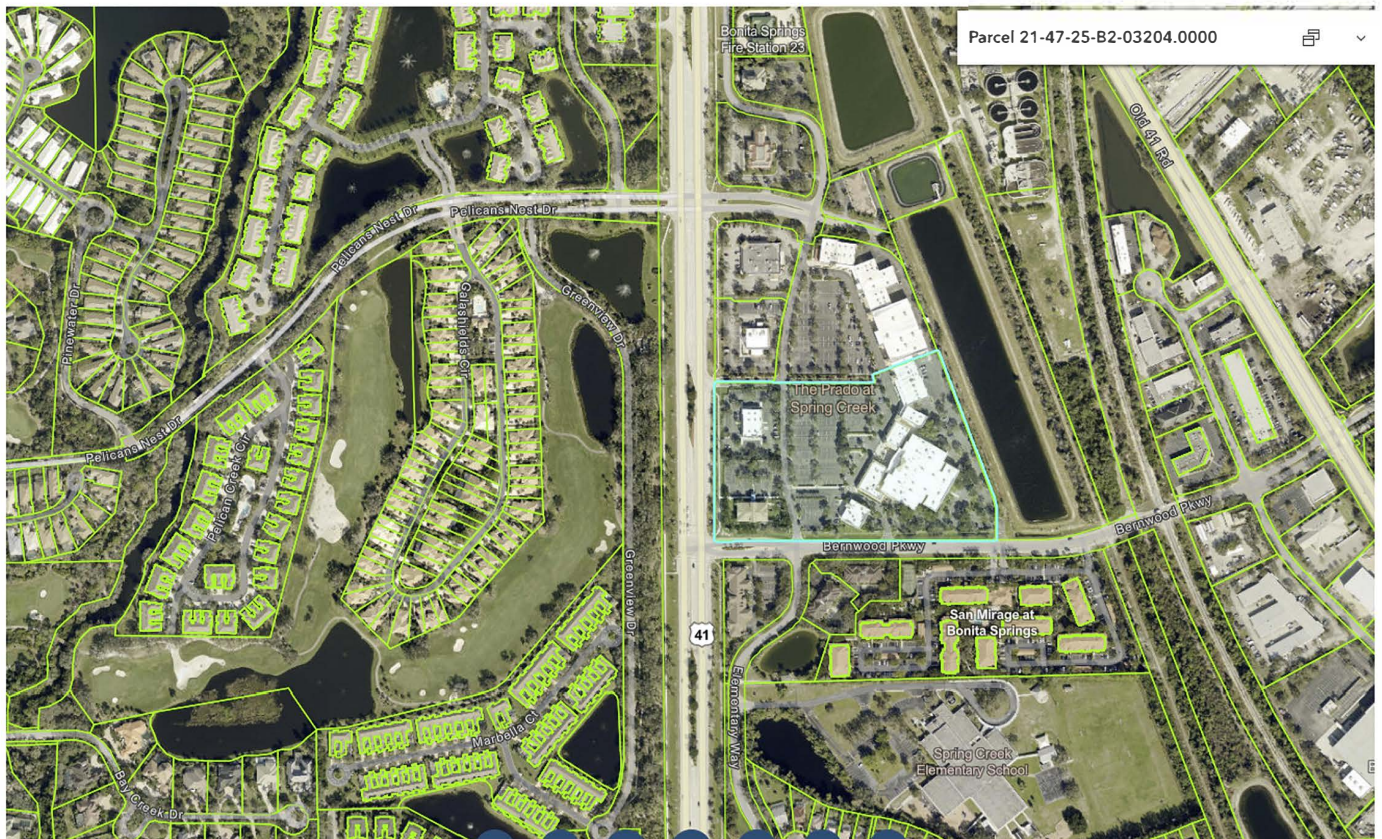


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Consumption on Premises
Special Exception

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

PROJECT NAME: NAPLES COASTAL KITCHEN CONSUMPTION ON PREMISES

TYPE OF CASE: SPECIAL EXCEPTION

CASE NUMBER: COP24-114830-BOS

HEARING DATE: DECEMBER 17, 2024

PLANNER: MARY ZIZZO, ESQ., AICP

REQUEST AND STAFF RECOMMENDATION

A special exception request for outdoor consumption on premises, associated with a Restaurant, Group III, use.

Deviations Requested: None

Staff recommends **approval** of the request, subject to the conditions outlined in this Staff Report.

I. APPLICATION SUMMARY:

A. Applicant: Stuart Bell/Bell Restaurants, Inc. DBA Naples Coastal Kitchen

B. Agent: Nicholas White

C. Request: A special exception request for outdoor consumption on premises, associated with a Restaurant, Group III, use.

D. Location: 25355 S Tamiami Trail, Bonita Springs, FL 34135
(also known as 25265 Chamber of Commerce Drive, Units 3 & 4)

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

Future Land Use: General Commercial

Current Zoning: Community Commercial (CC)
U.S. 41 Overlay District

Current Use: Commercial Building

F. Surrounding Land Use:

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Map</u>
North: Community Commercial (CC), U.S. 41 Overlay District; Prado at Spring Creek Shopping Center	General Commercial
East: Neighborhood Commercial District (CN-2), Retention Pond then Railroad	General Commercial
South: Bernwood Parkway Right-of-Way, then Neighborhood Commercial District (CN-2) and U.S. 41 Overlay District; Commercial Buildings and RM-6; San Mirage Condominium	General Commercial
West: Community Commercial (CC) and U.S. 41 Overlay District; Chamber of Commerce Right-of-Way then Discovery Day Academy and Jimmy P's Charred Restaurant	General Commercial

II. BACKGROUND AND INFORMATIONAL ANALYSIS

Introduction/Synopsis

The Applicant has submitted a special exception request for outdoor consumption on premises for beer, wine and liquor (4-COP), associated with a Restaurant, Group III use in the Prado at Spring Creek Shopping Center at the corner of Bernwood Parkway and U.S. 41. The unit is located in the restaurant space on the south side of the main building, occupying the space previously occupied by Cirella's Restaurant, also known as 25265 Chamber of Commerce Drive, Units 3 & 4. A special exception for a noncommercial school and day care center (Discovery Day Academy) was approved in July of 2021 in a different building located on the same parcel as the subject property. LDC Section 4-1023(b) states,

(1)...No establishment for the sale or service of alcoholic beverages for consumption on the premises may be located within 500 feet of:

1. A religious facility, school (noncommercial), day care center (child) or park;
2. A dwelling unit under separate ownership, except when approved as part of a planned development; or

3. Another establishment primarily engaged in the sale of alcoholic beverages for consumption on the premises, excluding those uses listed in subsection (b)(2) of this section. Distance must be measured from the public entrance or exit of the establishment in a straight line to the nearest property line of the religious facility, school (noncommercial), day care center (child), dwelling unit or park; or to the closest public entrance or exit of any other establishment primarily engaged in the sale of alcoholic beverages.

(2) Where an establishment for the sale of alcoholic beverages is located in conformity with the provisions of this subsection, and a religious facility, school (noncommercial), day care center (child), park or dwelling unit is subsequently established in the proximity of the existing establishment, then the separation requirements will not apply. (emphasis added).

Cirella's was permitted to continue to operate as a legally existing establishment (legally nonconforming) pursuant to LDC Section 4-1023(b)(2). However, on May 20, 2023, Cirella's closed its location and vacated the premises. Naples Coastal Kitchen received their Commercial Business Use permit on January 16, 2024. However, pursuant to LDC Section 4-1023(h),

(2) Abandonment. Any uses, created and established in a legal manner, which thereafter become nonconforming, may continue until there is an abandonment of the permitted location for a continuous six-month period. For purposes of this subsection, the term "abandonment" means failure to use the location for consumption on premises purposes as authorized by the special exception, administrative approval, or other approval. Once a nonconforming use is abandoned, it cannot be reestablished, unless it conforms to the requirements of this chapter, and new permits are issued. (emphasis added).

LDC Section 4-1023(a)(2)a.2. also states,

2. Any establishment which provides outdoor seating areas for its patrons consuming alcoholic beverages; except as a Group II, III or IV restaurant, may have outdoor seating approved administratively; provided the outdoor seating area is not within 500 feet of a religious facility, school (noncommercial), day care center (child), park or dwelling unit under separate ownership. (emphasis added).

Pursuant to the above sections, Naples Coastal Kitchen is required to obtain a special exception to allow outdoor consumption on premises due to their proximity to the noncommercial school and day care facility, Discovery Day Academy. A sit-down restaurant is a permitted use and is

currently being operated by Naples Coastal Kitchen and is permitted indoor consumption on premises at this time. The Applicant proposes to allow beer, wine, and liquor on their outdoor patio, pursuant to the site plan proposed and occupies the same footprint previously used by Cirella's. There is sufficient parking for the use.

The building, which was constructed in 1999, received indoor and outdoor consumption on premises approval for this unit in 2001 under Zoning Ordinance 01-06.



Figure 1: Discovery Day Academy Distance

Source: Lee County GIS

Zoning

The project is located within the Prado at Spring Creek Shopping Plaza within the main commercial building in the Community Commercial (CC) zoning district. The surrounding properties are commercial in nature, including restaurants, a movie theater, retail stores and professional offices.

The subject property is located within the U.S. 41 Overlay District, which is intended to enhance the aesthetic/visual quality of the corridor to create a physically attractive, and functionally integrated built environment through cohesive and complimentary site development and design standards. A restaurant, Group III, is a permitted use within the Community Commercial (CC) zoning district.

Staff finds this request compatible with the zoning of the site.

Neighborhood Compatibility

Surrounded by commercial uses within a commercial corridor of Bonita Springs, this site is compatible with the uses around it. Restaurants are a permitted use within the zoning district and contribute to the overlay intent of the U.S. 41 Overlay. The restaurant use can serve the residents of Bonita Springs, those that work within the area, and those traveling via U.S. 41. The noncommercial school use which warrants this request, Discovery Day Academy, is separated by a parking lot, a right-of-way, an extensive landscape buffer, and a fenced play area. If approved, outdoor consumption will be permitted only in the area shown on the site plan (see below). Patrons will not be permitted to leave the outdoor area or any entrance of the restaurant and continue consuming alcoholic beverages. The Applicant indicates that no outdoor live music or entertainment is proposed. All operations shall be in compliance with the City of Bonita Springs Noise Control Ordinance.

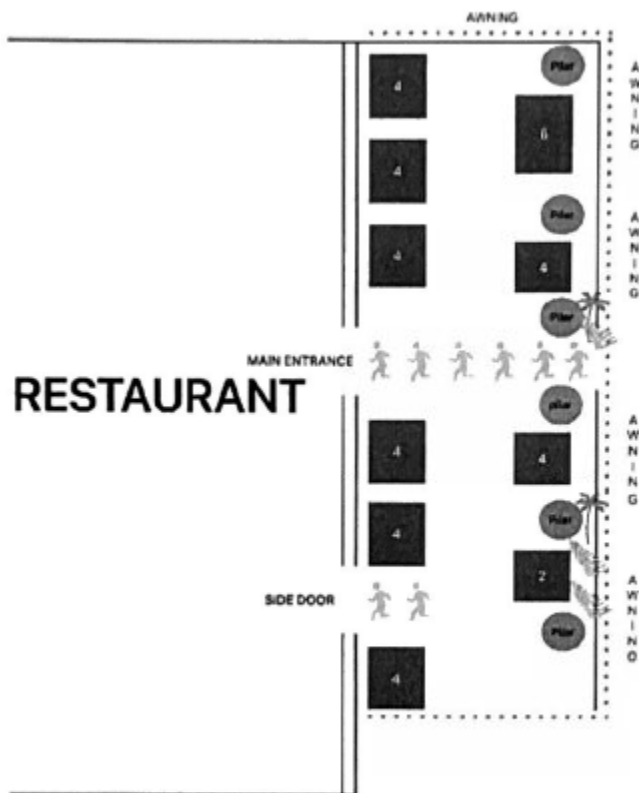


Figure 2: Site Plan

Source: Applicant



Figure 3: Present Conditions of Outdoor Patio Area

Comprehensive Plan Considerations

The subject properties are located within the General Commercial future land use category according to the Future Land Use Map of the City's Comprehensive Plan. The General Commercial category is described in Policy 1.1.14 as follows:

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

a. Appropriate uses include a wide range of commercial retail and service uses for residents and visitors; hotels/motels; offices; light industrial uses; schools; recreation; public and semi-public uses; multi-family uses up to 10 units per acre; and mixed residential and commercial use in planned developments.

b. If affordable housing is provided, residential density may be increased by up to five additional units per acre.

c. *Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves except that no new structures or modification of existing structures located on the islands west of the mainland may be constructed in excess of 35 feet in height.*

d. *Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 1.2.*

A restaurant use is in conformance with the City's Future Land Use Element of the Comprehensive Plan. It is Staff's opinion that reintroducing outdoor consumption on premises to a restaurant use at this location does not raise compatibility issues.

Findings & Conclusions:

Based upon an analysis of the application and the standards for approval of a special exception, Staff makes the following findings and conclusions, as conditioned:

1. The requested special exception, as conditioned:
 - a) is due to a changed or changing condition that makes approval of the request appropriate.
As previously testified, market conditions are showing an increased interest in outdoor seating with consumption on premises by patrons. The newer presence of the noncommercial school and child day care center changed the circumstances of this plaza, requiring this approval.

Now that a noncommercial school and daycare are present within the same property, a special exception public hearing approval is required.

- b) is consistent with the Goals, Objectives, Policies, and intent set forth in the City's Comprehensive Plan;
The General Commercial Future Land Use encourages uses that serve the general population of the City. A restaurant use serves residents and visitors, including those living or working nearby. The site has access to adequate public facilities and services in accordance with Objective 1.11.
- c) meets or exceeds all performance and locational standards set forth for the proposed use;
The site was required to be upgraded at the time of the approval of the noncommercial school. No additional improvements are required at this time based on the scope of the project.
- d) protects, conserves or preserves environmentally critical areas and natural resources;
The property is developed and there are no environmentally critical areas or natural resources on site.
- e) is compatible with existing or planned uses in the surrounding area;

This is in a commercial area serving the general population of the City. The intent is to provide a location for those working or living near the area to visit. The requested hours of operation are typical of a sit-down restaurant and are compatible with the surrounding uses.

- f) will not cause damage, hazard, nuisance or other detriment to persons or property;
Properties shall not be negatively affected by the request as proposed and conditioned. The Applicants will be subject to the Noise Control Ordinance. The requested hours of operation are typical of a sit-down restaurant and are compatible with the surrounding uses.
- g) will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use set forth in the City's Land Development Code.
Yes.

III. RECOMMENDATION:

Staff recommends **approval** of the request, subject to the following conditions.

Conditions

1. This 4-COP approval at 25265 Chamber of Commerce Units 3&4 is for outdoor consumption on premises in the seating area shown on the site plan, maximum 40 patrons. (Exhibit A).
2. The outdoor area shall be adequately landscaped to separate parking lot traffic and seated patrons.
3. The permitted hours of outdoor consumption on premises are limited to 12:00 PM- 10:00 PM daily, last call at 9:30 PM.
4. Any expansion beyond what is shown on the site plan may require additional approvals and/or infrastructure upgrades, including (but not limited to) additional restroom facilities, parking and additional site improvements.
5. There shall be no live entertainment in the outdoor area.
6. The sale and service of alcoholic beverages will be in conjunction with the Restaurant, Group III use. A request for outdoor consumption for any other use requires separate approvals.
7. The kitchen shall stay open during all hours of operation.
8. The Bonita Springs Noise Control Ordinance remains in full force and effect.

IV. SUBJECT PROPERTY

The Applicant indicates the STRAP number is: 21-47-25-B2-03204.0000

V. ATTACHMENTS

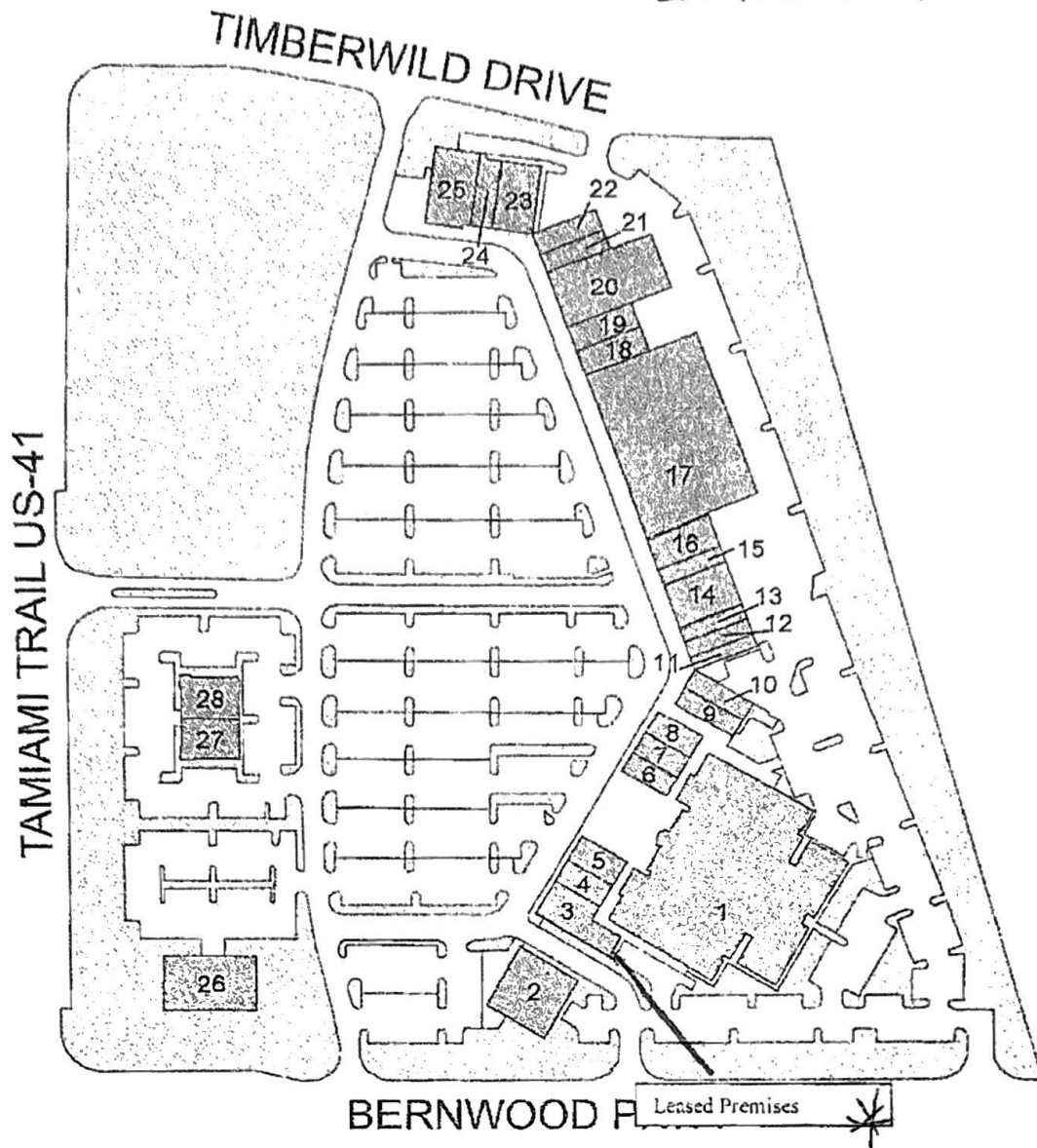
A. Legal Description and Plat of the Subject Property

