



**City of Bonita Springs Community Development
Manatee Conference Room**
9220 BONITA BEACH ROAD, SUITE 111
BONITA SPRINGS, FLORIDA 34135

**DISASTER RELIEF REVIEW BOARD
MEETING AGENDA**

Thursday, February 15, 2024
2:30p.m.

- I. Call to Order
- II. Roll Call
- III. Public Comment
- IV. Disaster Relief Request
 - a. Bay Harbor Club Sign Replacement; ADD23-108996-BOS
 - b. 7-Eleven Remodel; ADD23-109091-BOS
- V. Board Member Items
- VI. Public Comment
- VII. Approval of Meeting Minutes
 - a. November 13, 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.

IVa

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

PROJECT NAME: BAY HARBOR CLUB SIGN REPLACEMENT—HURRICANE IAN

TYPE OF CASE: POST DISASTER RECOVERY ADMINISTRATIVE MODIFICATION

CASE NUMBER: ADD23-108996-BOS

BOARD MEETING DATE: FEBRUARY 15, 2024

PLANNER: MIKE FIIGON II

REQUEST AND STAFF RECOMMENDATION

A request to replace a residential development identification entrance sign that was destroyed by Hurricane Ian.

Staff recommends **APPROVAL** of the request.

APPLICATION SUMMARY:

Applicant: Bay Harbor Club of Bonita Beach Condominium Association, Inc.

Location: 26225/235 Hickory Blvd., Bonita Springs, Florida 34134
STRAP: 25-47-24-B2-04200.00CE

Request: To replace an entry monument sign that was destroyed by Hurricane Ian.

BACKGROUND AND INFORMATIONAL ANALYSIS

The request is to replace a residential development identification entrance sign, which was destroyed by Hurricane Ian.

LDC Section 6-112(2)(a)(1)(i) states that subdivisions which contain a boulevard entrance (a median strip that separates the entry lanes from the exit lanes) may place a monument sign in the median, provided that the sign is set back at least 15 feet from the intersecting right-of-way, and is at least five (5) feet from the edge of pavement. Bay Harbor, completed in 1983, had a sign that was clearly visible in aerials dating back to 1998, which predates the incorporation of the City of Bonita Springs. Had it not sustained damage from Hurricane Ian, the sign would still be in place.

The proposed replacement sign will be in the same location as the previous one, and will be at least 15 feet from the intersecting right-of-way (see Attachment B). It will be centered within the existing median which is six (6) feet in width, and will be approximately 2.5 feet from the edge of pavement on each side. All remaining signage requirements (such as width, height, square-footage) will be adhered to. Additionally, Staff will review and analyze impacts to site visibility (pedestrian and vehicular). If it is determined there is an associated impact, Staff may request that the sign be relocated to a spot within the median where the impact is mitigated.

Section 14-55 of the Bonita Springs City Code adopts the Lee County Code Chapter 10, Article IV, by reference for standards for post-disaster recovery. The code allows for the reconstruction or replacement of structures damaged by less than 50% or 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.

CONCLUSIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** of the request to replace the residential entry monument sign with a new sign in the same location, located within the median, for Bay Harbor Club, as conditioned below:

CONDITIONS

1. The approval is valid for this application only, with relief granted for LDC Section 6-112(2)(a)(1)(i), and allowing for an edge of pavement setback less than five (5) feet. All remaining code regulations remain in full force and effect.
2. The size, location, and design of the sign should be generally consistent with the proposed sign plan (Attachment B), subject to a review of site visibility impacts. If it is determined there is an associated impact, Staff may request that the sign be relocated to a spot within the median where the impact is mitigated.
3. The Applicant must obtain local development order approval and a sign permit for the associated construction. Approval of this action does not guarantee approval of a local development order or building permit.

EXHIBITS AND ATTACHMENTS

- A. Administrative Action Request
- B. Proposed Sign Plan
- C. 1998 Aerial Showing the Entry Sign

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

ATTACHMENT A

ADMINISTRATIVE ACTION REQUEST (2023)

PART I

ACTION REQUEST INFORMATION

1. Applicant/Owner's Authorized Representative Name: George Marlow
Mailing Address: 26225 Hickory Blvd.
City: Bonita Springs State: FLORIDA Zip: 34134
Phone Number: 574-292-0682 Ext: E-mail Address: marloge46528@gmail.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): Association President

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): Relief from setback requirements to place Hurricane Ian storm-damaged entrance monument sign back in existing island.
Existing island is of insufficient width to allow setbacks.
5. **Project Name:** Bay Harbor Club Remediation

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: Bay Harbor Club Condominiums
Plat Book 1696 Page 0227 Unit _____ Block _____ Lot _____
4. **STRAP Number:** 254724B204200.00CE
5. **Property Dimensions:**
 - a. Area: 181,790 ☒ square feet ☐ acres
 - b. Width along roadway: 200 feet
 - c. Depth: at center of irregular lot = 521 feet
6. **Property Location Address:** 26225/235 Hickory Boulevard
City: Bonita Springs **State:** Florida **Zip:** 34134
7. **General Location of Property:** Part of the Little Hickory Island of Bonita Springs, bounded by Estero Bay on the West and Hickory Blvd. on the east side.

PART III
OWNERSHIP/AUTHORIZED AGENT AFFIDAVIT

I, George Marlow, 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: *George Marlow*

Signatory's Printed Name: George Marlow

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this 9th (day) of January, (month) 2024 (year), by George Marlow (name of person making statement).

Signature of Notary Public - State of Florida: *[Signature]*

Name of Notary Typed, Printed, or Stamped: Sarah L. Santoro

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: IN Operator License



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 Bay Harbor Club of Bonita Beach 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 George Marlow 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*)

George Marlow

(Printed Name of Owner)

(Signature of Owner*)

(Printed Name of Owner)

(Signature of Owner*)

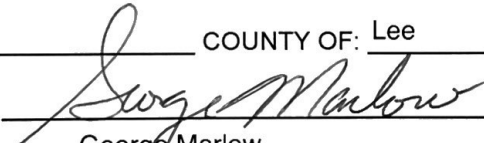
(Printed Name of Owner)

(Signature of Owner*)

(Printed Name of Owner)

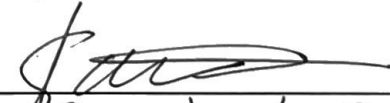
***** SIGN ONLY IN THE PRESENCE OF A NOTARY PUBLIC *****

STATE OF: Florida COUNTY OF: Lee

Signature of Owner: 

Signatory's Printed Name: George Marlow

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this 7th (day) of January (month) 2024 (year), by George Marlow (name of person making statement).

Signature of Notary Public - State of Florida: 

Name of Notary Typed, Printed, or Stamped: Sarah L. Santoro

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: IN Operator 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

**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: Bay Harbor Club of Bonita Beach Condominium Association, Inc.

Property Address: 26225/35 Hickory Blvd. Bonita Springs, FL 34134

STRAP Number: 25-47-24-B2-04200.00CE

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

Relief is sought from set-back requirements for a monument sign in an existing divided entry road island. The former sign was completely demolished during Hurricane Ian. The existing 6 foot wide (curb to curb) landscaped island is insufficient to meet the new 5 foot setbacks from each side of the island. The Association requests relief to install an new, updated modern sign of similar length and width in the former compliant location.

