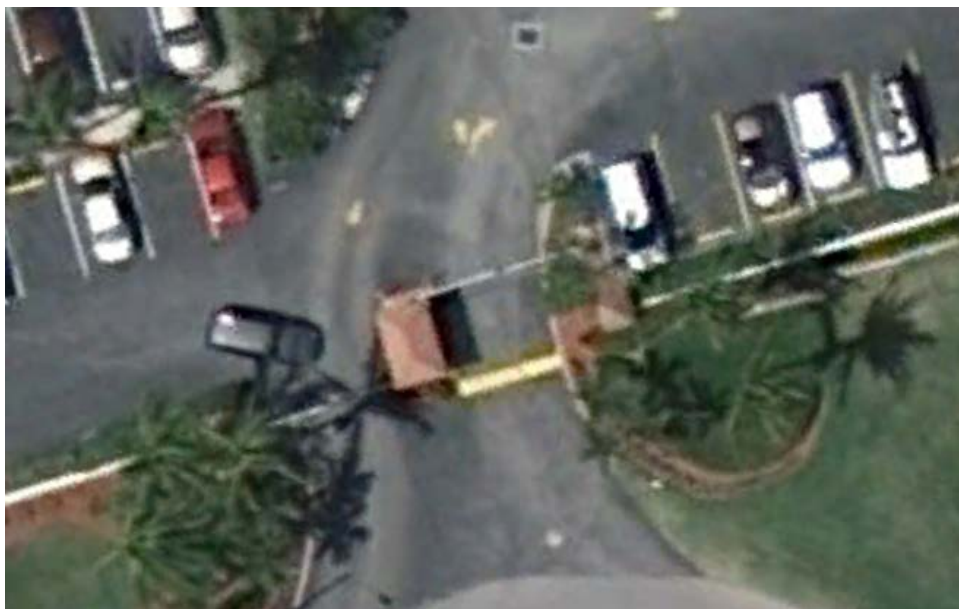


1/2013



4/2012

Bonita Beach Club Entryway Gatehouse



4/2010



11/2007

Bonita Beach Club Entryway Gatehouse



12/2005

Bonita Beach Club Dumpster Structures



10/2022- Damage by Hurricane Ian



1/2021

Bonita Beach Club Dumpster Structures



1/2019



9/2017



2/2016

Bonita Beach Club Dumpster Structures



3/2014



1/2013



4/2012

Bonita Beach Club Dumpster Structures



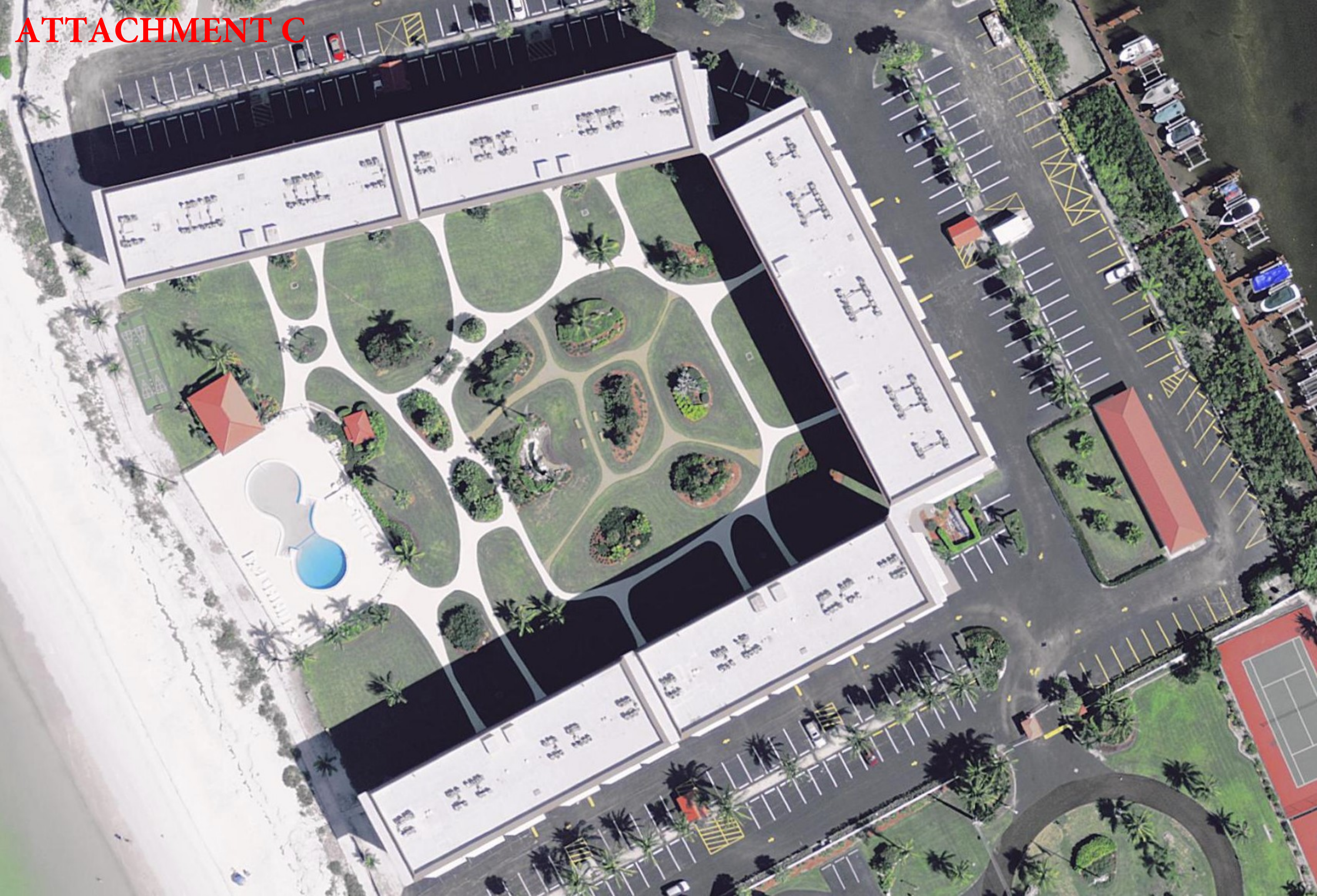
4/2010



11/2007

ATTACHMENT B





VII



City Hall Room 118
9101 BONITA BEACH ROAD
BONITA SPRINGS, FLORIDA 34135

DISASTER RELIEF REVIEW BOARD MEETING MINUTES

Tuesday, July 11, 2023
10:00 a.m.

I. Call to Order

Meeting called to order at 10:07a.m.

II. Roll Call

All members present: Tony Backhurst, Matt Feeney, Peter Haigis

Staff: Jacqueline Genson, Mike Fiigon, Derek Rooney, Carly Jeanne SanSeverino

III. Public Comment

No public present.

IV. Disaster Relief Request

a. 10950 Park Avenue Fence; ADD23-100844-BOS

Mike Fiigon described the case. The fence has been around for over 40 years and was destroyed by Hurricane Ian. The request to put it back is supported by Staff, with conditions outlined in the draft approval

Board Member Feeney wanted to verify if the fence is across the entire boundary. Mike Fiigon explained it is only on a certain portion, to help created a visual/privacy barrier for the screen room for the home.