VI. EXHIBITS

A. Site Plan

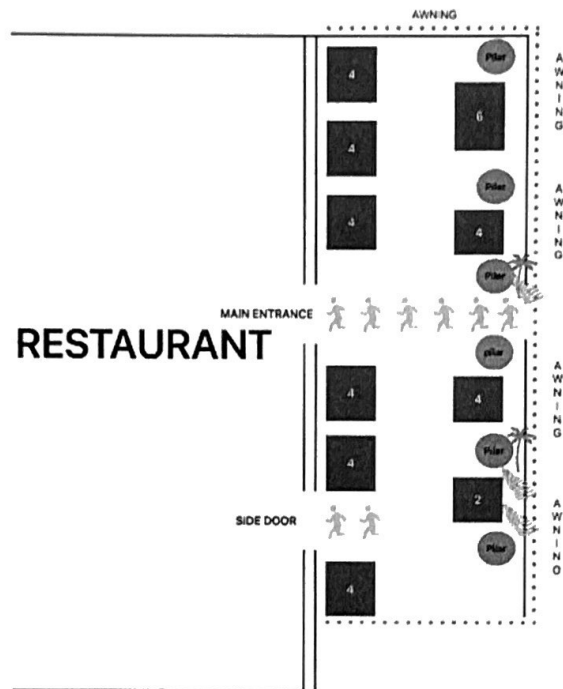
B. Pictures of Existing Conditions (source: Applicant)





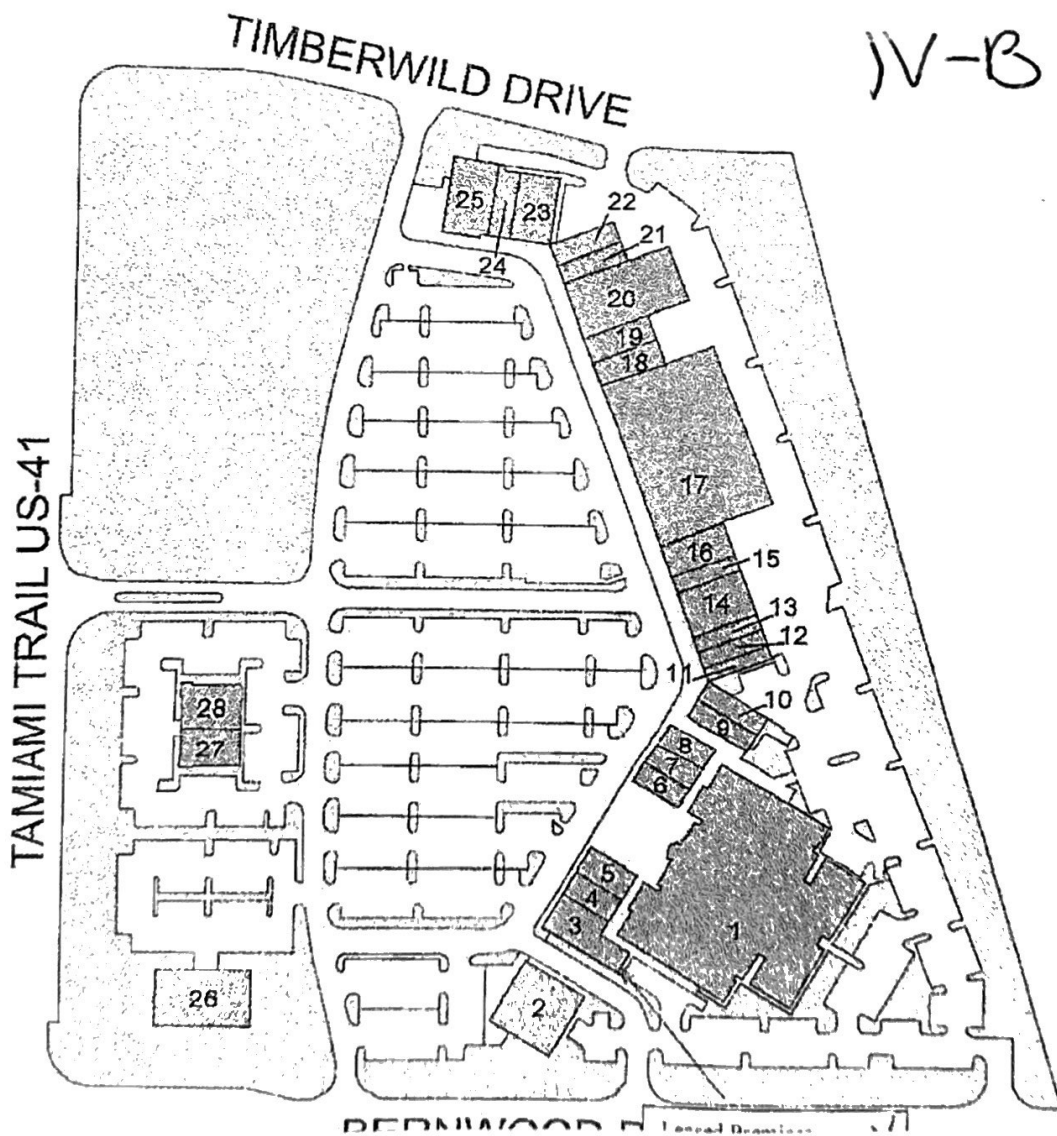
A portion of parcel 4 is¹⁷ retrenced in the sketch.

EXHIBIT A



808

05° East, for a distance of 152.46 feet to the end of said curve, thence run South 20° 54' 15" East along the boundary of said Parcel 4, for a distance of 302.83 feet, thence run South 69° 05' 43" West for a distance of 248.96 feet; thence run South 20° 54' 15" East for a distance of 23.44 feet to the beginning of a tangential circular curve, concave Northwest, thence run Southwesterly, along the arc of said curve to the right, having a radius of 5.00 feet, through a central angle of 110° 54' 14" subtended by a chord of 13.18 feet at a bearing of South 34° 32' 53" West, for a distance of 15.49 feet to the end of said curve; thence run North 90° 00' 00" West for a distance of 314.24 feet; thence run North 85° 42' 44" West for a distance of 65.87 feet to the Point of Beginning.



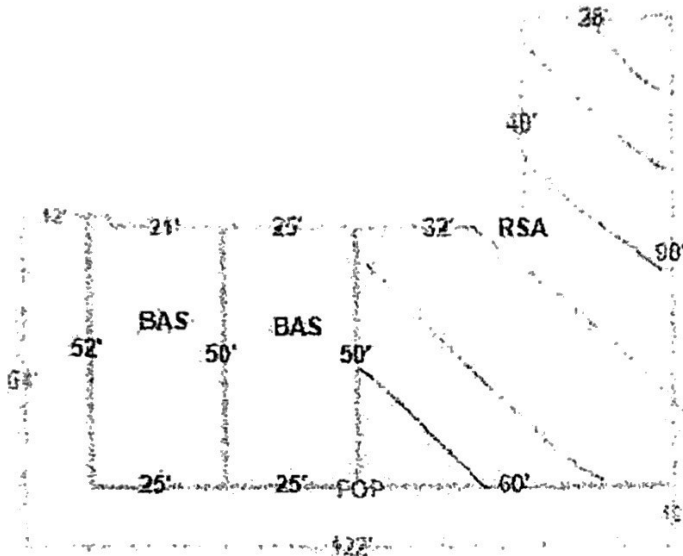
Year Added

Units

2000

6,620

Building Footprint



LEASED
PREMISES

EXHIBIT B







Naples
COASTAL KITCHEN

STEAK
SEAFOOD
ITALIAN





les
L KITCHEN
ARE
PEN





Naples
COASTAL KITCHEN

WE ARE
OPEN



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

RECEIVED
CITY OF BONITA SPRINGS

JUL 12 2024

COMMUNITY DEVELOPMENT
DEPARTMENT

**PUBLIC HEARING REQUEST
CONVENTIONAL REZONING OR SPECIAL EXCEPTION**

ACTION REQUEST INFORMATION

A. Project Name: NAPLES COASTAL KITCHEN SPECIAL EXCEPTION APPLICATION

STRAP Number(s): 21-47-25-B2-03204-0000

B. Type of Request (please check one): ☐ Conventional Rezoning ☒ Special Exception

PART I

APPLICANT/PROPERTY OWNERSHIP INFORMATION

A. Applicant's Name: STUART BELL - BELL RESTAURANTS, INC. DBA NAPLES COASTAL KITCHEN

Mailing Address: 6867 BOUDIN ST NE STE 2

City: PRIOR LAKE

State: MN

Zip: 55372

Phone Number: 612-803-3815

Ext:

E-mail Address: SPBELLFIVE@GMAIL.COM

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

B. Applicant relationship to property: ☐ Owner ☐ Trustee ☐ Option holder ☒ Lessee ☐ Contract Purchaser

☐ Other (indicate):

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

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

Attach a copy of the "green sheet" and a list of all property owners, and their mailing addresses, for all properties within the area described. Names and addresses must be those appearing on the latest tax rolls of Lee County. Label the "green sheet" as "Exhibit I-B-2" and the list as "Exhibit I-B-3".

C. Property Owner's Name: ISRAM REALTY MANAGEMENT LLC Isram Prado LLC

Mailing Address: 506 S. DIXIE HWY

City: HALLANDALE

State: FL

Zip: 33009

Phone Number: 954-455-2822

Ext: 205

E-mail Address: BARUCH@ISRAMREALTY.COM

D. Date property was acquired by present owner(s): 2011

E. Is the property subject to a sales contract or sales option? ☒ NO ☐ YES

F. Is owner(s) or contract purchaser(s) required to file a disclosure form? ☒ NO ☐ YES. If yes, please complete and submit Exhibit I-F (attached).

- G. Are there any existing deed restrictions or other covenants on this property which may affect this request?
X NO _____ YES. If yes, submit a copy of the Plat Book page with subject property clearly marked. Label this Exhibit II-A-3.
- H. Authorized Agent(s): List names of authorized agents (submit additional sheets if necessary).
Name: WILLIAM BERNARD
Mailing Address: 6867 BOUDIN ST NE STE 2
City: PRIOR LAKE State: MN Zip: 55372
Phone Number: 651-303-4834 Ext: _____ E-mail Address: BBERNARD@STONEGATE-FOODS.COM

**PART II
GENERAL INFORMATION**

A. Nature of Request: (Check applicable answers)

- ☐ Rezoning FROM: _____ TO: _____
- ☒ Special Exception for: CONSUMPTION ON PREMISES - OUTDOOR

A. Legal Description and Boundary Sketch: Is property within a platted subdivision recorded in the official Plat Books of Lee County?

NO. Attach a legible copy of the legal description (labeled Exhibit II-A-1.) and a certified sketch of description as set out in Chapter 5J-17.053, F.A.C., Florida Administrative Code, unless the subject property consists of one or more undivided platted lots. If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included. (labeled Exhibit II-A-2.)

X YES. Property is identified as:

Subdivision Name: SPRING CREEK EAST

Plat Book: 61 Page: 65-67 Unit: U-2 Block: _____ Lot: _____
Section: 21 Township: 47 Range: 25E

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

B. Project Street Address: 25265 CHAMBER OF COMMERCE DR. BONITA SPRINGS, FL 34135

C. General Location of Property (referenced to major streets): _____
LOCATED ON THE CORNER OF S. TAMiami TRAIL AND BERNWOOD PARKWAY

D. Present Use of Property: Is the property vacant? X NO _____ YES

Except for City-initiated requests, if the property is not vacant, the owner or applicant's signature on this application indicates that the Owner agrees to either remove all existing buildings and structures, OR that the use of the building or structure(s) will be in compliance with all applicable requirements of the land development code.

Briefly describe current use of the property: FULL SERVICE RESTAURANT

E. Property Dimensions

1. Width (average if irregular parcel): 60 Feet
2. Depth (average if irregular parcel): 69.5 Feet
3. Frontage on road or street: _____ Feet on _____
(Name of street)
4. Total land area: 4170 Acres or Square Feet

F. Facilities

1. Fire District: BONITA SPRINGS FIRE
2. Sewer Service Supplier: BONITA SPRINGS UTILITIES
3. Water Service Supplier: BONITA SPRINGS UTILITIES

H. Authorized Agent(s): List names of authorized agents (submit additional sheets if necessary).

Name: Nicholas White

Mailing Address: 27481 Harbor Cove Ct

City: Bonita Springs State: FL Zip: 34134

Phone Number: 541-905-1691 Ext: _____ E-mail Address: naplescoastalkitchen@gmail.com

PART III
AFFIDAVIT

Matthew Rikman 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 Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

STATE OF: Florida COUNTY OF: Broward

Signature: _____

Signatory's Printed Name: Matthew Rikman

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this
3 (day) of July, (month) 2024 (year), by _____ (name of
person making statement).

Signature of Notary Public - State of Florida: Moshe Genet

Name of Notary Typed, Printed, or Stamped: Moshe Genet

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____



PART IV - SUBMITTAL REQUIREMENTS

APPLICATION TYPE	COPIES	EXHIBIT	ITEM
All	1		Completed application
All	1		Application Fee
All	1		Summary of Neighborhood Informational Meeting
All	1		Area Location Map
All	1	I-B-1	Notarized Authorization Form (if applicable)
City Initiated	1	I-B-2	Green Sheet (if applicable)
City Initiated	1	I-B-3	List of Property Owners (if applicable)
All	1	I-F	Notarized Disclosure Form (if applicable)
All	1	II-A-1	Legal Description
All	1	II-A-2	Certified sketch of description (if applicable)
All	1	II-A-3	Plat Book Page (if applicable)
All	2	IV-A	Surrounding Property Owners List
All	1	IV-B	Property Owners Map
Owner Initiated	1	IV-C	Deed Restrictions & Narrative (if applicable)
Rezoning Only	1	IV-D	Narrative Regarding Zoning Request
Rezoning Only	1	IV-E	Hazardous Materials Emergency Plan (if applicable)
All	1	IV-F	Application and Exhibits on CD-ROM

SPEC. EXCEPTIONS	COPIES	EXHIBIT	ITEM
All	1	IV-F	Narrative Re. Special Exception Request
All	1	IV-G	Site Plan
All	1	IV-H	Traffic Impact Analysis
Solar/wind	1	IV-I	Needs Documentation
Temp. Parking	1	IV-J	Need Analysis
Temp. Parking	1	IV-K	Traffic/Ped. Safety Plan
Consumption on prem.	1	IV-L	Affidavit
Harvesting of Cypress	1	IV-M-1	Aerial Photograph
Harvesting of Cypress	1	IV-M-2	Forest Management Plan
Joint Parking	1	IV-O-1	Notarized Statement
Joint Parking	1	IV-O-2	Agreements
Joint Parking	1	IV-O-3	Back-up Plan
Air. Land. Facility	1	IV-P	Certified List
Animals	1	IV-Q	Number & Type animals
Communication Towers	1	IV-R-1	Map showing all tower locations
Communication Towers	1	IV-R-2	Proof of attempt to use other facilities
Communication Towers	1	IV-R-3	Proof of attempt to inform others
Communication Towers	1	IV-R-4	Shared Tower Plan Agreement
Communication Towers	1	IV-R-5	Letter from Mosquito Control (if app.)
Communication Towers	1	IV-R-6	Letter from L.C. Port Authority (if app.)
Mobile Food Vendor Park	1	IV-S	Analysis of Off-Site Impacts

GENERAL - EXPLANATORY NOTES

ALL APPLICANTS MUST PAY THE APPLICATION FEE SET FORTH IN THE CITY OF BONITA SPRINGS EXTERNAL FEES AND CHARGES MANUAL.

UPON WRITTEN REQUEST, THE DIRECTOR MAY MODIFY THE SUBMITTAL REQUIREMENTS CONTAINED IN THIS SECTION WHERE IT CAN BE CLEARLY DEMONSTRATED THAT THE SUBMISSION WILL HAVE NO BEARING ON THE REVIEW AND PROCESSING OF THE APPLICATION. THE REQUEST AND THE DIRECTOR'S WRITTEN RESPONSE MUST ACCOMPANY THE APPLICATION SUBMITTED AND WILL BECOME A PART OF THE PERMANENT FILE.

PART I - EXPLANATORY NOTES

- A. Applicant's Name:** Application may be made by the landowner or the authorized agent. 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. 4-193(a)(1)b. for rules.
 - 7) Where the property is a subdivision, refer to Sec. 4-193 (a)(1)c. for rules.
 - 8) Rezoning initiated by the Mayor and City Council on property not owned by the City.
- B. Relationship of applicant to owner:** Except for City-initiated rezonings, if the applicant is not the owner of the property, a notarized authorization form from the owner to the applicant must be submitted. If the application is City-initiated, then attach to the application a copy of the "Green Sheet" whereby the action was authorized. Label this submittal as Exhibit I-B.
- C. Name of owner (s):** see F. below
- D. Date property was acquired by present owner(s):** If City-initiated rezoning and does not own the property or have it under contract for purchase, enter "Not Applicable".
- E. If the request is City-initiated and the City is not purchasing the property, enter "Not Applicable".**
- F. Name of Owner(s):** Except for City-initiated rezonings, a Disclosure Form (Exhibit I-F, attached) must be submitted for any entity whose interest in the property is other than solely equity interest(s) which are regularly traded on an established commodities market in the United States or another Country.
- G. Authorized Agents:** If the owner or applicant has authorized agents to act on his/her behalf, list the agent(s) name, mailing address and phone number. If City-initiated, enter "Not Applicable".

PART II - EXPLANATORY NOTES

- A. Legal Description:** If the property is not within a platted subdivision recorded in the official plat books of Lee County, a complete legal description must be attached which is sufficiently detailed and legible so as to be able to locate said property on city maps or aerial photographs. Also include the Section, Township, Range, and parcel number(s). If the application includes multiple abutting parcels, the legal description may describe the perimeter boundary of the total area, and need not describe each individual parcel, except where different zoning requests are made on individual parcels. Label the legal description as Exhibit II-A-1.