ADDITIONAL SUBMITTAL REQUIREMENTS:

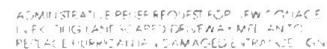
1. Provide documentation as to the actual uses, density and/or intensity in existence at the time of earlier construction before authorizing modifications to the requirements requested above. This can be done through such means as photographs, diagrams, plans, affidavits, permits, property appraiser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



Owner

Bay Harbor Club of Florida Beach
Construction Association, Inc.
10225 Wilcox Blvd
Boca Raton, FL 33433

Grounds
Remediation

Proj No. 2301	
No. Description	Date
ISSUED FOR PERMIT	6/20/01
☒ Past Equipment Area/City Comments	5/13/01
This drawing, and associated computerized data, are the property of the author and are loaned to you for information purposes only. They are not to be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the author.	

Signature _____
 Seal 

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Grounds Features

A 1.0.3

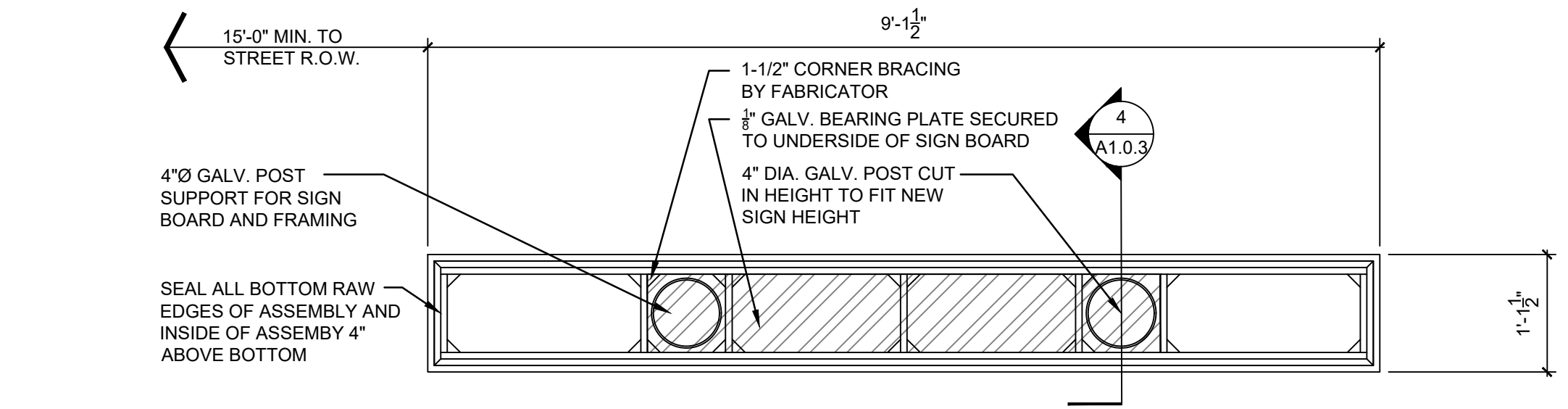


PRE-HURRICANE IAN ENTRANCE SIGN IN ENTRY DRIVEWAY LANDSCAPED MEDIAN

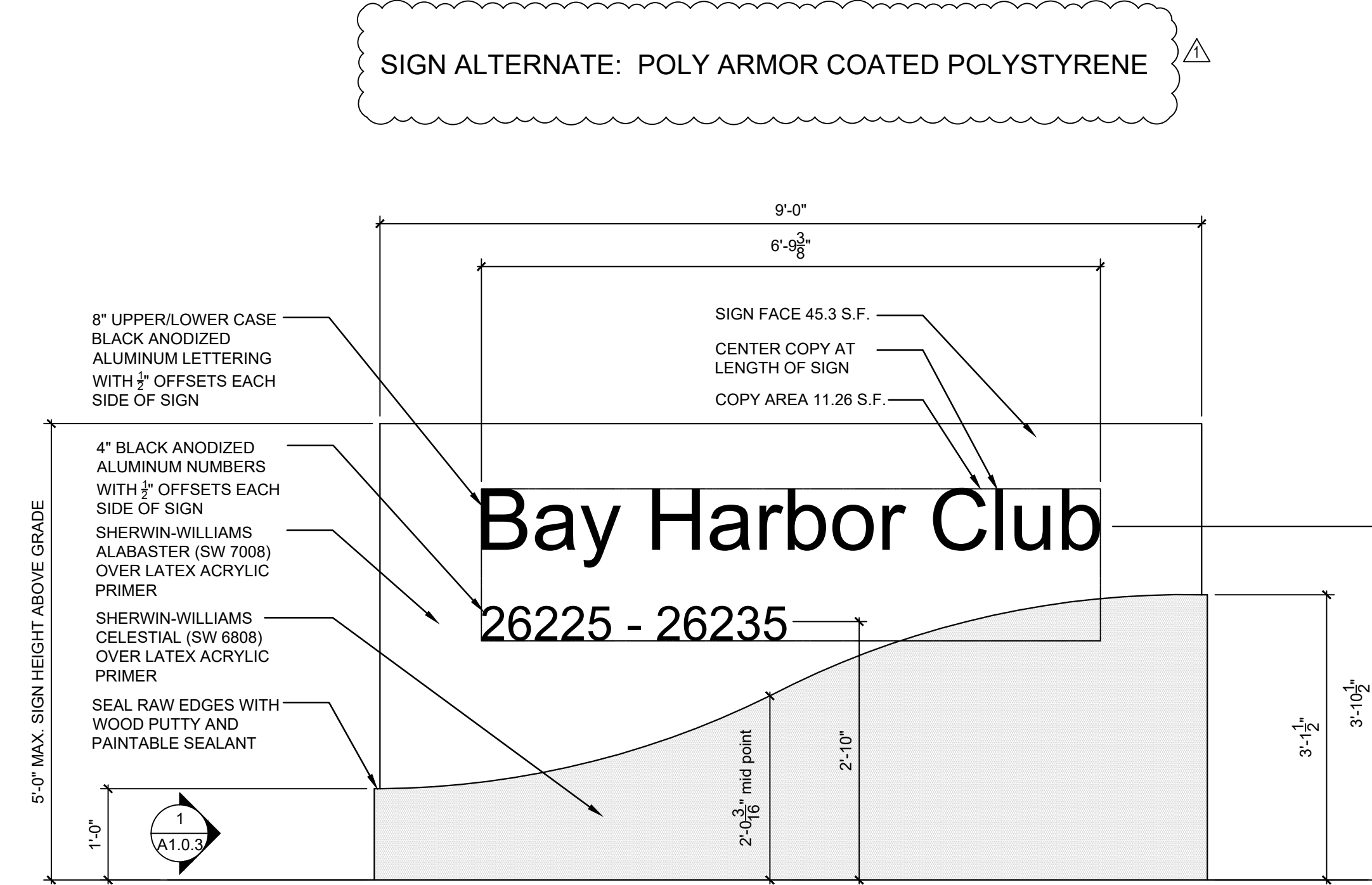
ATTACHMENT B

ADMINISTRATIVE RELIEF REQUEST FOR NEW SIGNAGE
IN EXISTING LANDSCAPED DRIVEWAY MEDIAN TO
REPLACE HURRICAN IAN DAMAGED ENTRANCE SIGN