Board Member Fenney motioned to approve the request, subject to Staff's conditions. Board Member Backhurst seconded the motion. Motion carries unanimously.

b. 24866 Windward Blvd. Screen Room; ADD23-101264-BOS

Mike Fiigon described the case. The screen room was damaged by Hurricane Ian. Repairing/replacing in the same spot would encroach into the side setback by 6 inches and into a utility easement by 1.5 feet. Staff has a condition that will require the homeowner to obtain letters of no objection from Public Works, Bonita Springs Utilities, and Florida Power and Light, prior to permit issuance.

Board Member Haigis motioned to approve the request, subject to Staff's conditions. Board Member Backhurst seconded the motion. Motion carries unanimously.

V. Board Member Items

No board member items.

VI. Public Comment
No public present.

VII. Establish next meeting: (As needed)

VIII. Adjournment
Meeting adjourned at 10:14a.m.

ANY PERSON REQUIRING SPECIAL ACCOMMODATIONS AT ANY OF THE MEETINGS BECAUSE OF A DISABILITY OR PHYSICAL IMPAIRMENT SHOULD CONTACT LISA ROBERSON, DIRECTOR OF FINANCE AT 239-949-6262, AT LEAST 48 HOURS PRIOR TO THE MEETING.

TWO OR MORE MEMBERS OF THE BONITA SPRINGS CITY COUNCIL MAY BE PRESENT AND MAY PARTICIPATE AT THE MEETING. THE SUBJECT MATTER OF THIS MEETING MAY BE AN ITEM FOR DISCUSSION AND ACTION AT A FUTURE BONITA SPRINGS CITY COUNCIL MEETING.