A survey or a certified sketch of description as set out in Chapter 5J-17.053, F.A.C., Florida Administrative Code must be submitted unless the subject property consists of one or more undivided platted lots. If the application includes

multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included. Label the Sketch as Exhibit II-A-2.

If the request is owner-initiated and a boundary survey is required, the survey must include the location of any existing structures on the property. Label the Boundary Survey as Exhibit II-A-2.

The Director has the right to reject any legal description which is not sufficiently detailed or legible so as to locate said property, and may require a certified survey or boundary survey prepared by a surveyor meeting the minimum technical standards for land surveying in the state, as set out in Chapter 5J-17.053, F.A.C. Boundaries must be clearly marked with a heavy line. The boundary line must include the entire area to be developed. If the request is owner-initiated the Federal Emergency Management Agency flood zone and required finished floor elevation must be shown as well as the location of existing structures on the property.

A copy of the plat may be purchased from the County Clerk's office.

NOTE: The Director has the right to reject any legal description which is not sufficiently detailed or legible so as to locate said property, and may require a certified survey or boundary sketch to be submitted.

- B. **Project Street Address:** If the street address is unknown, the address may be obtained from the Lee County E-911 Addressing Division at (239) 335-1630.
- C. **General Location:** The general location should reference known major streets so as to indicate to the general public the location of the property.
- E. **Property Dimensions:** If the parcel is irregularly shaped, indicate the average width and depth of the property. Indicate the length of property abutting any existing street rights-of-way or easements. If property abuts more than one street, indicate frontage on each street.
- F. **Facilities**
 - 1. **Fire District:** Insert the name of the Fire District in which the property is located.
 - 2. **Sewer Service Supplier:** List the name of the utility company or package plant which will be providing sanitary sewer service to the project. If a new private disposal plant is proposed or if septic systems will be used, so indicate.
 - 3. **Potable Water Service Supplier:** List the name of the utility company which will be providing potable water service to the project. If wells are to be utilized, so indicate.
- G. **Present Use of Property:** Briefly describe the present use of the property.
- H. **Property Restrictions:** The application must include a copy of the deed restrictions or other types of covenants and restrictions on the parcel, along with a statement as to how the restrictions may affect the requested action. If there are no restrictions on the property, the applicant must indicate so on the application form.

PART III – EXPLANATORY NOTES

- A. 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 is the responsibility of the applicant.
- B. All information submitted with the application or submitted at the public hearing becomes a part of the public record and will be a permanent part of the file.
- C. All applications must be submitted in person. Mailed-in applications will not be processed.
- D. All attachments and exhibits submitted must be of a size that will fit or conveniently fold to fit into a letter size (8 1/2" x 11") folder.
- E. The Department staff will review this application for compliance with requirements of the City of Bonita Springs Land Development Code. If any deficiencies are noted, the applicant will be notified.

PART IV – EXPLANATORY NOTES

- **Neighborhood Meetings:** Neighborhood meetings are mandatory for applications for rezoning and special exception requests. The city shall not process an application if the applicant has not conducted a neighborhood meeting. The applicant shall conduct a neighborhood meeting prior to filing its application with the city. The applicant shall include a written summary of the pre-application neighborhood meeting, as well as copies of all documents and exhibits that the applicant presented during the neighborhood meeting, with its initial application filing. The written summary shall include a list of those in attendance, a summary of the issues related to the development proposal discussed, comments by those in attendance about the development proposal, and any other information the applicant deems appropriate. The applicant shall conduct a second neighborhood meeting within 30 days after the city has deemed the application to be

sufficient and submit a post-sufficiency summary. Applications will not be scheduled for public hearings until the post-sufficiency meeting summary is submitted. [Sec 4-28(c)]

- **Property Owners Map: City-Initiated requests:** A complete list of all property owners, and their mailing addresses, for all property within the area described. For the purpose of this subsection, names and addresses of property owners will be deemed to be those appearing on the latest tax rolls of the county. Label as Exhibit I-B-3.
- **Surrounding Property Owners List:** A complete list of all property owners, and their mailing addresses, for all property within three hundred seventy-five (375) feet [five hundred (500) feet if for a COP] of the perimeter of the subject property or the portion thereof that is the subject of the request. Names and addresses of property owners shall be deemed to be those appearing on the latest tax rolls of the County. The applicant is responsible for the accuracy of such list. This list is for the purpose of confirming mailed notices by the applicant to property owners within 375 feet or 500 feet of the property described as set forth in Section 4-229. [Sec 4-194(a)(6)]. Label as Exhibit IV-A.
- **Surrounding Property Owners Map:** A City Zoning map or other similar map displaying all of the parcels of property within three hundred seventy-five feet (375) [five hundred (500) feet if for a Consumption on Premises permit] of the perimeter of the subject parcel or the portion thereof that is the subject of the request, referenced by number or other symbol to the names on the property owners list. The applicant is responsible for the accuracy of the map. Label as Exhibit IV-B.
- **Deed Restrictions:** A copy of the deed restrictions on the subject property, if any, and a written statement as to how the deed restrictions may affect the requested action. Label as Exhibit IV-C.
- **Narrative Statement (Rezoning Only):** Label as Exhibit IV-D. State the basis or reason(s) for the requested action and address the following issues
 - a. Whether there exists an error or ambiguity which must be corrected;
 - b. Whether urban services, as defined in the Bonita Plan, are, or will be, available and adequate to serve a proposed land use change, when reviewing a proposed change to a future urban area category;
 - c. Whether a proposed change is intended to rectify errors on the official zoning map;
 - d. Whether there exist changed or changing conditions that make approval of the request appropriate;
 - e. Whether the request is consistent with the goals, objectives, policies, and intent of the Bonita Plan;
 - f. Whether the request meets or exceeds all performance and locational standards set forth for the proposed use;
 - g. Whether the request will protect, conserve or preserve environmentally critical areas and natural resources;
 - h. Whether the request will be compatible with existing or planned uses;
 - i. Whether the request will cause damage, hazard, nuisance or other detriment to persons or property;
 - j. Whether a requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use as set forth in LDC Chapter 4.
- **Narrative Statement (Special Exceptions Only):** Label as Exhibit IV-E. State the basis or reason(s) for the requested action and address issues d through j above.
- **Site Plans (Special Exceptions only):** Label as Exhibit IV-F. Request for a Special Exception MUST include a site plan detailing the proposed use, including where applicable:
 - a. The location and current use of all existing structures on the site, as well as those on adjacent properties within one hundred (100) feet of the perimeter boundaries of the site; and
 - b. All proposed structures and uses to be developed on the site; and
 - c. Any existing public streets, easements or [and] reservations within the site and the proposed means of vehicular access to and from the site; and
 - d. A traffic impact analysis for the development consistent with the Zoning Traffic Impact Statement (ZTIS) Guidelines; and
 - e. Proposed fencing and screening, if any; and
 - f. Any other reasonable information which may be required by the Director commensurate with the intent and purpose of the regulations.
- **ADDITIONAL REQUIREMENTS FOR CERTAIN SPECIAL EXCEPTIONS:** Certain Special Exceptions have specific requirements for additional submittals. Refer to the appropriate sections as indicated: Solar or Wind Energy Modifications:
 - Temporary Parking Lots;
 - Consumption on Premises;
 - Harvesting of Cypress;
 - Joint Parking;
 - Communication Towers;
 - Aircraft Landing Facilities - Private;
 - Animals;
 - Farm Labor Housing;
 - Mobile Food Vendor Park;
 - Dock Slips and Associated Structures;

**EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:**

STRAP NO. _____ **CASE NO.** _____

1. If the property is owned in fee simple by an **INDIVIDUAL**, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

<u>Name and Address</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

2. If the property is owned by a **CORPORATION**, list the officers and stockholders and the percentage of stock owned by each.

<u>Name, Address, and Office</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

3. If the property is in the name of a **TRUSTEE**, list the beneficiaries of the trust with percentage of interest.

<u>Name and Address</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

4. If the property is in the name of a **GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP**, list the names of the general and limited partners.

Name and Address	Percentage of Ownership

5. If there is a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office (if applicable)	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

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: _____

SHEET 1 OF 3

PLAT BOOK 12 PAGE 66

SHEET 2 OF 3

LEE COUNTY, FLORIDA

PLAT 10

SECTION 20

SECTION 21

SECTION 22

SCALE 1" = 100'

0 100 200 300 400 500 600 700 800 900 1000

TRACT 10

TRACT 11

TRACT 12

TRACT 13

TRACT 14

TRACT 15

TRACT 16

TRACT 17

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TRACT 19

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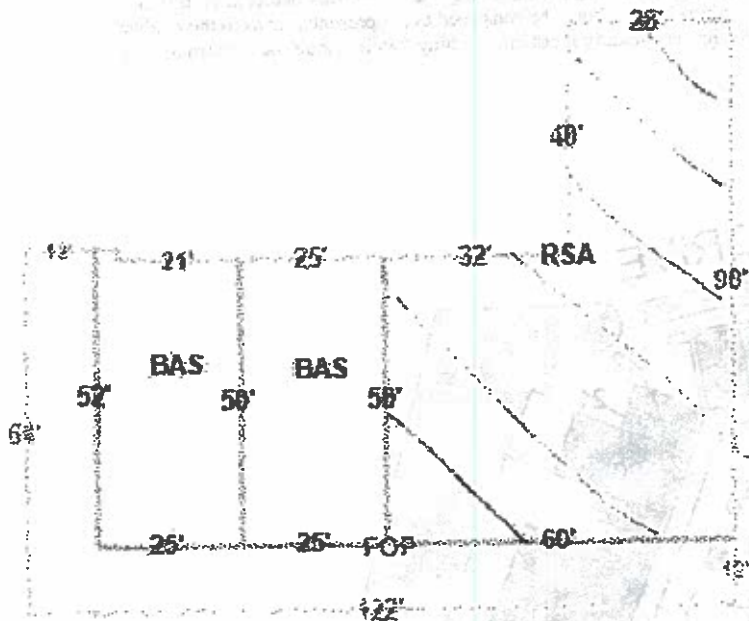
Year Added

Units

2000

6,620

Building Footprint



LEASED
PREMISES

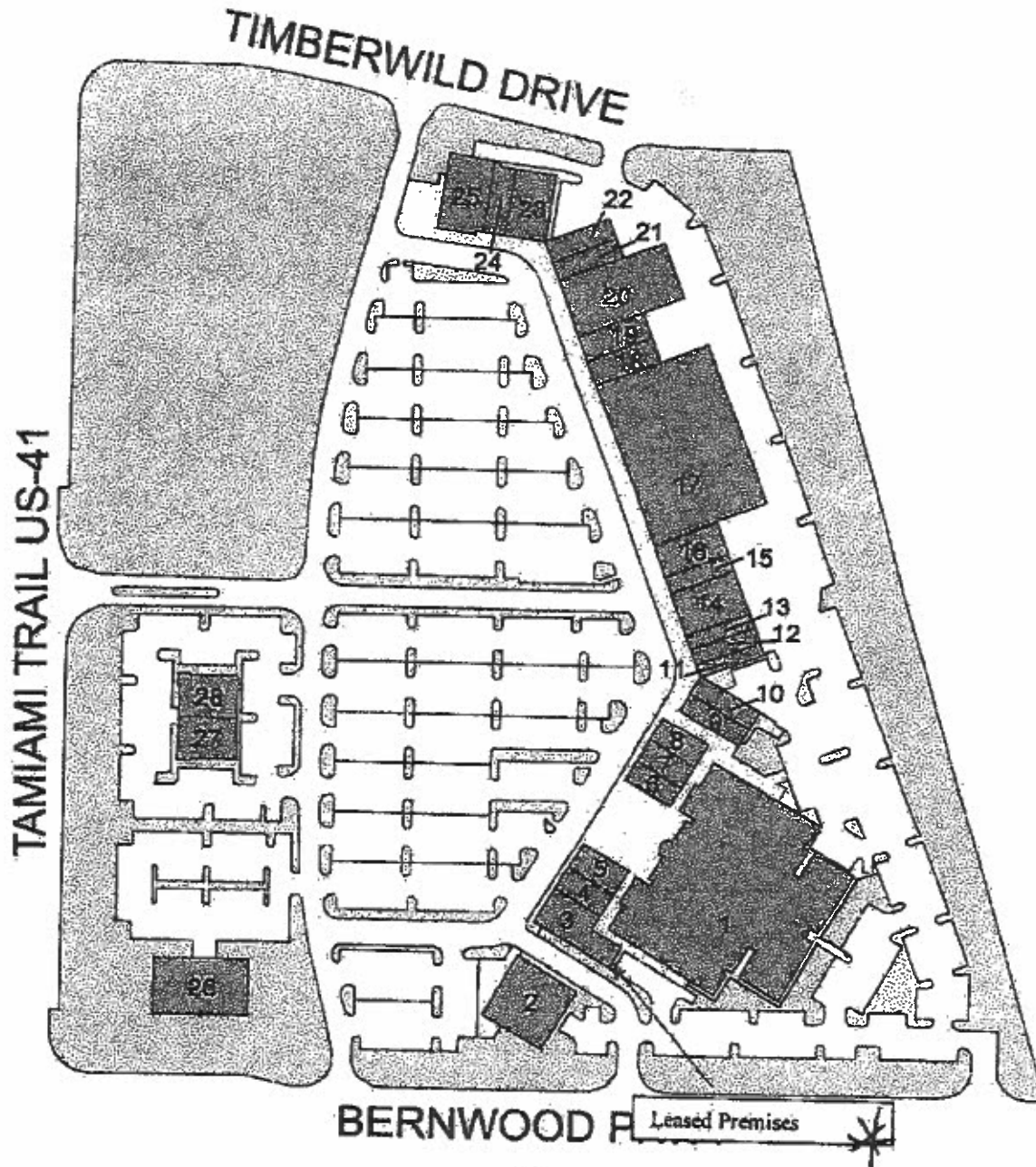
10-20-11 ANT (15/41M) 1

Shopping Center

~~EXHIBIT B~~

SITE PLAN

This site plan is intended solely to depict the location of the Leased Premises within the Shopping Center. Tenant acknowledges that the precise size and configuration of the Shopping Center and the Leased Premises may vary from that depicted on this site plan, and waives all objections claims with respect thereto. Nothing herein should be construed as a representation as to the quality or quantity of Landlord's title to the Shopping Center and/or its surrounding areas and nothing herein should be construed as a representation as to the tenants in the Shopping Center.



5/13

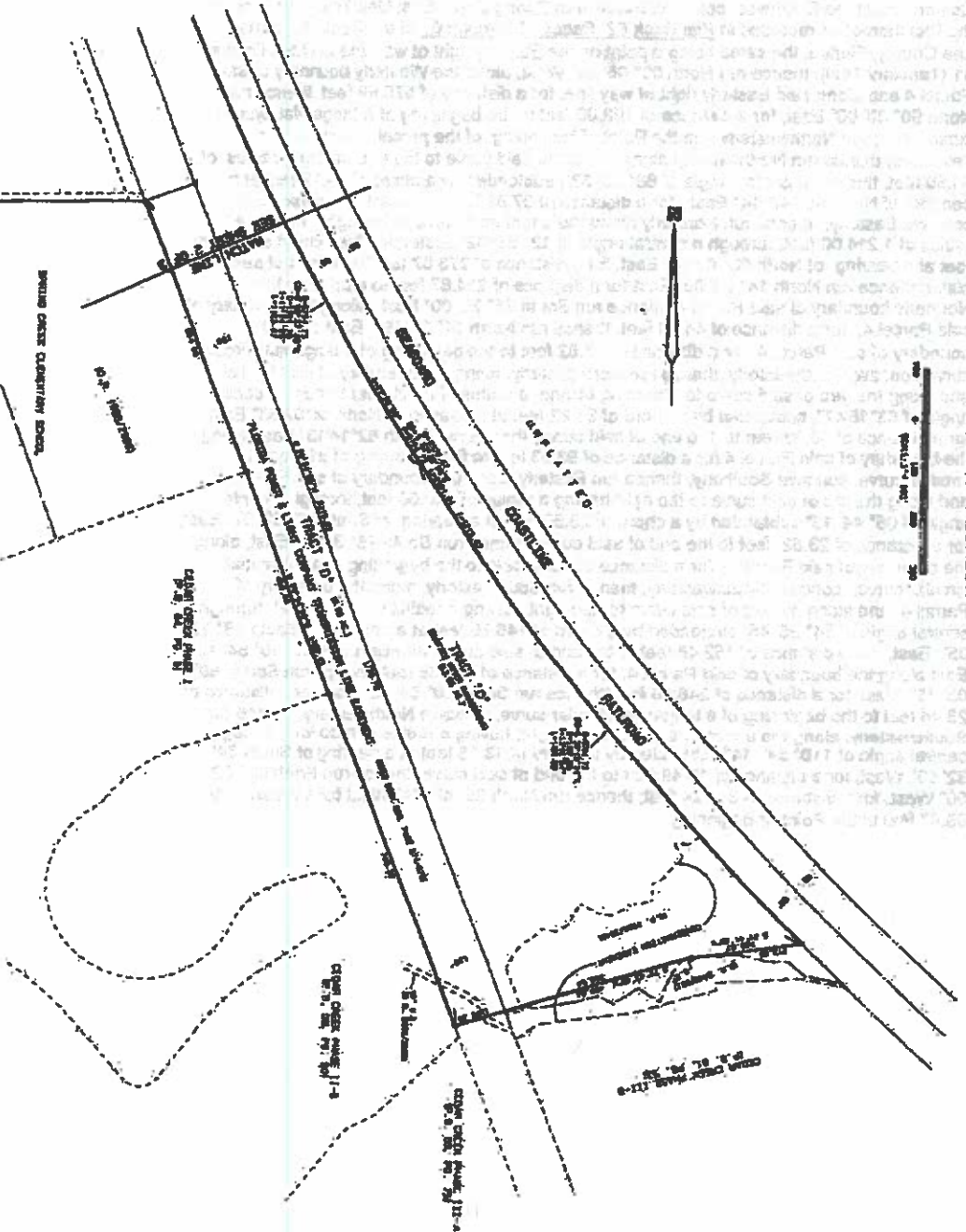
Official Record
Lee County, Florida
Map Book 11-4

SPRING CREEK EAST UNIT TWO

A SUBDIVISION IN
SECTIONS 21 & 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

PLAT BOOK 11-4 PAGE 41

SHEET 3 OF 3



RECORD BOOK 11-4
PAGE 41

~~EXHIBIT A~~

LEGAL DESCRIPTION

SHOPPING CENTER

LEGAL DESCRIPTION

Parcel 1:

A portion of Parcel 4 of Spring Creek East Unit Two, according to the Plat thereof as recorded in Plat Book 62, Pages 65 through 67 of the Public Records of Lee County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Parcel 4 of Spring Creek East Unit Two according to the Plat thereof as recorded in Plat Book 62, Pages 65 through 67 of the Public Records of Lee County, Florida, the same being a point on the Easterly right of way line of U.S. Highway 41 (Tamiami Trail); thence run North 00° 05' 50" West, along the Westerly boundary of said Parcel 4 and along said Easterly right of way line, for a distance of 575.89 feet thence run North 90° 00' 00" East, for a distance of 198.00 feet to the beginning of a tangential circular curve, concave Northwesterly and the Point of Beginning of the parcel of land herein described; thence run Northeasterly along the arc of said curve to the left, having a radius of 24.50 feet, through a central angle of 88° 25' 32", subtended by a chord of 34.17 feet at a bearing of North 45° 47' 14" East, for a distance of 37.81 feet to a point of reverse curve concave Easterly; thence run Northerly along the arc of said curve to the right, having a radius of 1,214.00 feet, through a central angle of 12° 55' 32" subtended by a chord of 273.29 feet at a bearing of North 08° 02' 14" East, for a distance of 273.87 feet to the end of said curve; thence run North 14° 30' 00" East for a distance of 224.67 feet to a point on the Northerly boundary of said Parcel 4; thence run South 75° 30' 00" East, along the boundary of said Parcel 4, for a distance of 44.00 feet; thence run North 14° 30' 09" East along the boundary of said Parcel 4, for a distance of 17.82 feet to the beginning of a tangential circular curve concave Southeasterly; thence run Northeasterly, along the boundary of said Parcel 4 and along the arc of said curve to the right, having a radius of 25.00 feet through a central angle of 83° 15' 47", subtended by a chord of 33.22 feet at a bearing of North 66° 07' 53" East, for a distance of 36.33 feet to the end of said curve; thence run South 82° 14' 13" East, along the boundary of said Parcel 4 for a distance of 63.53 feet to the beginning of a tangential circular curve, concave Southerly; thence run Easterly along the boundary of said Parcel 4 and along the arc of said curve to the right having a radius of 200.00 feet, through a central angle of 08° 44' 13" subtended by a chord of 23.50 feet at a bearing of South 78° 52' 07" East, for a distance of 23.52 feet to the end of said curve; thence run South 75° 30' 00" East, along the boundary of said Parcel 4, for a distance of 88.63 feet to the beginning of a tangential circular curve, concave Southwesterly; thence run Southeasterly, along the boundary of said Parcel 4 and along the arc of said curve to the right, having a radius of 180.00 feet, through a central angle of 54° 35' 45" subtended by a chord of 145.76 feet at a bearing of South 48° 12' 05" East, for a distance of 152.46 feet to the end of said curve; thence run South 20° 54' 15" East along the boundary of said Parcel 4, for a distance of 302.85 feet; thence run South 69° 05' 43" West for a distance of 248.96 feet; thence run South 20° 54' 15" East for a distance of 23.44 feet to the beginning of a tangential circular curve, concave Northwesterly; thence run Southwesterly, along the arc of said curve to the right, having a radius of 8.00 feet, through a central angle of 110° 54' 14" subtended by a chord of 13.18 feet at a bearing of South 34° 32' 53" West, for a distance of 15.48 feet to the end of said curve; thence run North 90° 00' 00" West, for a distance of 314.24 feet; thence run North 85° 42' 44" West for a distance of 66.87 feet to the Point of Beginning.

EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 21-47-25-132-03284-0000 CASE NO. 0000

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. S-Corp

Name, Address, and Office	Percentage of Stock
<u>Stuart Bell</u>	<u>95%</u>
<u>5365 Shore Trl. Prior Lake, MN 55372</u>	
<u>Joe Speltz</u>	<u>5%</u>
<u>6640 Waterford Ln. Excelsior MN</u>	
<u>55331</u>	

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

<u>Name and Address</u>	<u>Percentage of Ownership</u>

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

<u>Name, Address, & Office (if applicable)</u>	<u>Percentage of Stock</u>

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

<u>Name and Address</u>

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

STATE OF: FLORIDA COUNTY OF: COLLIER

Signature: ~~XXXXXXXXXX~~ ~~XXXXXXXXXX~~

Signatory's Printed Name: NICHOLAS WHITE

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this

30 (day) of Sept (month) 2024 (year), by Nicholas White (name of

person making statement).

Signature of Notary Public - State of Florida: Madlyn Marie Darrell Stewart

Name of Notary Typed, Printed, or Stamped: Madlyn Marie Darrell Stewart

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: FL DL # W300630801110



Madlyn Marie Darrell Stewart
Notary Public
State of Florida
Comm# HH146644
Expires 8/14/2025

Exhibit IV-F

Naples Coastal Kitchen is requesting a special exception for consumption on the patio of the restaurant- this is required because a school was approved within the plaza. The site has no changes from the previous tenant who also had a special exception on the patio, we are just a different restaurant on the existing site. Our request is to allow our patrons to consume alcohol while seated at their tables outside, following all the rules and guidelines provided by the City of Bonita Springs. This request meets all performance and locational standards set forth as we will not be doing anything different than the restaurant that was located on this site prior to Naples Coastal Kitchen. We are located in a commercial area, so the site will have no harm on any environmentally critical areas. This site is compatible with existing uses as we moved into a site that was already planned for restaurant use. Naples Coastal Kitchen will in no way cause damage, hazard, nuisance or other detriment to persons or property. The patrons who come to Naples Coastal Kitchen are primarily 60 to 70 years old and come to our restaurant for the high-quality food we provide- with a nice glass of wine. The owner of Naples Coastal Kitchen has owned this restaurant in Naples, FL since 2017 and has not had any issues or penalties regarding his liquor license. Naples coastal Kitchen's hours are Monday-Sunday 12:00pm to 8:30pm. 8:30pm is when we seat the last table and 9:30pm is last call for alcohol. We do not have live music, or loud music. The site has already been developed for restaurant use and the tenant prior to Naples Coastal Kitchen was able to provide alcohol on the patio in this commercial area. Naples Coastal Kitchen will continue to be in compliance with all general zoning provisions.

Buffer: 500 Date: 9/18/2024 12:00:00 AI List Size: 223

FolioId	STRAP	OwnerName	MaitAddress	MailAddress	MailCity	MailState	MailZip	MailCountr
10445861	21-47-25-B2-03204.0000	ISRAM PRADO LLC	506 S DIXIE HWY		HALLANDALE	FL	33009	
10463026	20-47-25-B2-0390B.0000	PELICANS NEST GOLF CLUB INC	4450 PELICANS NEST DR STE 500		BONITA SPRINGS	FL	34134	
10281461	21-47-25-B2-00001.1000	RESOURCE CONSERVATION	9990 COCONUT RD STE 200		BONITA SPRINGS	FL	34135	
10438031	21-47-25-B2-00001.1140	RESOURCE CONSERVATION	9990 COCONUT RD STE 200		BONITA SPRINGS	FL	34135	
10443252	21-47-25-B2-00001.1150	ENVISEO PROPERTIES LLC	6875 HUNTERS RD		NAPLES	FL	34109	
10469863	21-47-25-B2-00001.1180	BONITA SPRINGS UTILITIES INC	11900 E TERRY ST		BONITA SPRINGS	FL	34135	
10491222	21-47-25-B2-0160G.00CE	PELICAN LANDING COMM ASSN INC	24501 WALDEN CENTER DR		BONITA SPRINGS	FL	34134	
10448367	21-47-25-B2-03203.0000	TIMBERWILDE ENTERPRISES OF	8899 TIMBERWILDE DR STE 1		BONITA SPRINGS	FL	34135	
10457402	21-47-25-B2-03204.0010	ISRAM PRADO LLC	506 S DIXIE HWY		HALLANDALE	FL	33009	
10457478	21-47-25-B2-03204.0020	SUNSHINE OF BONITA LLC	869 103RD AVE N STE 10		NAPLES	FL	34108	
10458438	21-47-25-B2-03204.0030	WBAFL001 LLC	PO BOX 1159		DEERFIELD	IL	60015	
10448368	21-47-25-B2-03207.0000	JOHNSON DOUGLASS LLLP	571 PECK AVE		FORT MYERS	FL	33919	
10449765	21-47-25-B2-03207.0010	BINYAN 2 LLC	6321 DANIELS PKWY STE 200		FORT MYERS	FL	33912	
10474348	21-47-25-B2-0320A.10CE	SPRING CREEK EAST PROPERTY	27800 OLD 41 RD		BONITA SPRINGS	FL	34135	
10502543	21-47-25-B2-03400.00CE	SAN MIRAGE AT BONITA SPRINGS C	27180 BAY LANDING DR STE 4		BONITA SPRINGS	FL	34135	
10281458	21-47-25-B3-00001.0000	LEE COUNTY DIST SCHOOL BOARD	2855 COLONIAL BLVD		FORT MYERS	FL	33966	
10282176	21-47-25-B3-02900.00CE	COSTA DEL SOL AT PELICAN	2685 HORSESHOE DR S # 215		NAPLES	FL	34104	
10282189	22-47-25-B1-00002.006C	BONITA SPRINGS UTILITIES INC	11900 E TERRY ST		BONITA SPRINGS	FL	34135	
10282184	22-47-25-B4-00001.0000	SEMINOLE GULF RAILWAY L P	4110 CENTER POINTE DR STE 207		FORT MYERS	FL	33916	
10448372	22-47-25-B4-0320C.00CE	SPRING CREEK EAST PROPERTY	27800 OLD 41 RD		BONITA SPRINGS	FL	34135	
10448373	22-47-25-B4-0320D.00CE	SPRING CREEK EAST PROPERTY	27800 OLD 41 RD		BONITA SPRINGS	FL	34135	
10282177	21-47-25-B2-02900.0101	GRIMES JAMES H +	3415 OYSTER BAY CT		CINCINNATI	OH	45244	
10282178	21-47-25-B2-02900.0102	BROWN RICHARD & JUDITH C	PO BOX 367508		BONITA SPRINGS	FL	34136	
10282179	21-47-25-B2-02900.0103	MCKEAN PAMELA A +	132 W WATER ST		OAK HARBOR	OH	43449	
10282180	21-47-25-B2-02900.0104	HESSE R KURT & DING YUZHEN	3404 MARBELLA CT # 104		BONITA SPRINGS	FL	34134	
10282181	21-47-25-B2-02900.0105	MASSER ROGER JAY	3402 MARABELLA CT UNIT 105		BONITA SPRINGS	FL	34134	
10282182	21-47-25-B2-02900.0106	LYTLE DEBORAH J	3400 MARBELLA CT		BONITA SPRINGS	FL	34134	
10503081	21-47-25-B2-03401.0111	BALDWIN JOAN HERMAN +	8851 COLONNADES CT W #111		BONITA SPRINGS	FL	34135	
10503082	21-47-25-B2-03401.0112	JERNIGAN TIFFANYANN	8851 COLONNADES CT W #112		BONITA SPRINGS	FL	34135	
10503083	21-47-25-B2-03401.0113	HENRI JOHN P	34 MARIA LN		READING	MA	1867	
10503084	21-47-25-B2-03401.0114	MORGIEWICZ ANN MARIE	8851 COLONNADES CT W #114		BONITA SPRINGS	FL	34135	
10503085	21-47-25-B2-03401.0115	COOK KRISTEN E	8851 COLONNADES CT W #115		BONITA SPRINGS	FL	34135	
10503086	21-47-25-B2-03401.0116	HOPKINS ABIGAIL ROSE	8851 COLONNADES CT W #116		BONITA SPRINGS	FL	34135	
10503087	21-47-25-B2-03401.0117	DE VERA ROSA MARIA RODRIGUEZ	8851 COLONNADES CT W #117		BONITA SPRINGS	FL	34135	
10503088	21-47-25-B2-03401.0118	FINK DOLORES T +	41 MACFARLAND AVE		IVYLAND	PA	18974	
10503089	21-47-25-B2-03401.0121	TELCO LLC	7901 4TH ST N STE 300		ST PETERSBURG	FL	33702	

10503090	21-47-25-B2-03401.0122	PASCHKE LUCY A	8851 COLONNADES CT W #122	BONITA SPRINGS	FL	34135
10503091	21-47-25-B2-03401.0123	COELHO CARLOS MICHAEL TR	14483 VINDEL CIR	FORT MYERS	FL	33905
10503092	21-47-25-B2-03401.0124	BHK CONDO LLC	2390 TAMiami TRL N # 102	NAPLES	FL	34103
10503093	21-47-25-B2-03401.0125	LUYLU LLC	79 SW 12TH ST APT 2410	MIAMI	FL	33130
10503094	21-47-25-B2-03401.0126	MILLER BRIAN C & ANN M	8851 COLONNADES CT W #126	BONITA SPRINGS	FL	34135
10503095	21-47-25-B2-03401.0127	HAMPEL MARIE LEE	8851 COLONNADES CT W #127	BONITA SPRINGS	FL	34135
10503096	21-47-25-B2-03401.0128	GRANT GREGORY	8851 COLONNADES CT W #128	BONITA SPRINGS	FL	34135
10503097	21-47-25-B2-03401.0131	BRITTON JAMES HARRY & KAREN	1000 LISA COURT	SPRINGFIELD	OH	45504
10503098	21-47-25-B2-03401.0132	FARRUGIO JACK	8851 COLONNADES CT W APT 132	BONITA SPRINGS	FL	34135
10503099	21-47-25-B2-03401.0133	STINSON SAMUEL C	8851 COLONNADES CT W #133	BONITA SPRINGS	FL	34135
10503100	21-47-25-B2-03401.0134	MCCAFFERTY LIAM J	8851 COLONNADES CT W #134	BONITA SPRINGS	FL	34135
10503101	21-47-25-B2-03401.0135	WIERZCHOWIEC ANDRZEJ &	10920 GLENHURST ST	FORT MYERS	FL	33913
10503102	21-47-25-B2-03401.0136	SPERRAZZA LORRAINE E TR	9876 CONNECTICUT ST	BONITA SPRINGS	FL	34135
10503103	21-47-25-B2-03401.0137	DINESCU MICHAEL & LUISA	45 ROYAL WINTER DR UNIT 20	BONITA SPRINGS	FL	34135
10503104	21-47-25-B2-03401.0138	KLEIN ERIC J	8851 COLONNADES CT W #138	BONITA SPRINGS	FL	34135
10503105	21-47-25-B2-03402.0211	PANARO DOUGLAS	8861 COLONNADES CT W #211	BONITA SPRINGS	FL	34135
10503106	21-47-25-B2-03402.0212	RUTZEL MARGARETE L/E	8861 COLONNADES CT W #212	BONITA SPRINGS	FL	34135
10503107	21-47-25-B2-03402.0213	CALDAS RUIZ DORA ESPERANZA &	8861 COLONNADES CT W #213	BONITA SPRINGS	FL	34135
10503108	21-47-25-B2-03402.0214	CONRAD DIANE TR	P O BOX 3039	BONITA SPRINGS	FL	34133
10503109	21-47-25-B2-03402.0215	BRANDES WENKE O	3302 TWILIGHT LN UNIT 6304	NAPLES	FL	34109
10503110	21-47-25-B2-03402.0216	CONRAD DIANE TR	PO BOX 3039	BONITA SPRINGS	FL	34133
10503112	21-47-25-B2-03402.0217	MANGUS RONALD & DEBORAH	8861 COLONNADES CT W #217	BONITA SPRINGS	FL	34135
10503113	21-47-25-B2-03402.0218	BONADUCE ALBERT	8861 COLONNADES CT W #218	BONITA SPRINGS	FL	34135
10503114	21-47-25-B2-03402.0221	COOK RADFORD SCOTT &	17 BRIGHT ST	TORONTO	ON	M5A 3H5 CANADA
10503115	21-47-25-B2-03402.0222	CONNOR RUSSELL JR &	8861 COLONNADES CT W #222	BONITA SPRINGS	FL	34135
10503116	21-47-25-B2-03402.0223	LUNING GREGORY T & MARY P	8861 COLONNADES CT W APT 223	BONITA SPRINGS	FL	34135
10503117	21-47-25-B2-03402.0224	BARROWCLIFFE LILLIAN	11-9440 EAGLE RIDGE DR	NIAGARA FALLS	ON	L2H 0G6 CANADA
10503118	21-47-25-B2-03402.0225	WARDWELL ANDREA	8861 COLONNADES CT W APT 225	BONITA SPRINGS	FL	34135
10503119	21-47-25-B2-03402.0226	OUTERBRIDGE MARK & JEANNE	8861 COLONNADES CT W #226	BONITA SPRINGS	FL	34135
10503120	21-47-25-B2-03402.0227	PIETROVIC DZAVID	4323 42ND ST APT C8	SUNNYSIDE	NY	11104
10503121	21-47-25-B2-03402.0228	DEMIZIO EDWARD & MARIANNE	547 OAK RUN DR	LEWISTON	NY	14092
10503122	21-47-25-B2-03402.0231	SICKLES BLAINE CYRUS +	2880 CHATEAU CIR	COLUMBUS	OH	43221
10503123	21-47-25-B2-03402.0232	PIETROVIC ILIJAS & ELVIS	1746 JARVIS AVE	BRONX	NY	10461
10503124	21-47-25-B2-03402.0233	PASUKANOVIC AVDO & IGBALA	470 STRATFORD RD # 6J	BROOKLYN	NY	11218
10503125	21-47-25-B2-03402.0234	MCGRATH LYNN M	8861 COLONNADES CT W #234	BONITA SPRINGS	FL	34135
10503126	21-47-25-B2-03402.0235	WALSH LAURIE +	30837 FALKIRK DR	WESTLAKE	OH	44145
10503127	21-47-25-B2-03402.0236	PIETROVIC NEDAD +	50 SUTTON PL S APT 1B	NEW YORK	NY	10022
10503128	21-47-25-B2-03402.0237	PIETROVIC EDIN +	5 MARGGRAFF CT	ORADELL	NJ	7649