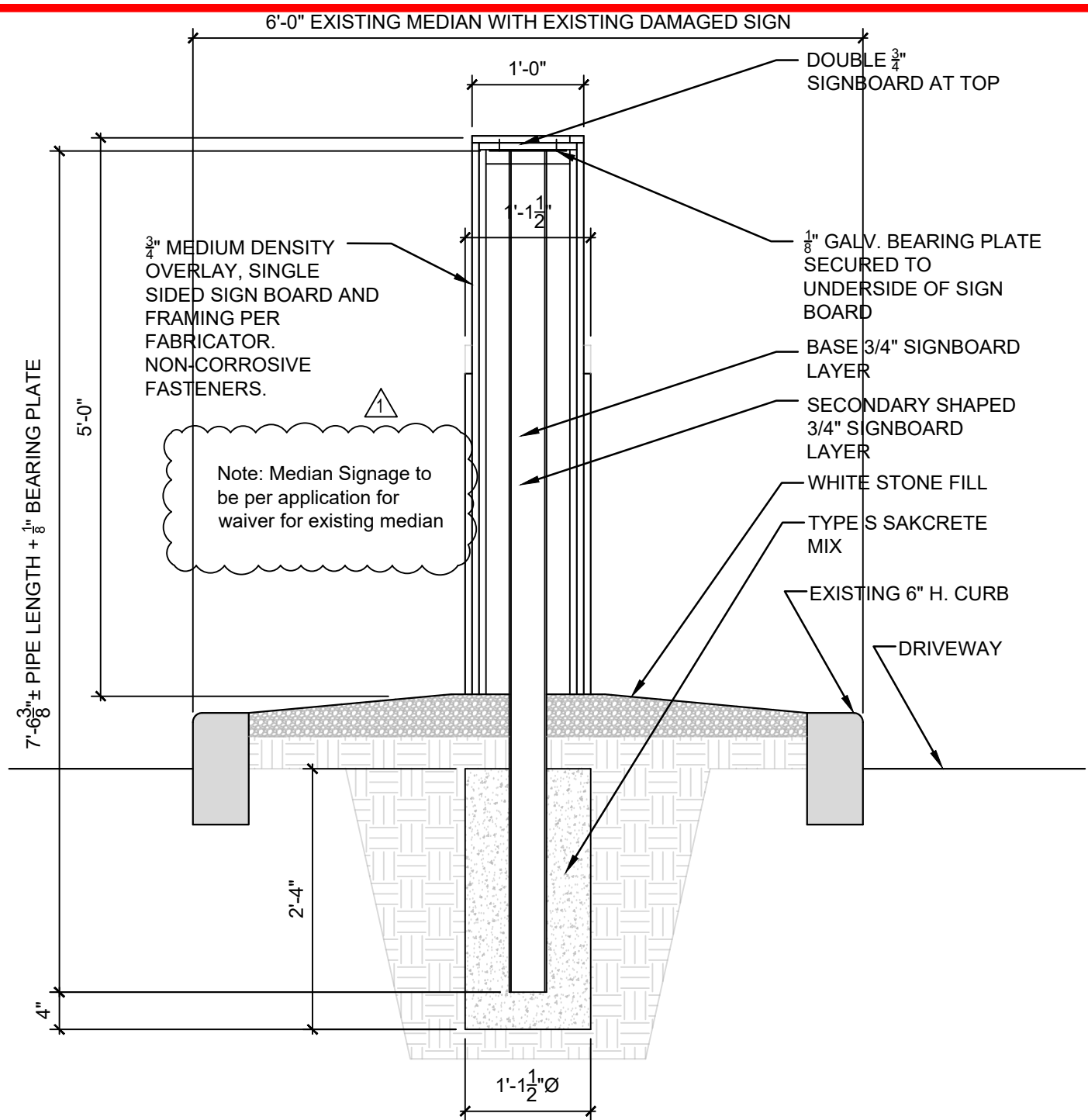
PROPOSED ENTRY SIGN



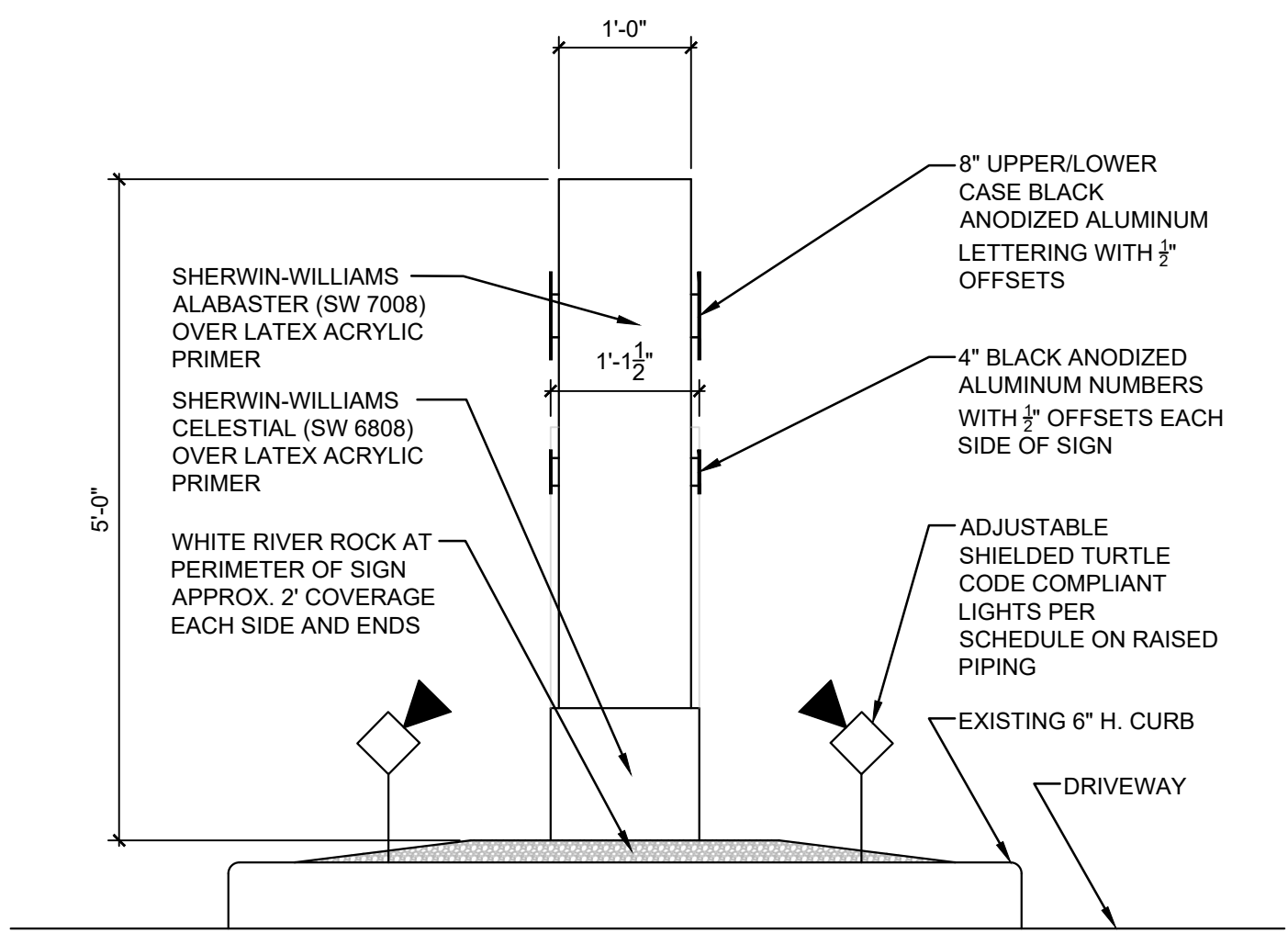
5 Entrance Sign Plan / Section
SCALE: 3/4" = 1'-0"



2 Entrance Sign (Double Sided)
SCALE: 3/4" = 1'-0"



4 Entrance Sign Section
SCALE: 3/4" = 1'-0"



1 Entrance Sign (Hickory Blvd. End Elevation)
SCALE: 3/4" = 1'-0"

Architecture and Interiors:

DGA
Donaldson Group
Architects, P.A.
6453 W Rogers Circle N-11
Boca Raton, Florida 33487
(561) 445-6446
www.donaldsongroup.com

MEP Consultants

Thompson Youngross
Engineering Consultants
902 Clint Moore Road #142
Boca Raton, FL 33487
(954) 566-2828

Structural Consultants

RRC
WORLDWIDE ENGINEERING, INC.
3590 NW 53rd Street
Fort Lauderdale, FL 33483
(561) 274-0220

Owner:

Bay Harbor Club of Bonita Beach
Condominium Association, Inc.
26225 Hickory Blvd.
Bonita Springs, FL 33483

Bay Harbor Club
Reconstruction
26225/35 Hickory Blvd
Bonita Springs, FL 34134

Grounds
Remediation

Proj. No. 2301

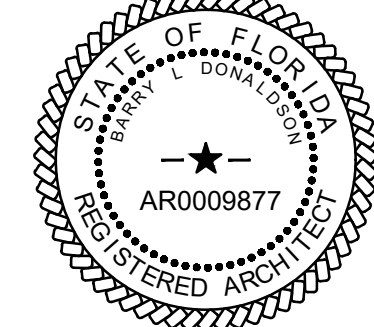
No.	Description	Date
1	ISSUED FOR PERMIT	6/29/23
2	Pool Equipment Area/City Comments	9/13/23

All drawings and electronic files are the physical and intellectual property of the architect and may not be reproduced or used for purposes other than those intended without the express written consent of the architect. The architect assumes no responsibility for the construction of any work. This drawing must not be scaled. To the best of the architect's knowledge and ability, the work depicted on these plans complies with the applicable minimum building and fire-safety codes.

Copyright © 2023 Donaldson Group Architects, P.A.

eSignature

Seal:



date
scale
as noted
drawn

Grounds Features

A 1.0.3



254724

HICKORY BLVD

IVb

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

PROJECT NAME: 7-ELEVEN STORE REMODEL—HURRICANE IAN

TYPE OF CASE: POST DISASTER RECOVERY ADMINISTRATIVE MODIFICATION

CASE NUMBER: ADD23-109091-BOS

BOARD MEETING DATE: FEBRUARY 15, 2024

PLANNER: MIKE FIIGON II

REQUEST AND STAFF RECOMMENDATION

A request to reconstruct and remodel an existing gas station and convenience store to its previously constructed design, pre-Hurricane Ian.

Staff recommends **APPROVAL** of the request.

APPLICATION SUMMARY:

Applicant: 7-Eleven, Inc. (c/o Scott Goldsmith)

Location: 4520 Bonita Beach Road, Bonita Springs, Florida 34134
STRAP: 32-47-25-B4-00054.0000

Request: To reconstruct and remodel an existing gas station and convenience store to its previously constructed design, pre-Hurricane Ian.

BACKGROUND AND INFORMATIONAL ANALYSIS

The request is to reconstruct and remodel an existing gas station and convenience store to its previously constructed design, pre-Hurricane Ian. Pursuant to the Applicant's narrative, the scope of exterior work would include the replacement/repair of signage, lighting, roofing, building columns, and HVAC equipment, among other items. The entire site has been significantly damaged, and the store has not been operational since the storm.

The purpose of the request stems from the fact that the reconstruction would not be compliant with LDC Sections 3-490(d)(1) and (d)(2)(g) & (h), which states the following:

Section 3-490

(d) Automobile service stations.

(1) Applicability.

*a. This section shall apply to all new service stations and/or adjoining fuel pump canopies, food marts, fast food restaurants, car washes, and alternative fueling and/or charging stations and other related commercial establishments. **Additions, repairs, or renovations in excess of \$10,000.00 for any work done on all above-ground structures and fixtures are subject to this section.** It shall further apply to all work in excess of \$100,000.00 on below-ground equipment and infrastructure. These figures represent the measured amounts for any 12-month period. Any additions, repairs or renovations to a fuel pump canopy or structure which requires a structural or facade building permit must comply with [subsections] (g) and (h) of this section regardless of dollar amount of work.*

b. Modifications from the requirements of this section may be approved as a variance.

(2) Architectural appearance.

g. All buildings shall be a maximum of three colors exclusive of roof. The use of earth tone or light pastel colors is required. Semi-transparent stains consistent with approved building colors are recommended for application on natural wood finishes.

*h. **The fuel pump canopy shall be restricted to a clearance of 14 feet in height and shall be consistent with primary building design. The canopy columns shall be architecturally finished to match the building in terms of mass, scale and architectural design.** Color accent banding on all structures, including canopies, is prohibited.*

The Applicant has a commercial building permit under review (COM23-105015-BOS) which is to remodel and repair the interior of the convenience store building (as well as address minor exterior repairs such as painting and patching). The cost of the repairs exceeds \$10,000 due to the damage sustained by Hurricane Ian. As described in the above code section, repairs or renovations in excess of \$10,000 will require full compliance.

As a result, the Applicant has concerns regarding compliance with these sections, especially item "h" regarding the allowable height of the fuel pump canopy. While the regulations restrict the clearance of the canopy to 14 feet, the existing canopy is over 20 feet in height and the columns are not architecturally consistent with the building design. According to the Applicant, if the scope of work were to include canopy compliance (as required due to expenditures exceeding \$10,000), the project budget would exceed the FEMA 50% threshold, which would trigger additional flood compliance measures and may cause an abandonment of the project altogether. As stated previously, the intent of the Applicant is to restore the site to its pre-Ian design.

Section 14-55 of the Bonita Springs City Code adopts the Lee County Code Chapter 10, Article IV by reference for standards for post-disaster recovery. The code allows for the reconstruction or replacement of structures damaged by less than 50% or 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 Applicant has submitted a limited development order (LDO) application (LDO24-109232-BOS), a commercial building permit (COM23-105015-BOS), and sign permits (SGN23-106895-BOS & SGN23-106896-BOS) for repairs/reconstruction to the facilities associated with this disaster relief request.

CONCLUSIONS AND RECOMMENDATIONS

It is the Staff opinion that requiring compliance with LDC Sections 3-490(d)(1) and (d)(2)(g) & (h) would be unreasonable based on the need to repair the building from a natural disaster (Hurricane Ian).