10503129	21-47-25-B2-03402.0238	DESHLER JOSEPH M & LYNNE P	8019 GREENBRIAR CT	WOODBURY	MN	55125
10503130	21-47-25-B2-03403.0311	PIERSON ROBERT C & KAREN J TR	582 LONESOME PINE TRAIL	LINO LAKES	MN	55014
10503131	21-47-25-B2-03403.0312	DEMIZIO DAVID & LAURA	6735 KASSIE CT	NORTH TONAWANDA	NY	14120
10503132	21-47-25-B2-03403.0313	WING ARTHUR S	3 TOWERING HEIGHTS BLVD APT 804	CATHARINES	ON	L2T 4A4 CANADA
10503133	21-47-25-B2-03403.0314	JORGENSEN MARY E	100 SARAH ST	MILFORD	PA	18337
10503134	21-47-25-B2-03403.0315	FERGUSON EMILY S	8870 COLONNADES CT W #315	BONITA SPRINGS	FL	34135
10503135	21-47-25-B2-03403.0316	MANTANI WILLIAM R &	8870 COLONNADES CT W UNIT 316	BONITA SPRINGS	FL	34135
10503136	21-47-25-B2-03403.0317	BRAY DAWN M & SCOTT J	19280 AQUA SHORE DR	FORT MYERS	FL	33913
10503137	21-47-25-B2-03403.0318	WALKER KARA	8870 COLONNADES CT W # 318	BONITA SPRINGS	FL	34135
10503138	21-47-25-B2-03403.0321	SCHAFER STEVEN K	26 RIGA CT	SCOTCH PLAINS	NJ	7076
10503139	21-47-25-B2-03403.0322	KOTCHOU NICKOLAS & SUSAN M TR	26125 S KANKAKEE ST	MANHATTAN	IL	60442
10503140	21-47-25-B2-03403.0323	GILLETTE LISA +	8870 COLONNADES CT W #323	BONITA SPRINGS	FL	34135
10503141	21-47-25-B2-03403.0324	BERTINELLI CHRIS L &	8870 COLONNADES CT W #324	BONITA SPRINGS	FL	34135
10503142	21-47-25-B2-03403.0325	FRANZONI EDWARD M	304 SOUTH ST	BRIELLE	NJ	8730
10503143	21-47-25-B2-03403.0326	GOVONI SHARON TR	15 SCHOONER WAY	MARSHFIELD	MA	2050
10503144	21-47-25-B2-03403.0327	HOPEK KAZIMIERZ & IRENA	5502 GLEN RD	COOPERSBURG	PA	18036
10503145	21-47-25-B2-03403.0328	GRAHAM RAYMOND +	8870 COLONNADES CT W #328	BONITA SPRINGS	FL	34135
10503146	21-47-25-B2-03403.0331	ANTIPPAS ANDREW F &	11500 FAIRWAY DR #105	RESTON	VA	20190
10503147	21-47-25-B2-03403.0332	BECK WILLIAM J TR	19801 CASA VERDE WAY	ESTERO	FL	33967
10503148	21-47-25-B2-03403.0333	DOLMA KALDEN +	8870 COLONNADES CT W #333	BONITA SPRINGS	FL	34135
10503149	21-47-25-B2-03403.0334	KRZYSIK AARON & KIMBERLY	28644 WHARTON DR	BONITA SPRINGS	FL	34135
10503150	21-47-25-B2-03403.0335	FERRIS WILFRED R	8870 COLONNADES CT W #335	BONITA SPRINGS	FL	34135
10503151	21-47-25-B2-03403.0336	REAM JUSTIN & LINDSEY	8870 COLONNADES CT W #336	BONITA SPRINGS	FL	34135
10503152	21-47-25-B2-03403.0337	LAZAR EUGEN & CAMELIA	11435 ICARUS CIR	LEHIGH ACRES	FL	33971
10503153	21-47-25-B2-03403.0338	HULTQUIST ROBERT J &	4825 LIMESTONE CRT	ABERDEEN	MD	21001
10503154	21-47-25-B2-03404.0411	CANNING JACQUELINE L TR	8880 COLONNADES CT W #411	BONITA SPRINGS	FL	34135
10503155	21-47-25-B2-03404.0412	ANDRESS MARIE	8880 COLONNADES CT W #412	BONITA SPRINGS	FL	34135
10503156	21-47-25-B2-03404.0413	SUMMER SALE INVESTMENTS LLC	1384 COUNTY ROAD W	STOUGHTON	WI	53589
10503157	21-47-25-B2-03404.0414	HACH IRVIN & BRENDA D	3248 RIDGE ROCK CIR	LOUISVILLE	KY	40245
10503158	21-47-25-B2-03404.0415	CURTIN-HARRELL MARY	8880 COLONNADES CT W #415	BONITA SPRINGS	FL	34135
10503159	21-47-25-B2-03404.0416	HICKS RONALD B TR	3500 CANDLE BERRY CT	BONITA SPRINGS	FL	34134
10503160	21-47-25-B2-03404.0417	SHUBER KIMBERLY A	8880 COLONNADES CT W #417	BONITA SPRINGS	FL	34135
10503161	21-47-25-B2-03404.0418	BARLOW MATTHEW G &	433 LEE BLVD	UTICA	NY	13502
10503162	21-47-25-B2-03404.0421	WOLF WILLIAM J	PO BOX 366295	BONITA SPRINGS	FL	34136
10503163	21-47-25-B2-03404.0422	LUCENT JOSEPH A & LAURIE L	17801 LAURANA CT	MACOMB	MI	48044
10503164	21-47-25-B2-03404.0423	MURPHY THOMAS	8880 COLONNADES CT W #423	BONITA SPRINGS	FL	34135
10503165	21-47-25-B2-03404.0424	VRADENBURG LYLE W &	8880 COLONNADES CT W #424	BONITA SPRINGS	FL	34135
10503166	21-47-25-B2-03404.0425	SWEET JAY LINCOLN JR	8880 COLONNADES CT W # 425	BONITA SPRINGS	FL	34135

10503167	21-47-25-B2-03404.0426	BAROUCH KEITH E & JANET L	69 AUBURN AVE	STATEN ISLAND	NY	10314
10503168	21-47-25-B2-03404.0427	VANDREUMEL DANIEL J TR	13241 WHITE PINE DR	DEWITT	MI	48820
10503169	21-47-25-B2-03404.0428	BAE DONALD S &	14 JEFFERSON RD	CHESTNUT HILL	MA	2467
10503170	21-47-25-B2-03405.0511	GILLIGAN ANTOINETTE	8920 COLONNADES CT E	BONITA SPRINGS	FL	34135
10503171	21-47-25-B2-03405.0512	MARRIES TERENCE TR	9875 ALHAMBRA LN	BONITA SPRINGS	FL	34135
10503172	21-47-25-B2-03405.0513	GONZALEZ RICARDO +	4391 OAK RIDGE TRL	BRUNSWICK	OH	44212
10503173	21-47-25-B2-03405.0514	KINGDOM PROPERTIES OF NAPLES	216 BATES RETREAT	HAMPSTEAD	NC	28443
10503174	21-47-25-B2-03405.0515	GAYNOR VIRGINIA F	8920 COLONNADES CT E #515	BONITA SPRINGS	FL	34135
10503175	21-47-25-B2-03405.0516	MARRIES TERENCE LEE TR	9875 ALHAMBRA LN	BONITA SPRINGS	FL	34135
10503176	21-47-25-B2-03405.0517	NICHOLS ROBERT +	8920 COLONNADES CT E #517	BONITA SPRINGS	FL	34135
10503177	21-47-25-B2-03405.0518	ZHANG YOUQUN +	7875 SARTRE AVE	BROSSARD	QC	J4X 1K3 CANADA
10503178	21-47-25-B2-03405.0521	CORNEILLE MICHAEL E	8920 COLONNADES CT E UNIT 521	BONITA SPRINGS	FL	34135
10503179	21-47-25-B2-03405.0522	ROBSON PATRICIA B	8920 COLONNADES CT E #522	BONITA SPRINGS	FL	34135
10503180	21-47-25-B2-03405.0523	SVEC PATRICIA A	12061 BRASSIE CIR UNIT 102	FORT MYERS	FL	33913
10503181	21-47-25-B2-03405.0524	KOUFOS PAULA	810-1900 SHEPPARD AVE E	NORTH YORK	ON	M2J 4T4 CANADA
10503182	21-47-25-B2-03405.0525	CALCAGNI JACQUELINE J	26795 S BAY DR #168	BONITA SPRINGS	FL	34134
10503183	21-47-25-B2-03405.0526	WILLIAMS SUSAN M	8920 COLONNADES CT E #526	BONITA SPRINGS	FL	34135
10503184	21-47-25-B2-03405.0527	HENDERSON MARK &	46 STRATHCONA DR	ST CATHARINES	ON	L2M 2B1 CANADA
10503185	21-47-25-B2-03405.0528	FITCH DOUGLAS JEROME TR	8920 COLONNADES CT E #528	BONITA SPRINGS	FL	34135
10503186	21-47-25-B2-03406.0611	GATOR REAL PROPERTIES LLC	159 CHESIRE WAY	NAPLES	FL	34110
10503187	21-47-25-B2-03406.0612	MENDENHALL MATTHEW A	8930 COLONNADES CT E #612	BONITA SPRINGS	FL	34135
10503188	21-47-25-B2-03406.0613	ZAPATA DANIEL	8930 COLONNADES CT E #613	BONITA SPRINGS	FL	34135
10503189	21-47-25-B2-03406.0614	ARAUJO FLOR MARIA	8930 COLONNADES CT E #614	BONITA SPRINGS	FL	34135
10503190	21-47-25-B2-03406.0615	DYSHANOWITZ DANIELLE	8930 COLONNADES CT E # 615	BONITA SPRINGS	FL	34135
10503191	21-47-25-B2-03406.0616	GULF COAST PROPERTY PARTNERS	3305 CUTTER LN	MAINEVILLE	OH	45039
10503192	21-47-25-B2-03406.0617	BELLI JUDY A	8930 COLONNADES CT E #617	BONITA SPRINGS	FL	34135
10503193	21-47-25-B2-03406.0618	KLEY KIRK	13500 DEAKINS LN	DARNESTOWN	MD	20874
10503194	21-47-25-B2-03406.0621	ALONSO OSCAR DE JESUS +	8930 COLONNADES CT E #621	BONITA SPRINGS	FL	34135
10503195	21-47-25-B2-03406.0622	KELLEY JESSICA ISABELLE	8930 COLONNADES CT E #622	BONITA SPRINGS	FL	34135
10503196	21-47-25-B2-03406.0623	CORDREY STUART	2175 OBECK CR	MISSISSAUGA	ON	L5H 3L6 CANADA
10503197	21-47-25-B2-03406.0624	GIETMANN GERHARD & ULRIKE	SPERLINGWEG 5	ISSUM		47661 GERMANY
10503198	21-47-25-B2-03406.0625	MEROLA LEONARD & KARAN	8930 COLONNADES CT EAST #625	BONITA SPRINGS	FL	34135
10503199	21-47-25-B2-03406.0626	CUDABEN LLC.	25192 GOLF LAKE CIR	BONITA SPRINGS	FL	34135
10503200	21-47-25-B2-03406.0627	PATEL MAHESH D & SHOBHANA M	43 WINDSOR POND RD	WEST WINDSOR	NJ	8550
10503201	21-47-25-B2-03406.0628	PUCHNIAK JOHN PTR	15207 LAUGHING GULL LN	BONITA SPRINGS	FL	34135
10503202	21-47-25-B2-03406.0633	WASZAK RICHARD & LAURA	8930 COLONNADES CT E #633	BONITA SPRINGS	FL	34135
10503203	21-47-25-B2-03406.0634	CULLEN NANCY M	8930 COLONNADES CT E #634	BONITA SPRINGS	FL	34135
10503204	21-47-25-B2-03406.0635	SHANNON RAYMOND SR & CAROL	16 TIMBER CT	GLENDORA	NJ	8029

10503205	21-47-25-B2-03406.0636	BARBAROSSA ANDRE LAINA	8930 COLONNADES CT E #636	BONITA SPRINGS	FL	34135	
10503206	21-47-25-B2-03407.0711	MEEKINS THOMAS W & LISA D	3028 WILBANKS DR	NORTON	OH	44203	
10503207	21-47-25-B2-03407.0712	SCARPATO DOMENICO TR	PO BOX 116	HOLLIS	NH	3049	
10503208	21-47-25-B2-03407.0713	CORNMAN ROBERT	8940 COLONNADES CT E #713	BONITA SPRINGS	FL	34135	
10503209	21-47-25-B2-03407.0714	GOEDE JOHN C TR	8611 CAVANO ST	NAPLES	FL	34119	
10503210	21-47-25-B2-03407.0715	ARDESHNA KRISHNA	43 WINDSOR POND RD	WEST WINDSOR	NJ	8550	
10503212	21-47-25-B2-03407.0716	GWISDALA ROBERT A & LORI M TR	600 NORTHVIEW DR	FRANKENMUTH	MI	48734	
10503213	21-47-25-B2-03407.0717	MJKA INVESTMENTS LLC	14756 PINNACLE PL	NAPLES	FL	34119	
10503214	21-47-25-B2-03407.0718	JOHN MARTIN VORPERIAN &	174 LONGVIEW AVE	WHITE PLAINS	NY	10605	
10503215	21-47-25-B2-03407.0721	HUH JOHNNY J	5149 CLEARVIEW AVE	WESTERVILLE	OH	43082	
10503216	21-47-25-B2-03407.0722	PEREIRA NILDA MARY	8940 COLONNADES CT E #722	BONITA SPRINGS	FL	34135	
10503217	21-47-25-B2-03407.0723	ABDELALL MONA TR	25870 HICKORY BLVD APT 405	BONITA SPRINGS	FL	34134	
10503218	21-47-25-B2-03407.0724	NUNAMAKER NEIL V TR	21421 SETTLERS F	FRANKFORT	IL	60423	
10503219	21-47-25-B2-03407.0725	REDZEPAGIC HARRIS & ALMA	149 KENSINGTON ROAD	RIVER EDGE	NJ	7661	
10503220	21-47-25-B2-03407.0726	CIVETTE JOHN B + TONYA M	26956 SPANISH GARDENS DR	BONITA SPRINGS	FL	34135	
10503221	21-47-25-B2-03407.0727	LUNN RONALD & GLUNN CAROL	44632 230TH LN	AITKIN	MN	56431	
10503222	21-47-25-B2-03407.0728	PERAZIC ZAIM	315 W 106TH ST APT 1C	NEW YORK	NY	10025	
10503223	21-47-25-B2-03407.0731	ROBINSON RICHARD W &	8940 COLONNADES CT E #731	BONITA SPRINGS	FL	34135	
10503224	21-47-25-B2-03407.0732	NORBERT F + RITA M NICPON TRUS	9409 LIBBY LN	EDEN PRAIRIE	MN	55347	
10503225	21-47-25-B2-03407.0733	ENDERLE ANDREJ &	10480 YORKSTONE DR	BONITA SPRINGS	FL	34135	
10503226	21-47-25-B2-03407.0734	AMY TODD	25642 BRADFORD LN	LAGUNA HILLS	CA	92653	
10503227	21-47-25-B2-03407.0735	WATKINS DANIEL	8940 COLONNADES CT E #735	BONITA SPRINGS	FL	34135	
10503228	21-47-25-B2-03407.0736	MICHITSCH TIMOTHY M &	27078 GLENSIDE LN	OLMSTED TWP	OH	44138	
10503229	21-47-25-B2-03407.0737	BENSEN LAUREN K +	8940 COLONNADES CT E #737	BONITA SPRINGS	FL	34135	
10503230	21-47-25-B2-03407.0738	PILLSBURY EDWARD G &	32143 DEAN STREET	LEWES	DE	19958	
10503231	21-47-25-B2-03408.0811	PAROBK ANDREW T JR	8950 COLONNADES CT #E811	BONITA SPRINGS	FL	34135	
10503232	21-47-25-B2-03408.0812	MINNIS MICHAEL J TR	17618 S 71ST AVE	TINLEY PARK	IL	60477	
10503233	21-47-25-B2-03408.0813	MARRIES TERENCE +	8950 COLONNADES CT E #813	BONITA SPRINGS	FL	34135	
10503234	21-47-25-B2-03408.0814	LABELLA MARIANNA +	8950 COLONNADES CT E #814	BONITA SPRINGS	FL	34135	
10503235	21-47-25-B2-03408.0815	JOSEPH TRIUMBARI INVESTMENT	3 MANSWOOD CRES	BRAMPTON	ON	L6T 0A3	CANADA
10503236	21-47-25-B2-03408.0816	FRIDRIK IVAN & TAYLOR JAN	#28-1800 WELLINGTON CRESCENT	WINNIPEG	MB	R3P 2E7	CANADA
10503237	21-47-25-B2-03408.0817	MARTIN CORINNE	28471 CAPTIVA SHELL LOOP	BONITA SPRINGS	FL	34135	
10503238	21-47-25-B2-03408.0818	MENZER RANDALL ALLAN &	25663 POND VIEW DR	NEW BOSTON	MI	48164	
10503239	21-47-25-B2-03408.0821	GOVENDER SAGREN TR	8950 COLONNADES CT E #821	BONITA SPRINGS	FL	34135	
10503240	21-47-25-B2-03408.0822	OROURKE WILLIAM & LINDA	8950 COLONNADES CT E # 822	BONITA SPRINGS	FL	34135	
10503241	21-47-25-B2-03408.0823	COURTNEY STEVE PAUL L/E	7330 SCIOTO CHASE BLVD	POWELL	OH	43065	
10503242	21-47-25-B2-03408.0824	KLEY KIRK	13500 DEAKINS LN	DARNESTOWN	MD	20874	
10503243	21-47-25-B2-03408.0825	HUDSON JEFF M & KELLY J L/E	1616 BEACH ST	MUSKEGON	MI	49441	