Staff recommends **APPROVAL** of the request to reconstruct and repair the convenience store to its pre-storm condition and to allow the fuel pump canopy to remain at its current height, with relief being granted for LDC Sections 3-490(d)(1) and (d)(2)(g) & (h), as conditioned:

CONDITIONS

1. The approval is valid for this application only, with relief granted for LDC Sections 3-490(d)(1) and (d)(2)(g) & (h). All remaining code regulations remain in full force and effect.
2. The Applicant must obtain local development order approval and building permits for the associated construction.
3. Approval of this action does not guarantee approval of a local development order or building permit.

EXHIBITS AND ATTACHMENTS

- A. Administrative Action Request
- B. Aerial Site Plan
- C. Architectural Elevations

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

ATTACHMENT A

ADMINISTRATIVE ACTION REQUEST (2023)

PART I

ACTION REQUEST INFORMATION

1. Applicant/Owner's Authorized Representative Name: 7-Eleven, Inc. c/o Scott Goldsmith
Mailing Address: 3200 Hackberry Road
City: Irving State: TX Zip: 75063
Phone Number: 813-751-4554 Ext: E-mail Address: scott.goldsmith@7-11.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): Construction Project Manager

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): Noncompliance with Ordinance sections (g) and (h) via variance as outlined in 3-490(d)(1)b for Section 3-490(d). See form L for further details (Hurricane Ian rebuild).
5. **Project Name:** 7-Eleven Store 32214 Remodel

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: 7/31/23

b. Specific nature of violation: Zoning review for building permit application submission

2. **Property Owner Name:** Same

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 1889 Page 1211 Unit _____ Block _____ Lot _____

4. **STRAP Number:** 32-47-25-B4-00054.0000

5. **Property Dimensions:**

a. Area: 0.99 ☐ square feet ☒ acres

b. Width along roadway: 208 feet

c. Depth: 210 feet

6. **Property Location Address:** 4520 Bonita Beach Road SW

City: Bonita Springs **State:** FL **Zip:** 34134

7. **General Location of Property:** Northwest corner of Bonita Beach Road SW and Imperial Shores Blvd

PART III
OWNERSHIP/AUTHORIZED AGENT AFFIDAVIT

I, Nathanael Gardner, 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: Texas COUNTY OF: Dallas

Signature: _____

Signatory's Printed Name: Nathanael Gardner Attorney-in-Fact

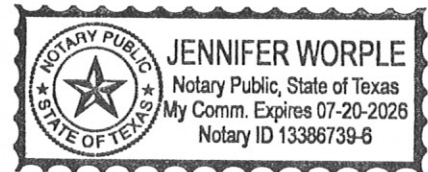
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this 28th (day) of November, (month) 2023 (year), by Nathanael Gardner (name of person making statement).

Signature of Notary Public - State of Texas Jennifer Worple

Name of Notary Typed, Printed, or Stamped: _____

Personally Known ☒ OR Produced Identification ☐

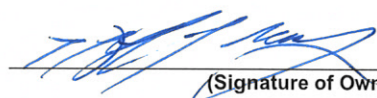
Type of Identification Produced: _____



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*)

Nathanael Gardner Attorney-in-Fact
(Printed Name of Owner)

(Signature of Owner*)

(Printed Name of Owner)

(Signature of Owner*)

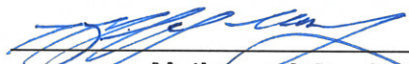
(Printed Name of Owner)

(Signature of Owner*)

(Printed Name of Owner)

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

STATE OF: Texas COUNTY OF: Dallas

Signature of Owner: 

Signatory's Printed Name: Nathanael Gardner Attorney-in-Fact

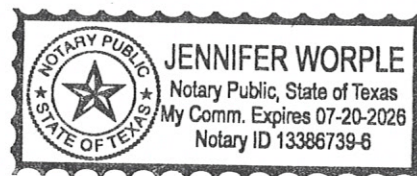
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this 28th (day) of November, (month) 2023 (year), by Nathanael Gardner (name of person making statement).

Signature of Notary Public - State of ~~Florida~~ ^{Texas}: 

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.

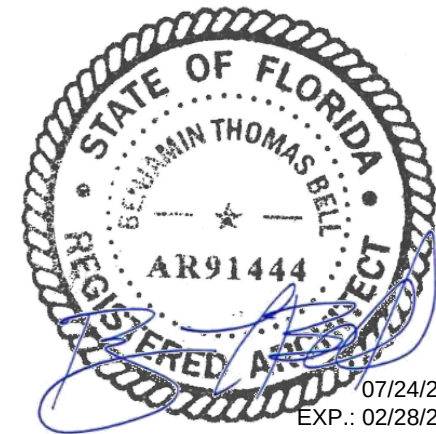
NOTE: ACCEPTANCE OF AN APPLICATION FOR POST DISASTER ADMINISTRATIVE MODIFICATION IN NO WAY GUARANTEES ITS APPROVAL. DECISIONS RENDERED BY THE EMERGENCY REVIEW BOARD MAY BE APPEALED TO THE CITY OF BONITA SPRINGS BOARD OF ZONING ADJUSTMENTS AND APPEALS.

ATTACHMENT B



CESO
WWW.CESOINC.COM

3300 South Market Street, Suite 230
Rogers, AR 72756
Phone: 479.271.8058



7-ELEVEN #32214

BONITA SPRINGS, FL

4520 BONITA BEACH ROAD
BONITA SPRINGS, FL 34134

Revisions / Submissions

ID	Description	Date
1	PERMIT	07.14.23

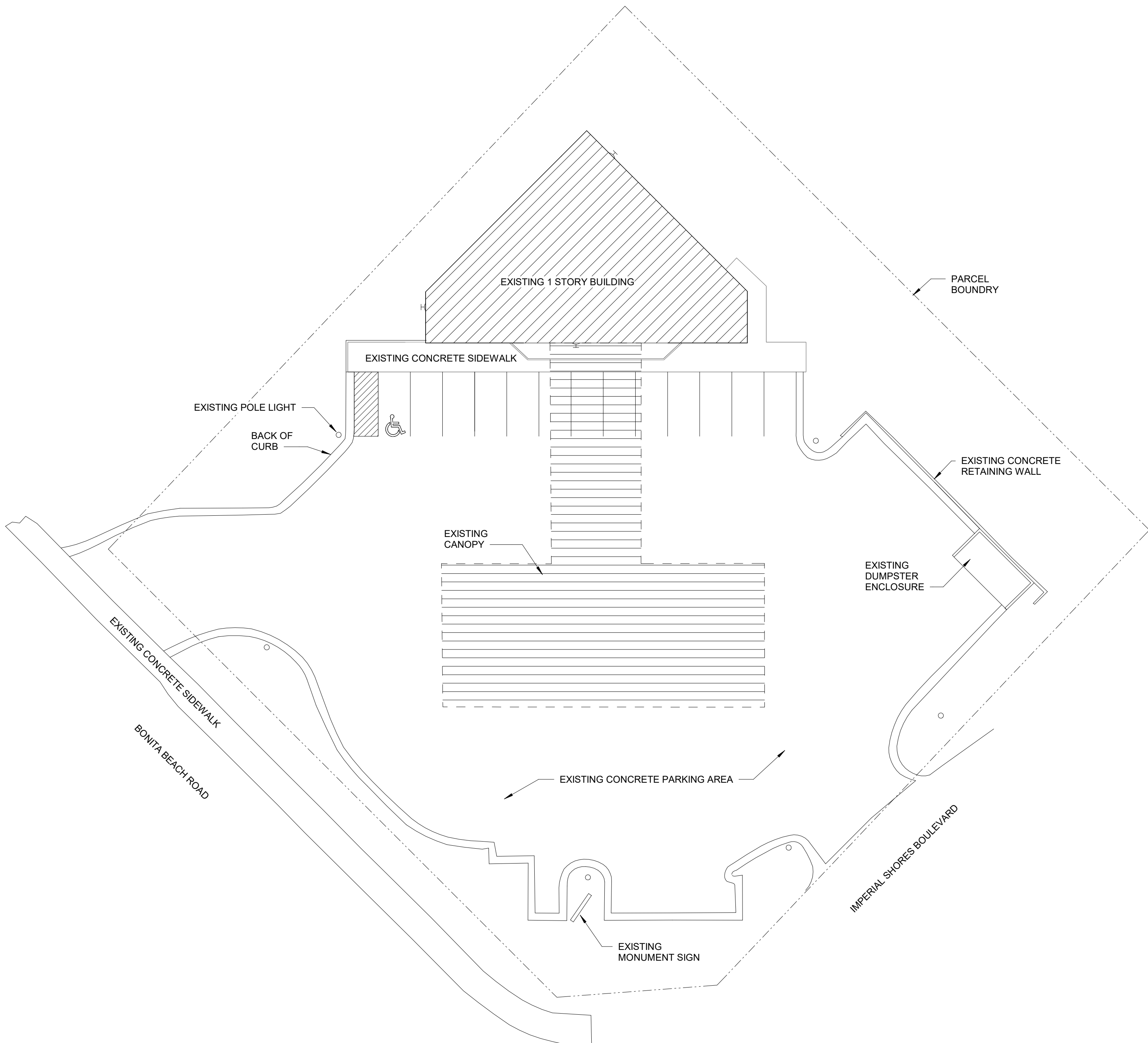
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Scale:	1" = 20'-0"
Drawn By:	Author
Checked By:	Checker
Date:	2023.07.14
Issue:	PERMIT

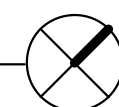
Sheet Title:

ARCHITECTURAL
SITE PLAN

AS1.0



1 ARCHITECTURAL SITE PLAN
AS1.0 Scale: 1" = 20'-0"



ATTACHMENT C

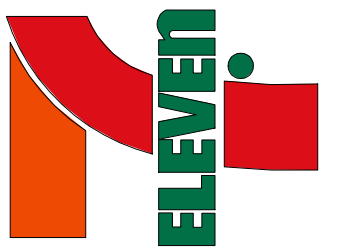
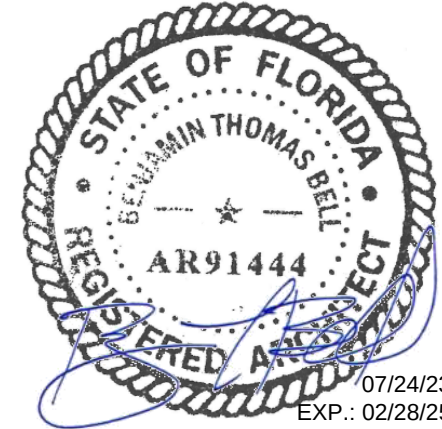
EXTERIOR ELEVATION GENERAL NOTES	
A.	ALL EXISTING EXTERIOR FINISHES TO REMAIN SHALL BE RESTORED TO LIKE NEW CONDITIONS AND RE-PAINTED TO MATCH EXISTING UNLESS OTHERWISE NOTED.
B.	REPAIR/REPLACE ANY DAMAGED, FAILING OR ERODING CONDITIONS ON THE EXTERIOR ELEVATIONS WITH LIKE KIND MATERIALS TO MATCH EXISTING.

EXTERIOR ELEVATION CODED NOTES	
1	NEW METAL PARAPET CAP AT ALL EXTERIOR ROOF EDGES. REFER TO ROOF PLAN
2	GC TO PATCH AND REPAIR EXISTING COLUMN SURROUND TO LIKE NEW CONDITION
3	NEW SIGNAGE BY OTHERS
4	GC TO PRESSURE WASH EXISTING WALLS. REMOVE ANY EFFLOURESENCE. PATCH AND REPAIR EXISTING WALL TO LIKE NEW CONDITION AS REQUIRED.
5	NEW CO2 STORAGE CABINET, REFERENCE TO EQUIPMENT PLAN
7	EXISTING STOREFRONT TO REMAIN- PAINT AND REPAIR AS NEEDED TO BRING TO LIKE NEW CONDITION
8	EXISTING ENTRY DOOR TO REMAIN- PAINT AND REPAIR AS NEEDED TO BRING TO LIKE NEW CONDITION



CESO
WWW.CESOINC.COM

3300 South Market Street, Suite 230
Rogers, AR 72758
Phone: 479.271.8058



7-ELEVEN #32214

BONITA SPRINGS, FL

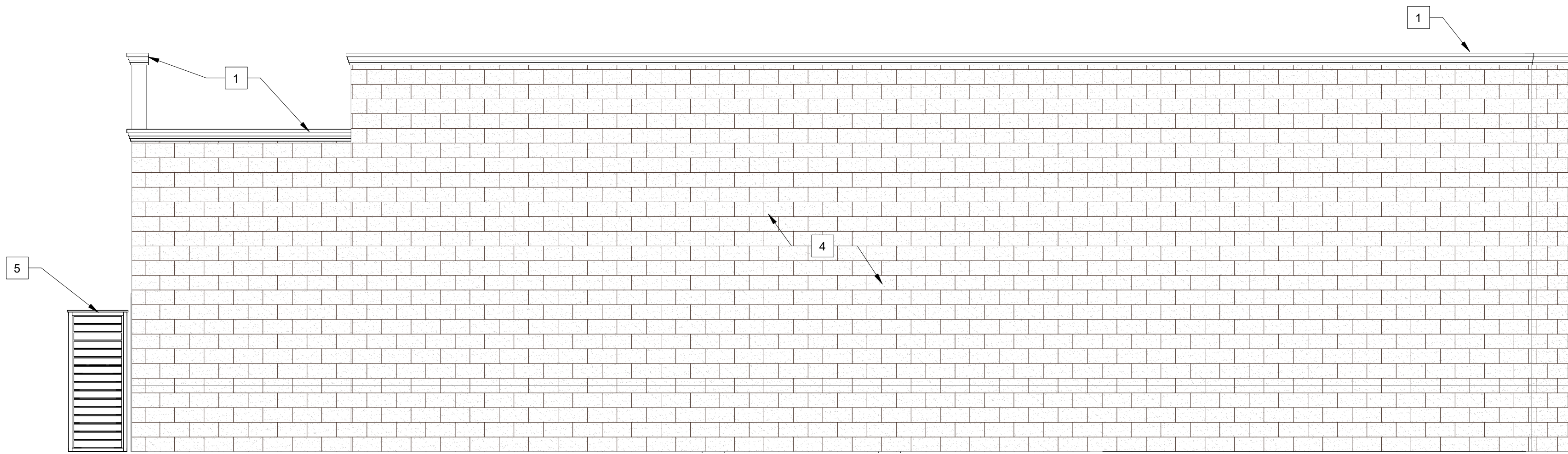
4520 BONITA BEACH ROAD
BONITA SPRINGS, FL 34134