10503244	21-47-25-B2-03408.0826	MAZZOLI VINCENT L &	8950 COLONNADES CT E	UNIT 826	BONITA SPRINGS	FL	34135
10503245	21-47-25-B2-03408.0827	SALIBA GISELE I TR	1571 HIGH ST		WESTWOOD	MA	2090
10503246	21-47-25-B2-03408.0828	NAWARA MARK & JACQUELINE A	518 REGAN DR		EAST DUNDEE	IL	60118
10503247	21-47-25-B2-03408.0831	FISCHER ALLEN L &	8950 COLONNADES CT E #831		BONITA SPRINGS	FL	34135
10503248	21-47-25-B2-03408.0832	CAIN PATRICK M & KATHY L TR	14949 LINCOLN AVE		GOWEN	MI	49326
10503249	21-47-25-B2-03408.0833	AZOCAR JANIS	4564 NW 114TH AVE #1404		DORAL	FL	33178
10503250	21-47-25-B2-03408.0834	MILORDI RICHARD JOSEPH &	8950 COLONNADES CT E #834		BONITA SPRINGS	FL	34135
10503251	21-47-25-B2-03408.0835	WILLIAMS REBECCA LEE	8950 COLONNADES CT E #835		BONITA SPRINGS	FL	34135
10503252	21-47-25-B2-03408.0836	CEDRONE KRISTINA DOLORES	8950 COLONNADES CT E #836		BONITA SPRINGS	FL	34135
10503253	21-47-25-B2-03408.0837	KAISER URSULA TR	131 WYNDCREST CT		LAKE SAINT LOUIS	MO	63367
10503254	21-47-25-B2-03408.0838	ARENA JOHN	240 SILVERADO DR		NAPLES	FL	34119
10503255	21-47-25-B2-03409.0911	MASON CARL & KIMBERLY JO	8960 COLONNADES CT E #911		BONITA SPRINGS	FL	34135
10503256	21-47-25-B2-03409.0912	KOLLECKER DONALD JOHN	8960 COLONNADES CT E #912		BONITA SPRINGS	FL	34135
10503257	21-47-25-B2-03409.0913	ZALEWSKI ROBERT J & JANET	4435 DOVER COURT UNIT #704		NAPLES	FL	34105
10503258	21-47-25-B2-03409.0914	SAUCEDO MARCY	1010 ASH ST		SAINT CHARLES	IL	60174
10503259	21-47-25-B2-03409.0915	BOHAN DEBRA J	1249 SILVERSTRAND DR		NAPLES	FL	34110
10503260	21-47-25-B2-03409.0916	SCHIOPU COSTEL & MIHAELA	16178 RAVINA WAY		NAPLES	FL	34110
10503261	21-47-25-B2-03409.0917	HUIZENGA DONALD R TR	3374 12TH AVE		ANOKA	MN	55303
10503262	21-47-25-B2-03409.0918	MARRIES TERENCE TR	9875 ALHAMBRA LN		BONITA SPRINGS	FL	34135
10503263	21-47-25-B2-03409.0921	WOOLSON CRAIG & LYNN	6225 FOREST TRL		CRESCENT LASALLE	ON	N9H 0E6 CANADA
10503264	21-47-25-B2-03409.0922	WAGNER ROBERT D	6441 ALBANESE CIR		DUBLIN	OH	43016
10503265	21-47-25-B2-03409.0923	VANCLEAVE MATTHEW	9622 SPRINGLAKE CT		ESTERO	FL	33928
10503266	21-47-25-B2-03409.0924	STEWART MARCELL	8960 COLONNADES CT #E924		BONITA SPRINGS	FL	34135
10503267	21-47-25-B2-03409.0925	BARRETTO JOHN R & KATHLEEN TR	1 COMMODORE CT APT 303		HULL	MA	2045
10503268	21-47-25-B2-03409.0926	GANOR DEBORAH A	8960 COLONNADES CT E #926		BONITA SPRINGS	FL	34135
10503269	21-47-25-B2-03409.0927	JUNGBLUTH INGEBURG TR	21809 MASTERS CIR		ESTERO	FL	33928
10503270	21-47-25-B2-03409.0928	MEYER BRIANNA J	8960 COLONNADES CT E #928		BONITA SPRINGS	FL	34135
10503271	21-47-25-B2-03409.0931	EUSE PETER JOHN	8960 COLONNADES CT E #931		BONITA SPRINGS	FL	34135
10503272	21-47-25-B2-03409.0932	MOLINE JON DOUGLAS + EMMA J TR	18304 GULF BLVD PH 9		REDINGTON SHORES	FL	33708
10503273	21-47-25-B2-03409.0933	THOMPSON JENNIFER L	8960 COLONNADES CT E #933		BONITA SPRINGS	FL	34135
10503274	21-47-25-B2-03409.0934	TELCO LLC	7901 4TH ST N STE 300		SAINT PETERSBURG	FL	33702
10503275	21-47-25-B2-03409.0935	RICHARDS CATHLEEN H	8960 COLONNADES CT E #935		BONITA SPRINGS	FL	34135
10503276	21-47-25-B2-03409.0936	TOPIC NEDA & MATT	403-141 SOMERSET ST W		OTTAWA	ON	K2P 2H1 CANADA
10503277	21-47-25-B2-03409.0937	BAND RICK J & KELLY L	10015 GABLE MANOR CT		POTOMAC	MD	20854
10503278	21-47-25-B2-03409.0938	BAZAN BEATA +	38520 N EDGEWOOD ST		LAKE VILLA	IL	60046



Public Hearing Submittal Requirements Waiver

Community Development Dept. | 9220 Bonita Beach Road, Suite 111 | Bonita Springs, FL 34135 | Phone: 239 444 6160 | Fax: 239 444 6140

Upon written request, the Director may modify the submittal requirements for Public Hearings (and other administrative applications) where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS (indicate the appropriate application type)

- ☒ Public Hearing - General Requirements (4-194)
- ☒ Public Hearing - Additional Requirements for:
- ☐ Development of Regional Impact (4-195)
 - ☐ Planned Developments (4-295)
 - ☐ Master Concept Plan Extension (4-303)
 - ☐ Master Concept Plan Reinstatement (4-303)
 - ☐ Rezoning other than Planned Developments (4-195(b))
 - ☐ Mobile Home Park (4-195(d))
 - ☒ Special Exception (4-195(e))
 - ☐ Variances (4-195(f))
- ☐ Administrative Action Requirements

PLEASE PRINT OR TYPE:

STAP Number: 21-47-25-B2-03204-0000

Name of Project: NAPLES COASTAL KITCHEN SPECIAL EXCEPTION APPLICATION

Name of Agent: NICHOLAS WHITE

Street Address: 25265 CHAMBER OF COMMERCE DR

City: BONITA SPRINGS State: FL Zip: 34135

Phone #: 952-994-2032

Fax #: _____

E-mail: lmcallister@culinarymgt.com

Name of Applicant*: NICHOLAS WHITE

Street Address: 25265 CHAMBER OF COMMERCE DR

City: BONITA SPRINGS State: FL Zip: 34135

Phone #: 952-994-2032

Fax #: _____

E-mail: LMCALLISTER@CULINARYMGT.COM

* If applicant is not the owner, a letter of authorization from the owner must be submitted.

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

Section Number	Requirement
#1 <u>4-195(e)2</u>	<u>TRAFFIC IMPACT STATEMENT</u>
#2 _____	_____
#3 _____	_____
#4 _____	_____
#5 _____	_____
#6 _____	_____
#7 _____	_____
#8 _____	_____
#9 _____	_____

B. SCOPE OF PROJECT AND REASON(s) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type) _____

We are requesting a waiver for traffic impact statement as this is a previously approved restaurant.

This will have no effect on the incoming or outgoing traffic in this commercial area.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

Stuart P. Bell

Signature of Applicant

Directors Decision: _____ Request Approved _____ Request Denied

Comments:

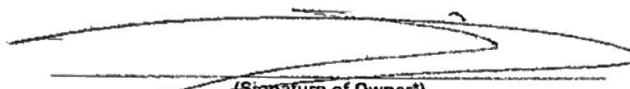
Signature: _____

Date: _____

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

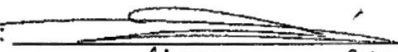
The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Prado and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate Nicholas White 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*)	<u>Matthew Pikman</u> _____ (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: FL COUNTY OF: Broward

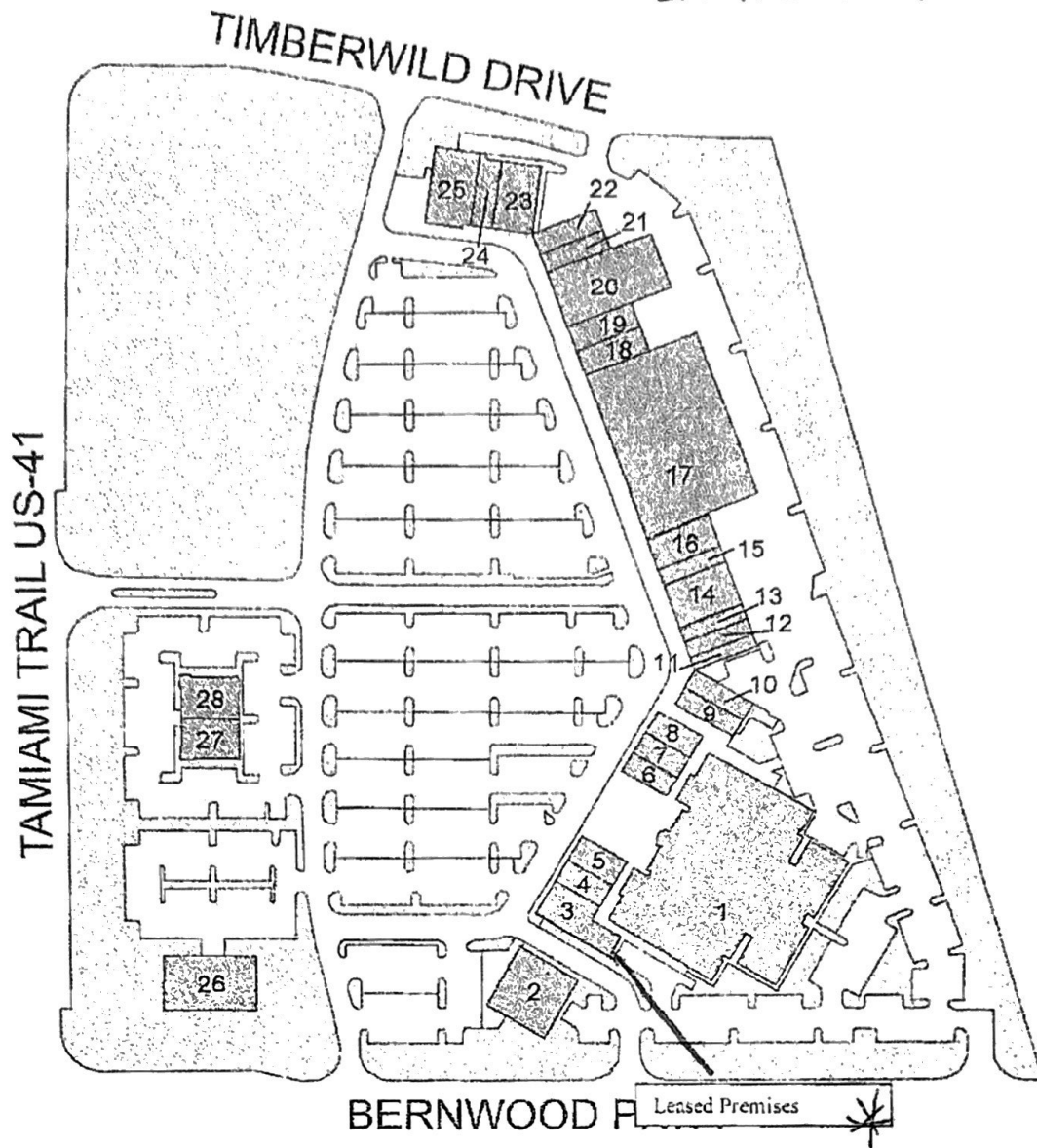
Signature of Owner: 
Signatory's Printed Name: Matthew Pikman

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this 12 (day) of September, (month) 2024 (year), by Nicholas White (name of person making statement).

Signature of Notary Public - State of Florida: 
Name of Notary Typed, Printed, or Stamped: Nicholas White

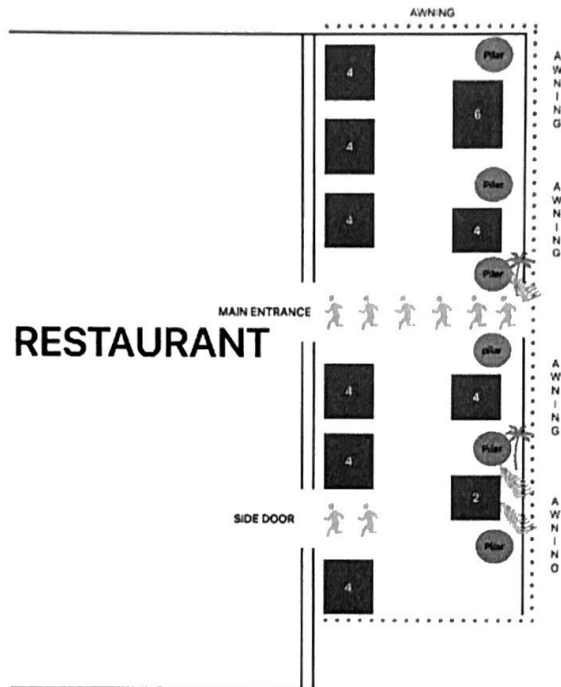
Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____



A portion of parcel 4 is ¹⁷retrenced in the sketch.

Exhibit IV-G



G. Are there any existing deed restrictions or other covenants on this property which may affect this request?

☒ NO ☐ YES. If yes, submit a copy of the Plat Book page with subject property clearly marked. Label this Exhibit II-A-3.

H. Authorized Agent(s): List names of authorized agents (submit additional sheets if necessary).

Name: WILLIAM BERNARD

Mailing Address: 6867 BOUDIN ST NE STE 2

City: PRIOR LAKE State: MN Zip: 55372

Phone Number: 651-303-4834 Ext: E-mail Address: BBERNARD@STONEGATE-FOODS.COM

PART II GENERAL INFORMATION

A. Nature of Request: (Check applicable answers)

☐ Rezoning FROM: TO:

☒ Special Exception for: CONSUMPTION ON PREMISES - OUTDOOR

A. Legal Description and Boundary Sketch: Is property within a platted subdivision recorded in the official Plat Books of Lee County?

 NO. Attach a legible copy of the legal description (labeled Exhibit II-A-1.) and a certified sketch of description as set out in Chapter 5J-17.053, F.A.C., Florida Administrative Code, unless the subject property consists of one or more undivided platted lots. If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included. (labeled Exhibit II-A-2.)

☒ YES. Property is identified as:

Subdivision Name: SPRING CREEK EAST

Plat Book: 61 Page: 65-67 Unit: U-2 Block: Lot:

Section: 21 Township: 47 Range: 25E

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

B. Project Street Address: 25265 CHAMBER OF COMMERCE DR. BONITA SPRINGS, FL 34135

C. General Location of Property (referenced to major streets): 25355 S. Tamiami Trl. Bonita Springs, FL 34135

LOCATED ON THE CORNER OF S. TAMIAMI TRAIL AND BERNWOOD PARKWAY

D. Present Use of Property: Is the property vacant? ☒ NO ☐ YES

Except for City-initiated requests, if the property is not vacant, the owner or applicant's signature on this application indicates that the Owner agrees to either remove all existing buildings and structures, OR that the use of the building or structure(s) will be in compliance with all applicable requirements of the land development code.

Briefly describe current use of the property: FULL SERVICE RESTAURANT

H. Authorized Agent(s): List names of authorized agents (submit additional sheets if necessary).

Name: Nicholas White

Mailing Address: 27481 Harbor Cove Ct

City: Bonita Springs State: FL Zip: 34134

Phone Number: 541-905-1691 Ext: _____ E-mail Address: naplestcoastalkitchen@gmail.com

E. Property Dimensions:

1. Width (average if irregular parcel): 60 Feet
2. Depth (average if irregular parcel): 69.5 Feet
3. Frontage on road or street: _____ Feet on _____
(Name of street)
4. Total land area: 4170 Acres or Square Feet

F. Facilities:

1. Fire District: BONITA SPRINGS FIRE
2. Sewer Service Supplier: BONITA SPRINGS UTILITIES
3. Water Service Supplier: BONITA SPRINGS UTILITIES

PART III
AFFIDAVIT

I, Matthew Rikman, 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 Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

STATE OF: Florida COUNTY OF: Broward

Signature: _____

Signatory's Printed Name: Matthew Rikman

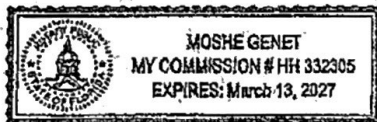
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization; this
3 (day) of July, (month) 2024 (year), by _____ (name of
person making statement).

Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: Moshe Genet

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____



PART IV - SUBMITTAL REQUIREMENTS

APPLICATION TYPE	COPIES	EXHIBIT	ITEM
All	1		Completed application
All	1		Application Fee
All	1		Summary of Neighborhood Informational Meeting
All	1		Area Location Map
All	1	I-B-1	Notarized Authorization Form (if applicable)
City Initiated	1	I-B-2	Green Sheet (if applicable)
City Initiated	1	I-B-3	List of Property Owners (if applicable)
All	1	I-F	Notarized Disclosure Form (if applicable)
All	1	II-A-1	Legal Description
All	1	II-A-2	Certified sketch of description (if applicable)
All	1	II-A-3	Plat Book Page (if applicable)
All	2	IV-A	Surrounding Property Owners List
All	1	IV-B	Property Owners Map
Owner Initiated	1	IV-C	Deed Restrictions & Narrative (if applicable)
Rezoning Only	1	IV-D	Narrative Regarding Zoning Request
Rezoning Only	1	IV-E	Hazardous Materials Emergency Plan (if applicable)
All	1	IV-F	Application and Exhibits on CD-ROM

SPEC. EXCEPTIONS	COPIES	EXHIBIT	ITEM
All	1	IV-F	Narrative Re. Special Exception Request
All	1	IV-G	Site Plan
All	1	IV-H	Traffic Impact Analysis
Solar/wind	1	IV-I	Needs Documentation
Temp. Parking	1	IV-J	Need Analysis
Temp. Parking	1	IV-K	Traffic/Ped. Safety Plan
Consumption on prem.	1	IV-L	Affidavit
Harvesting of Cypress	1	IV-M-1	Aerial Photograph
Harvesting of Cypress	1	IV-M-2	Forest Management Plan
Joint Parking	1	IV-O-1	Notarized Statement
Joint Parking	1	IV-O-2	Agreements
Joint Parking	1	IV-O-3	Back-up Plan
Air. Land. Facility	1	IV-P	Certified List
Animals	1	IV-Q	Number & Type animals
Communication Towers	1	IV-R-1	Map showing all tower locations
Communication Towers	1	IV-R-2	Proof of attempt to use other facilities
Communication Towers	1	IV-R-3	Proof of attempt to inform others
Communication Towers	1	IV-R-4	Shared Tower Plan Agreement
Communication Towers	1	IV-R-5	Letter from Mosquito Control (if app.)
Communication Towers	1	IV-R-6	Letter from L.O. Port Authority (if app.)
Mobile Food Vendor Park	1	IV-S	Analysis of Off-Site Impacts

GENERAL – EXPLANATORY NOTES

ALL APPLICANTS MUST PAY THE APPLICATION FEE SET FORTH IN THE CITY OF BONITA SPRINGS EXTERNAL FEES AND CHARGES MANUAL.

UPON WRITTEN REQUEST, THE DIRECTOR MAY MODIFY THE SUBMITTAL REQUIREMENTS CONTAINED IN THIS SECTION WHERE IT CAN BE CLEARLY DEMONSTRATED THAT THE SUBMISSION WILL HAVE NO BEARING ON THE REVIEW AND PROCESSING OF THE APPLICATION. THE REQUEST AND THE DIRECTOR'S WRITTEN RESPONSE MUST ACCOMPANY THE APPLICATION SUBMITTED AND WILL BECOME A PART OF THE PERMANENT FILE.