Revisions / Submissions		
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1	PERMIT	07.14.23

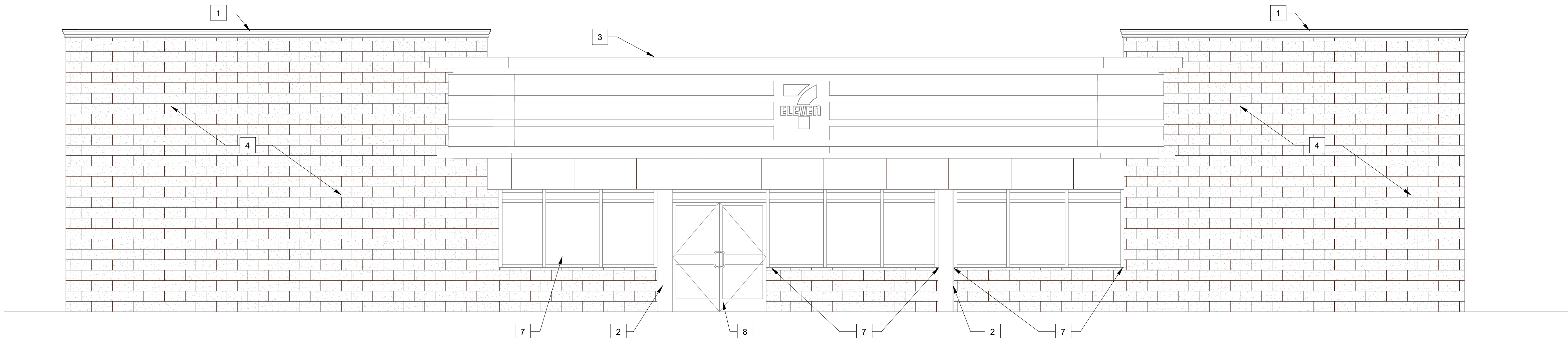
© 2023 CESO, INC	
Project number:	762195-01
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Checked By:	DZ / GB
Date:	2023.07.14
Issue:	PERMIT