PART I – EXPLANATORY NOTES

- A. Applicant's Name: Application may be made by the landowner or the authorized agent. 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. 4-193(a)(1)b. for rules.
 - 7) Where the property is a subdivision, refer to Sec. 4-193(a)(1)c. for rules.
 - 8) Rezoning initiated by the Mayor and City Council on property not owned by the City.
- B. Relationship of applicant to owner: Except for City-Initiated rezonings, if the applicant is not the owner of the property, a notarized authorization form from the owner to the applicant must be submitted. If the application is City-Initiated, then attach to the application a copy of the "Green Sheet" whereby the action was authorized. Label this submittal as Exhibit I-B.
- C. Name of owner (s): see F. below
- D. Date property was acquired by present owner(s). If City-initiated rezoning and does not own the property or have it under contract for purchase, enter "Not Applicable".
- E. If the request is City-initiated and the City is not purchasing the property, enter "Not Applicable".
- F. Name of Owner(s): Except for City-Initiated rezonings, a Disclosure Form (Exhibit I-F, attached) must be submitted for any entity whose interest in the property is other than solely equity interest(s) which are regularly traded on an established commodities market in the United States or another Country.
- G. Authorized Agents: If the owner or applicant has authorized agents to act on his/her behalf, list the agent(s) name, mailing address and phone number. If City-initiated, enter "Not Applicable".

PART II – EXPLANATORY NOTES

- A. Legal Description: If the property is not within a platted subdivision recorded in the official plat books of Lee County, a complete legal description must be attached which is sufficiently detailed and legible so as to be able to locate said property on city maps or aerial photographs. Also include the Section, Township, Range, and parcel number(s). If the application includes multiple abutting parcels, the legal description may describe the perimeter boundary of the total area, and need not describe each individual parcel, except where different zoning requests are made on individual parcels. Label the legal description as Exhibit II-A-1.

A survey or a certified sketch of description as set out in Chapter 5J-17.053, F.A.C., Florida Administrative Code must be submitted unless the subject property consists of one or more undivided platted lots. If the application includes

multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included. Label the Sketch as Exhibit II-A-2.

If the request is owner-initiated and a boundary survey is required, the survey must include the location of any existing structures on the property. Label the Boundary Survey as Exhibit II-A-2.

The Director has the right to reject any legal description which is not sufficiently detailed or legible so as to locate said property, and may require a certified survey or boundary survey prepared by a surveyor meeting the minimum technical standards for land surveying in the state, as set out in Chapter 5J-17.053, F.A.C. Boundaries must be clearly marked with a heavy line. The boundary line must include the entire area to be developed. If the request is owner-initiated the Federal Emergency Management Agency flood zone and required finished floor elevation must be shown, as well as the location of existing structures on the property.

A copy of the plat may be purchased from the County Clerk's office.

NOTE: The Director has the right to reject any legal description which is not sufficiently detailed or legible so as to locate said property, and may require a certified survey or boundary sketch to be submitted.

- B. **Project Street Address:** If the street address is unknown, the address may be obtained from the Lee County E-911 Addressing Division at (239) 335-1630.
- C. **General Location:** The general location should reference known major streets so as to indicate to the general public the location of the property.
- E. **Property Dimensions:** If the parcel is irregularly shaped, indicate the average width and depth of the property. Indicate the length of property abutting any existing street rights-of-way or easements. If property abuts more than one street, indicate frontage on each street.
- F. **Facilities.**
 - 1. **Fire District:** Insert the name of the Fire District in which the property is located.
 - 2. **Sewer Service Supplier:** List the name of the utility company or package plant which will be providing sanitary sewer service to the project. If a new private disposal plant is proposed or if septic systems will be used, so indicate.
 - 3. **Potable Water Service Supplier:** List the name of the utility company which will be providing potable water service to the project. If wells are to be utilized, so indicate.
- G. **Present Use of Property:** Briefly describe the present use of the property.
- H. **Property Restrictions:** The application must include a copy of the deed restrictions or other types of covenants and restrictions on the parcel, along with a statement as to how the restrictions may affect the requested action. If there are no restrictions on the property, the applicant must indicate so on the application form.

PART III – EXPLANATORY NOTES

- A. 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 is the responsibility of the applicant.
- B. All information submitted with the application or submitted at the public hearing becomes a part of the public record and will be a permanent part of the file.
- C. All applications must be submitted in person. Mailed-in applications will not be processed.
- D. All attachments and exhibits submitted must be of a size that will fit or conveniently fold to fit into a letter size (8 1/2" x 11") folder.
- E. The Department staff will review this application for compliance with requirements of the City of Bonita Springs Land Development Code. If any deficiencies are noted, the applicant will be notified.

PART IV – EXPLANATORY NOTES

- **Neighborhood Meetings:** Neighborhood meetings are mandatory for applications for rezoning and special exception requests. The city shall not process an application if the applicant has not conducted a neighborhood meeting. The applicant shall conduct a neighborhood meeting prior to filing its application with the city. The applicant shall include a written summary of the pre-application neighborhood meeting, as well as copies of all documents and exhibits that the applicant presented during the neighborhood meeting, with its initial application filing. The written summary shall include a list of those in attendance, a summary of the issues related to the development proposal discussed, comments by those in attendance about the development proposal, and any other information the applicant deems appropriate. The applicant shall conduct a second neighborhood meeting within 30 days after the city has deemed the application to be

sufficient and submit a post-sufficiency summary. Applications will not be scheduled for public hearings until the post-sufficiency meeting summary is submitted. [Sec 4-28(c)]

- **Property Owners Map: City-initiated requests:** A complete list of all property owners, and their mailing addresses, for all property within the area described. For the purpose of this subsection, names and addresses of property owners will be deemed to be those appearing on the latest tax rolls of the county. Label as Exhibit I-B-3.
- **Surrounding Property Owners List:** A complete list of all property owners, and their mailing addresses, for all property within three hundred seventy-five (375) feet [five hundred (500) feet if for a COP] of the perimeter of the subject property or the portion thereof that is the subject of the request. Names and addresses of property owners shall be deemed to be those appearing on the latest tax rolls of the County. The applicant is responsible for the accuracy of such list. This list is for the purpose of confirming mailed notices by the applicant to property owners within 375 feet or 500 feet of the property described as set forth in Section 4-229. [Sec 4-194(a)(6)]. Label as Exhibit IV-A.
- **Surrounding Property Owners Map:** A City Zoning map or other similar map displaying all of the parcels of property within three hundred seventy-five feet (375) [five hundred (500) feet if for a Consumption on Premises permit] of the perimeter of the subject parcel or the portion thereof that is the subject of the request, referenced by number or other symbol to the names on the property owners list. The applicant is responsible for the accuracy of the map. Label as Exhibit IV-B.
- **Deed Restrictions:** A copy of the deed restrictions on the subject property, if any, and a written statement as to how the deed restrictions may affect the requested action. Label as Exhibit IV-C.
- **Narrative Statement (Rezoning Only):** Label as Exhibit IV-D. State the basis or reason(s) for the requested action and address the following issues:
 - a. Whether there exists an error or ambiguity which must be corrected;
 - b. Whether urban services, as defined in the Bonita Plan, are, or will be, available and adequate to serve a proposed land use change, when reviewing a proposed change to a future urban area category;
 - c. Whether a proposed change is intended to rectify errors on the official zoning map;
 - d. Whether there exist changed or changing conditions that make approval of the request appropriate;
 - e. Whether the request is consistent with the goals, objectives, policies, and intent of the Bonita Plan;
 - f. Whether the request meets or exceeds all performance and locational standards set forth for the proposed use;
 - g. Whether the request will protect, conserve or preserve environmentally critical areas and natural resources;
 - h. Whether the request will be compatible with existing or planned uses;
 - i. Whether the request will cause damage, hazard, nuisance or other detriment to persons or property;
 - j. Whether a requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use as set forth in LDC Chapter 4.
- **Narrative Statement (Special Exceptions Only):** Label as Exhibit IV-E. State the basis or reason(s) for the requested action and address issues d through j above.
- **Site Plans (Special Exceptions only):** Label as Exhibit IV-F. Request for a Special Exception MUST include a site plan detailing the proposed use, including where applicable:
 - a. The location and current use of all existing structures on the site, as well as those on adjacent properties within one hundred (100) feet of the perimeter boundaries of the site; and
 - b. All proposed structures and uses to be developed on the site; and
 - c. Any existing public streets, easements or land reservations within the site and the proposed means of vehicular access to and from the site; and
 - d. A traffic impact analysis for the development consistent with the Zoning Traffic Impact Statement (ZTIS) Guidelines; and
 - e. Proposed fencing and screening, if any; and
 - f. Any other reasonable information which may be required by the Director commensurate with the intent and purpose of the regulations.
- **ADDITIONAL REQUIREMENTS FOR CERTAIN SPECIAL EXCEPTIONS:** Certain Special Exceptions have specific requirements for additional submittals. Refer to the appropriate sections as indicated: Solar or Wind Energy Modifications:
 - Temporary Parking Lots;
 - Consumption on Premises;
 - Harvesting of Cypress;
 - Joint Parking;
 - Communication Towers;
 - Aircraft Landing Facilities - Private;
 - Animals;
 - Farm Labor Housing;
 - Mobile Food Vendor Park;
 - Dock Slips and Associated Structures;



Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Bell Restaurants Inc
6867 Boudin Street NE Suite 2
Prior Lake MN 55372

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

06/13/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/13/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$143.96	
Tax Amount:	\$0.00	
Payment Cost:	\$143.96	
Order No:	10279310	# of Copies:
Customer No:	1459990	0
PO #:	LSAR0115521	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NEIGHBORHOOD INFORMATION MEETING

A Neighborhood Information Meeting pursuant to Section 4-28, Bonita Springs Land Development Code will be held Sunday July 7, 2024, 9:00 a.m. at Naples Coastal Kitchen, 25265 Chamber of Commerce Drive, Bonita Springs, FL 34135. The neighborhood information meeting will provide general information regarding a proposed Public Hearing request application for a project known as Naples Coastal Kitchen Special Exception Application. The applicant, Bell Restaurants, Inc., doing business as Naples Coastal Kitchen, is requesting a special exception for Consumption on Premises. The special exception is required for outdoor liquor consumption within 500 feet of a school. The subject property is located at 25265 Chamber of Commerce Drive, Bonita Springs, FL, which is on the corner of South Tamiami Trail and Bernwood Parkway, subdivision Spring Creek East, Section 21, Township 47, Range 25E. If you have questions or comments, please contact Nick White, Restaurant Manager for Naples Coastal Kitchen by email: naplescoastalkitchen@gmail.com, phone: (541) 905-1691, or mail: 25265 Chamber of Commerce Drive, Bonita Springs, FL 34135. The Neighborhood Information Meeting is for informational purposes only, it is not a public hearing.

Publication Dates
L00000000





September 11, 2024

Via E-Mail

Attn: Lizzy Mcallister
Culinary Management
6867 Boudin ST. STE 2
Prior Lake, MN 55372

RE: Prado – Naples Coastal Kitchen

Dear Lizzy:

Please be advised that Landlord confirms that they will sign the Letter of Authorization should Tenant confirm that Tenant will seek Landlord approval prior to every submission or revision to the county.

Baruch Cohen, our COO will be the responsible Landlord representative and is able to be reached at Baruch@isramrealty.com or by phone at 954-455-2822 extension 202.

Landlord Signature:

Isram Prado, LLC

By: _____

Name: Matthew Rikman

Title: Manager

Tenant Signature:

Bell Restaurants, Inc.

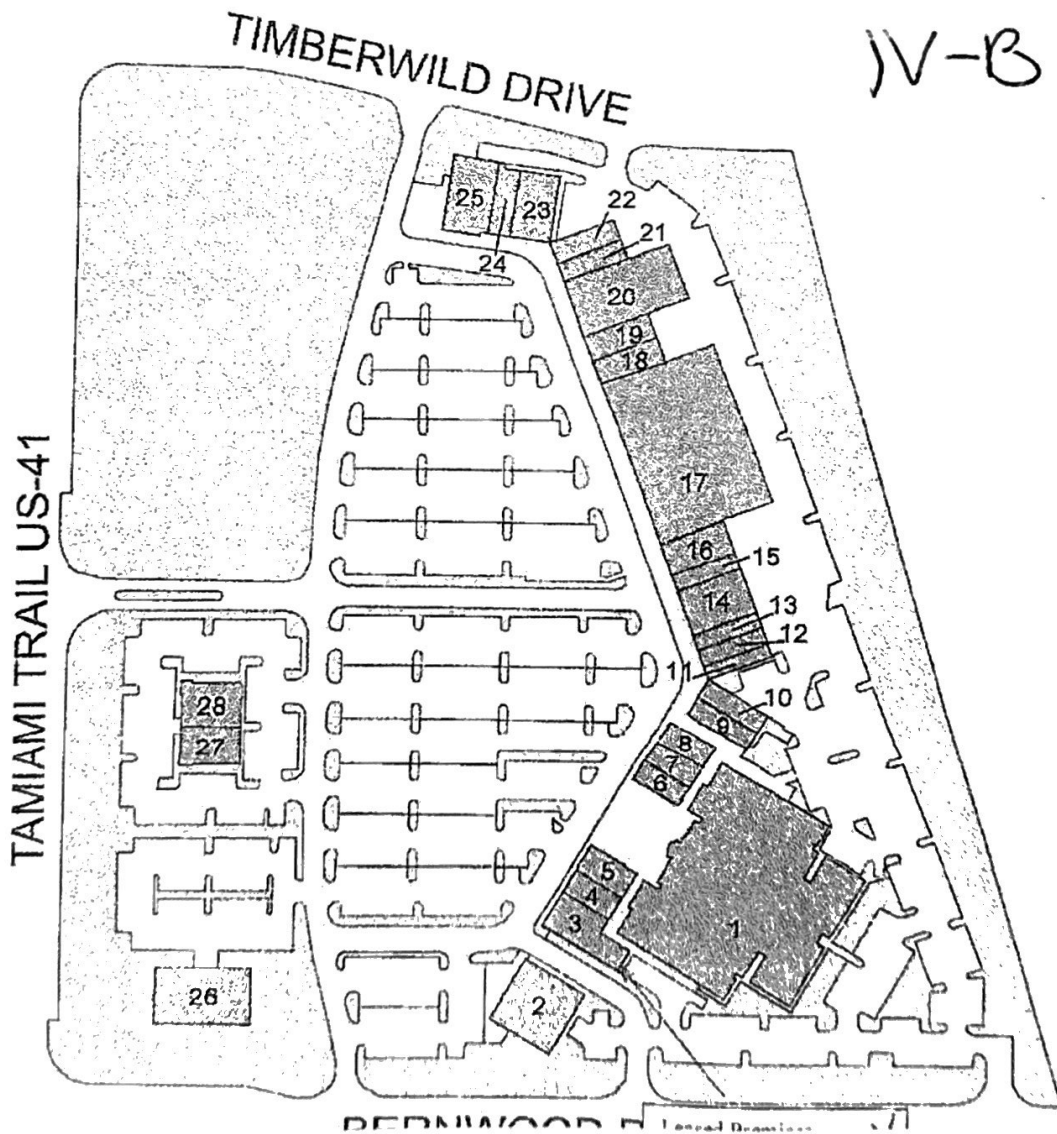
By: Stuart P. Bell

Name: Stuart Bell

Title: Owner of Naples Coastal Kitchen

508

05° East, for a distance of 152.46 feet to the end of said curve, thence run South 20° 54' 15" East along the boundary of said Parcel 4, for a distance of 302.83 feet, thence run South 69° 05' 43" West for a distance of 248.96 feet; thence run South 20° 54' 15" East for a distance of 23.44 feet to the beginning of a tangential circular curve, concave Northwest, thence run Southwesterly, along the arc of said curve to the right, having a radius of 5.00 feet, through a central angle of 110° 54' 14" subtended by a chord of 13.18 feet at a bearing of South 34° 32' 53" West, for a distance of 15.49 feet to the end of said curve; thence run North 90° 00' 00" West for a distance of 314.24 feet; thence run North 85° 42' 44" West for a distance of 65.87 feet to the Point of Beginning.