Sheet Title:
EXTERIOR
ELEVATIONS

A3.0

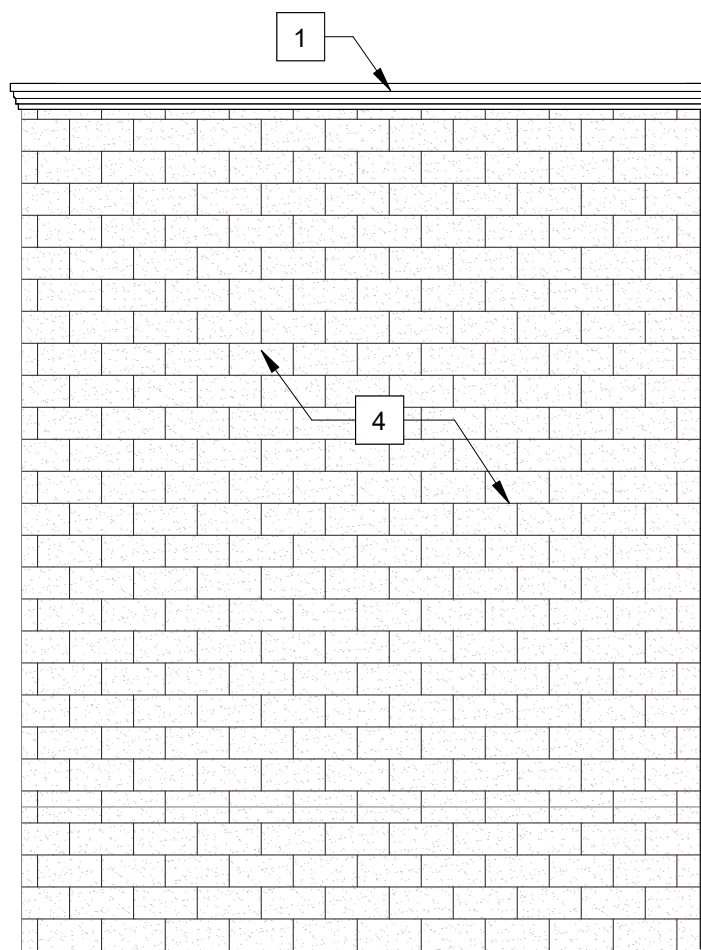


2 EXTERIOR BUILDING - WEST
Scale: 1/4" = 1'-0"

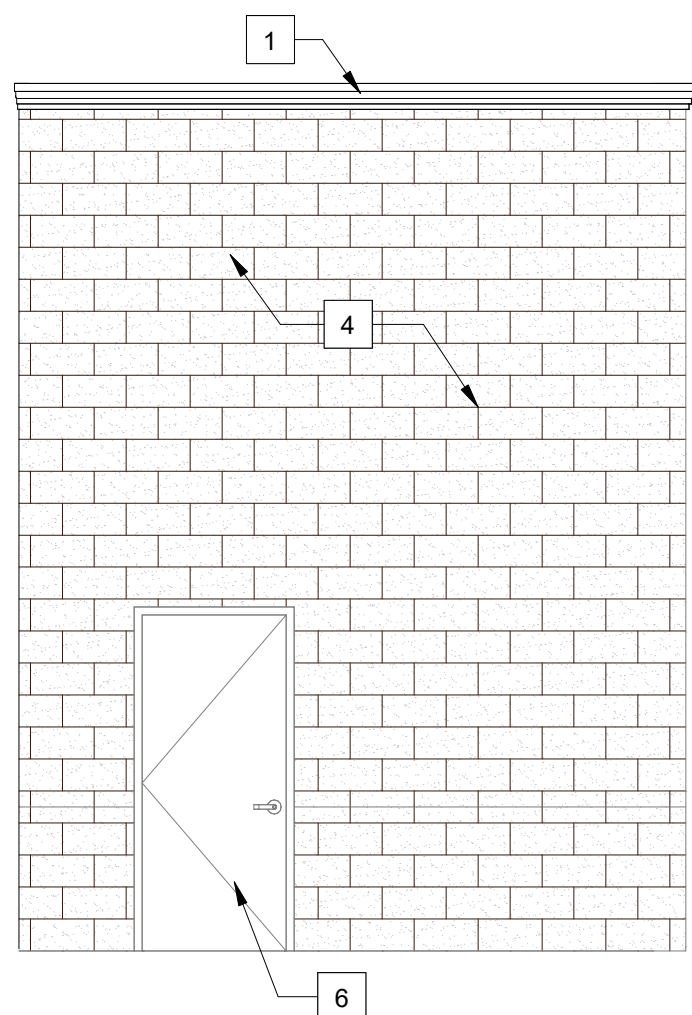


1 EXTERIOR BUILDING - SOUTH-EAST
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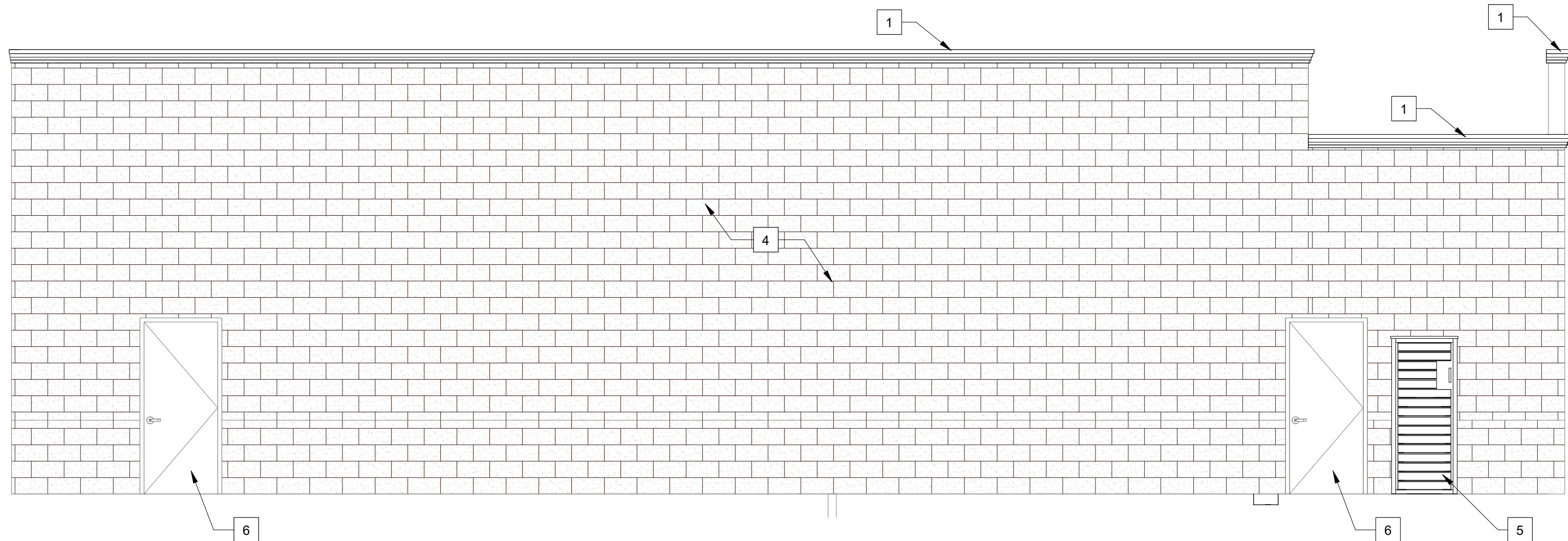
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3 EXTERIOR BUILDING - NORTH-EAST
Scale: 1/4" = 1'-0"



2 EXTERIOR BUILDING - SOUTH-WEST
Scale: 1/4" = 1'-0"



1 EXTERIOR BUILDING - NORTH
Scale: 1/4" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

- A. ALL EXISTING EXTERIOR FINISHES TO REMAIN SHALL BE RESTORED TO LIKE NEW CONDITIONS AND RE-PAINTED TO MATCH EXISTING UNLESS OTHERWISE NOTED.
- B. REPAIR/REPLACE ANY DAMAGED, FAILING OR ERODING CONDITIONS ON THE EXTERIOR ELEVATIONS WITH LIKE KIND MATERIALS TO MATCH EXISTING.

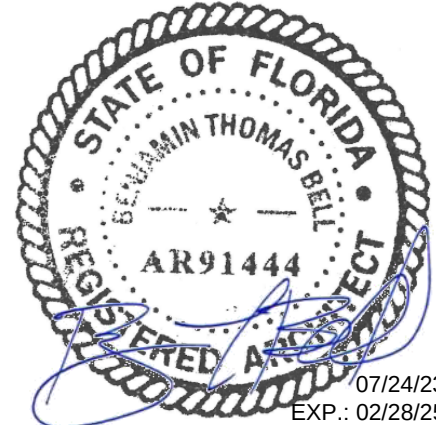
EXTERIOR ELEVATION CODED NOTES

- 1 NEW METAL PARAPET CAP AT ALL EXTERIOR ROOF EDGES. REFER TO ROOF PLAN
- 4 GC TO PRESSURE WASH EXISTING WALLS. REMOVE ANY EFFLORESENCE, PATCH AND REPAIR EXISTING WALL TO LIKE NEW CONDITION AS REQUIRED.
- 5 NEW CO2 STORAGE CABINET, REFERENCE TO EQUIPMENT PLAN
- 6 EXISTING DOOR TO REMAIN- PAINT AND REPAIR AS NEEDED TO BRING TO LIKE NEW CONDITION



CESO
WWW.CESOINC.COM

3300 South Market Street, Suite 230
Rogers, AR 72758
Phone: 479.271.8058



7-ELEVEN #32214

BONITA SPRINGS, FL

4520 BONITA BEACH ROAD
BONITA SPRINGS, FL 34134

Revisions / Submissions

ID	Description	Date
1	PERMIT	07.14.23

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Project number:	762195-01
Scale:	1/4" = 1'-0"
Drawn By:	CC / OPM
Checked By:	DZ / GB
Date:	2023.07.14
Issue:	PERMIT

Sheet Title:

EXTERIOR
ELEVATIONS

A3.1

VII



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

DISASTER RELIEF REVIEW BOARD MEETING MINUTES

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

I. Call to Order

Meeting called to order at 2:00 P.m.

II. Roll Call

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

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

III. Public Comment: *None.*

IV. Disaster Relief Request

a. 9304 Lord Road Screen Room; ADD23-106916-BOS

Mike Fiigon, Community Development, provided an overview of the request to reconstruct a screened room that encroaches into a public utility and drainage easement. Board Member Haigis noted the original concrete slab of the subject structure as still intact, so the owner would y be reconstructing the screen enclosure upon the exact same footprint.

Board Member Backhurst motioned to approve the request, as conditioned by staff. Board Member Feeney seconded the motion. Motion carried unanimously.

b. Bonita Beach Condo Gate/Gatehouse & Trash Enclosures; ADD23-107165-BOS

Mike Fiigon, Community Development, provided an overview of the request to reconstruct the gates, gate house, and dumpster enclosures at a condominium property on Hickory Boulevard. Board Member Haigis expressed concerns relating to the permitting requisites for construction plans and future use of the gatehouse. Board discussion ensued.

The board discussed approving only the location of the gatehouse and emphasized that such approval shall not constitute technical review of compliance with Florida Building Code, Florida Department of Environmental Protection, FEMA regulations, nor does this approval determine feasibility of compliance with regulatory standards.

Board Member Backhurst motioned to approve the request, as conditioned by staff and amended as noted above. Board Member Feeney seconded the motion. Motion carried unanimously.

V. Board Member Items: *None.*

VI. Public Comment: *None.*

VII. Approval of Meeting Minutes: July 11, 2023

Board Member Backhurst motioned to approve the minutes as drafted. Board Member Feeney seconded the motion. Motion carried unanimously.

VIII. Establish next meeting: (As needed)

IX. Adjournment

Meeting adjourned at 2:30 p.m.

Prepared By: _____
Mike Fiigon

Authenticated: _____
Matt Feeney