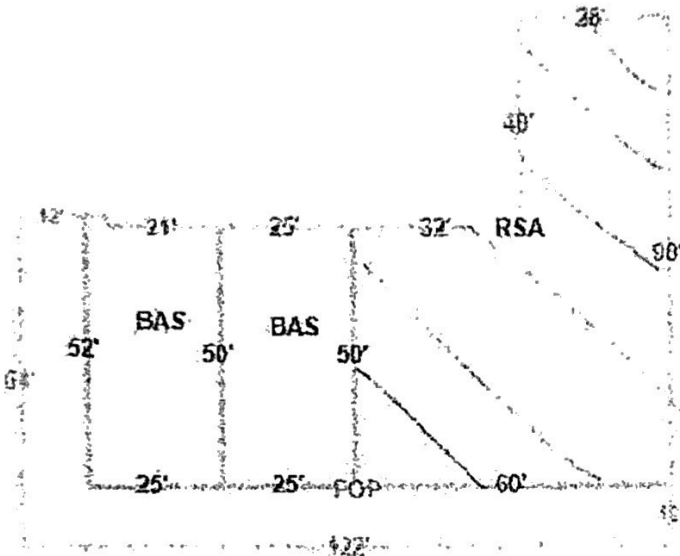
Year Added

Units

2000

6,620

Building Footprint



LEASED
PREMISES

Description

SPRINKLER SYSTEM (INTERIOR)

Building Front Photo



Photo Date: December of 2022







Naples
COASTAL KITCHEN

STEAK
SEAFOOD
ITALIAN





les
L KITCHEN
ARE
PEN

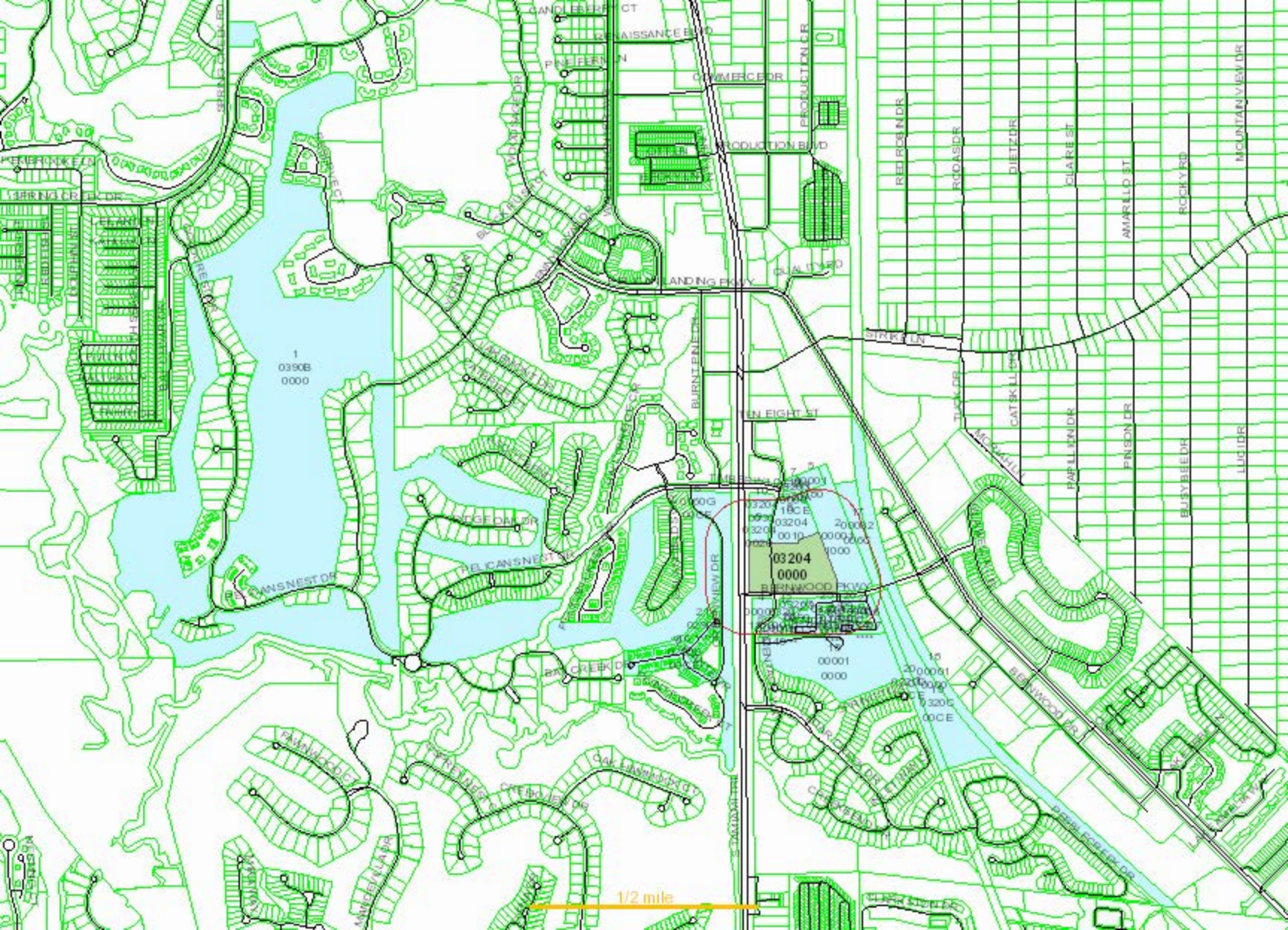




Naples
COASTAL KITCHEN

WE ARE
OPEN





Date: July 7th, 2024, 10:15am

Naples Coastal Kitchen – Neighborhood Meeting Recap – July 7th, 9am

We had one attendee who showed up around 9:05 AM in support of us. She received the neighborhood meeting notice in the mail. She didn't have any concerns and simply stated that she doesn't see any problem with outdoor alcohol consumption and she's never experienced any sound issues, etc from her location across the street. We chatted for a few minutes and then she left. No one else showed up.

By 9:45 I decided to breakdown the refreshment station and call the meeting.

Nick White (GM)

**NOTICE:
NEIGHBORHOOD INFORMATION MEETING**

PATRICIA
A Neighborhood Information Meeting pursuant to Section 4-28, Bonita Springs Land Development Code will be held Sunday July 7, 2024, 9:00 a.m. at Naples Coastal Kitchen, 25265 Chamber of Commerce Drive, Bonita Springs, FL 34135. The neighborhood information meeting will provide general information regarding a proposed Public Hearing request application for a project known as Naples Coastal Kitchen Special Exception Application. The applicant, Bell Restaurants, Inc., doing business as Naples Coastal Kitchen, is requesting a special exception for Consumption on Premises. The special exception is required for outdoor liquor consumption within 500 feet of a school. The subject property is located at 25265 Chamber of Commerce Drive, Bonita Springs, FL, which is on the corner of South Tamiami Trail and Bernwood Parkway, subdivision Spring Creek East, Section 21, Township 47, Range 25E. If you have questions or comments, please contact Nick White, Restaurant Manager for Naples Coastal Kitchen by email: naplescoastalkitchen@gmail.com, phone: (541) 905-1691, or mail: 25265 Chamber of Commerce Drive, Bonita Springs, FL 34135. The Neighborhood Information Meeting is for informational purposes only, it is not a public hearing.

Naples
COASTAL KITCHEN

**Sunday July 7th,
9am**

[illegible]



NEIGHBORHOOD MEETING

JULY 7TH, 9AM



NEIGHBORHOOD INFORMATION MEETING

A Neighborhood Information Meeting pursuant to Section 4-28, Bonita Springs Land Development Code will be held Sunday July 7, 2024, 9:00 a.m. at Naples Coastal Kitchen, 25265 Chamber of Commerce Drive, Bonita Springs, FL 34135. The neighborhood information meeting will provide general information regarding a proposed Public Hearing request application for a project known as Naples Coastal Kitchen Special Exception Application. The applicant, Bell Restaurants, Inc., doing business as Naples Coastal Kitchen, is requesting a special exception for Consumption on Premises. The special exception is required for outdoor liquor consumption within 500 feet of a school. The subject property is located at 25265 Chamber of Commerce Drive, Bonita Springs, FL, which is on the corner of South Tamiami Trail and Bernwood Parkway, subdivision Spring Creek East, Section 21, Township 47, Range 25E. If you have questions or comments, please contact Nick White, Restaurant Manager for Naples Coastal Kitchen by email: naplescoastalkitchen@gmail.com, phone: (541) 905-1691, or mail: 25265 Chamber of Commerce Drive, Bonita Springs, FL 34135. The Neighborhood Information Meeting is for informational purposes only, it is not a public hearing.

Publication Dates

L00000000



Florida

P.O. Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

Bell Restaurants, Inc.
6867 Boudin Street NE Suite 2
Prior Lake MN 55372

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

06/13/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/13/2024

Keegan Larson
Legal Clerk

Nicole Jacobs
Notary, State of WI, County of Brown

8-21-26
My commission expires

Publication Cost:	\$143.86	
Tax Amount:	\$0.00	
Payment Cost:	\$143.86	
Order No:	10279310	# of Copies:
Customer No:	1459990	0
PO #:	LSAR0115521	

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NICOLE JACOBS
Notary Public
State of Wisconsin

AFFIDAVIT OF PUBLICATION

Bell Restaurants Inc
6867 Boudin Street NE Suite 2
Prior Lake MN 55372

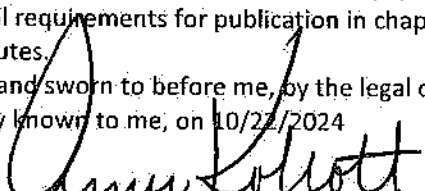
STATE OF WISCONSIN, COUNTY OF BROWN

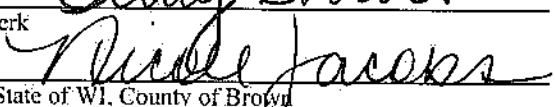
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10/22/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/22/2024


Legal Clerk


Notary, State of WI, County of Brown

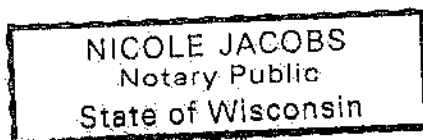
8-21-26

My commission expires

Publication Cost:	\$143.96	
Tax Amount:	\$0.00	
Payment Cost:	\$143.96	
Order No:	10690045	# of Copies:
Customer No:	1459990	0
PO #:	LSAR0178722	

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NEIGHBORHOOD INFORMATION MEETING

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October 22 2024

LSAR0178722

Naples Coastal Kitchen neighborhood Meeting – Sunday, November 9th, 9am - SUMMARY

We had one person show up to the meeting, Patricia Robson. She was the only person that showed up to our last meeting. She lives in the adjacent townhomes SAN MIRAGE at BONITA SPRINGS. She is in full support of our quest for the “special exception”. She is a regular at the restaurant because of its close proximity to her residence as has expressed that nothing in the past with the old establishment, Cirellas, was ever an issue as their clientele (the same as ours) isn’t the demographic to cause noise issues or over imbibe. She herself would prefer to have her martini in the outdoor area as she is not a fan of temperature at which we keep our establishment and cannot wait until the time she is allowed to do so.

Beyond this there is nothing to report from the meeting.

Nick White, GM

Naples
COASTAL KITCHEN

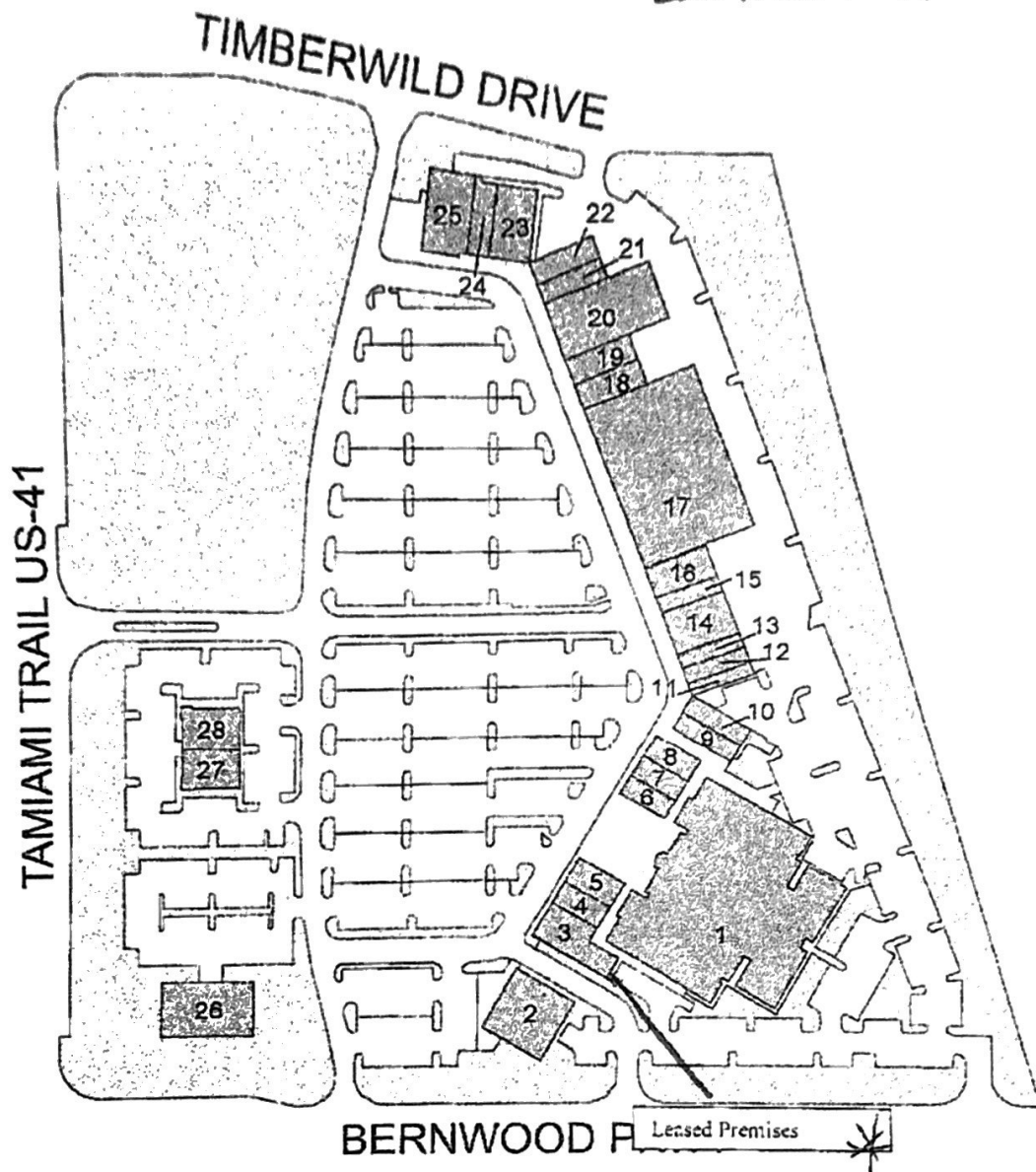
Sunday November
9th, 9am

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NAPLES COASTAL KITCHEN

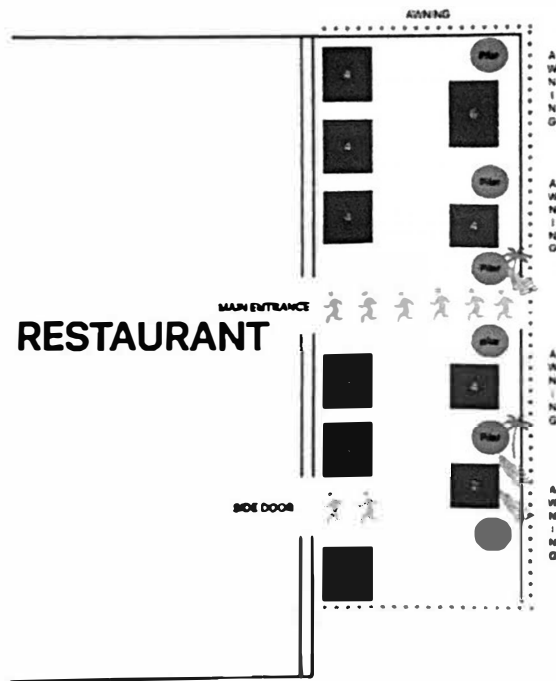
**NEIGHBORHOOD
MEETING**

SUNDAY, NOVEMBER 9th, 9AM



A portion of parcel 4 is ¹⁷retrenced in the sketch.

Exhibit IV-G



A Neighborhood Information Meeting pursuant to Section 4-28, Bonita Springs Land Development Code will be held Sunday November 10, 2024, 9:00 a.m. at Naples Coastal Kitchen, 25265 Chamber of Commerce Drive, Bonita Springs, FL 34135. The neighborhood information meeting will provide general information regarding a proposed Public Hearing request application for a project known as Naples Coastal Kitchen Special Exception Application. The applicant, Bell Restaurants, Inc., doing business as Naples Coastal Kitchen, is requesting a special exception for Consumption on Premises. The special exception is required for outdoor liquor consumption within 500 feet of a school. The subject property is located at 25265 Chamber of Commerce Drive, Bonita Springs, FL, which is on the corner of South Tamiami Trail and Bernwood Parkway, subdivision Spring Creek East, Section 21, Township 47, Range 25E. If you have questions or comments, please contact Nick White, Restaurant Manager for Naples Coastal Kitchen by email: naplescoastalkitchen@gmail.com, phone: (541) 905-1691, or mail: 25265 Chamber of Commerce Drive, Bonita Springs, FL 34135. The Neighborhood Information Meeting is for informational purposes only, it is not a public hearing.



AFFIDAVIT OF POSTING NOTICE

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

INSTRUCTIONS

A zoning sign must be posted on the parcel subject to any zoning application for a minimum of fifteen CALENDAR (15) days in advance of a Public Hearing and maintained through the City of Bonita Springs Public Hearing, if any. This sign will be provided by the Zoning Division in the following manner:

- a. Signs for case # COR 24 - 114830 must be posted by _____.
- b. The sign must be erected in full view of the public, not more than five (5) feet from the nearest right-of-way or easement.
- c. The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or pother structure. The sign may not be affixed to a tree or other foliage.
- d. The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.
- e. If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Zoning Division, and obtain duplicate copies of the sign from the Zoning Division.
- f. The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

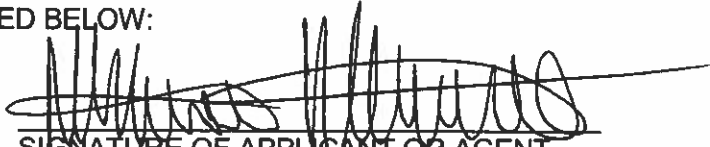
When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF THE POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO CITY OF BONITA SPRINGS ZONING DIVISION, 9220 BONITA BEACH ROAD, SUITE 109, BONITA SPRINGS, FL 34135.

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

STATE OF FLORIDA
COUNTY OF LEE

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


SIGNATURE OF APPLICANT OR AGENT

NICHOLAS WHITE
NAME (TYPED OR PRINTED)

25265 CHAMBER OF COMMERCE DR
ST. OR P.O. BOX

BONITA SPRINGS, FL 34135
CITY, STATE & ZIP

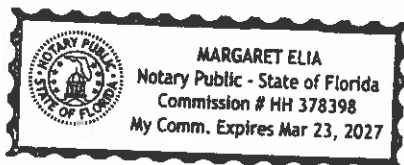
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 5th day of December, 2024,
by Nicholas J White, personally known to me or who produced
FL D/C W300630801110 as identification and who did/did not take oath.


Signature of Notary Public

Margaret Elia
Printed Name of Notary Public

My Commission Expires: 3/23/2027
(Stamp with serial number)



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

MAILING NOTICES AFFIDAVIT

Property owners within 375 feet (or 500 feet in the case of on-premises consumption special exceptions) of the subject parcel(s) must be notified in writing of the proposed zoning action going before council within thirty CALENDAR (30) days of the initial Public Hearing. Property owners must be informed of their ability to participate in these hearings and/or given the opportunity to return a Citizen Response Form, should they have any comments or concerns regarding the matter. This affidavit must be returned assuring the following:

- Affidavit for case # COP24-114830-BOS sent on 11/15/24, 20 24.
- Names and addresses of property owners are those appearing on the latest tax rolls for Lee County.
- The Zoning Board for land use adjustments and City Council public hearing dates, times, and locations of hearings that were provided in the notices.
- All notices have been sent by first-class mail.

NOTE: AFTER THE NOTICES HAVE BEEN SENT, THE AFFIDAVIT OF THE MAILING NOTICES, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO CITY OF BONITA SPRINGS ZONING DIVISION, 9220 BONITA BEACH ROAD, SUITE 109, BONITA SPRINGS, FL 34135.

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

ZONING APPLICATION CASE NUMBER: COP24-114830-BOS
SIGNATURE OF APPLICANT OR AGENT: [Signature]
NAME (TYPED OR PRINTED): NICHOLAS WHITE
SITE ADDRESS OR P.O. BOX: 25355 S TAMiami TRAIL
CITY, STATE & ZIP: BONITA SPRINGS 34135

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me by means of physical presence ☒ or online notarization ☐.

this (day) 15 of (month) November, (year) 2024.

by (name of person making statement) Nicholas White.

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

Name of Notary Typed, Printed, or Stamped: Thomas J. Gardeila

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: FLDL



Thomas J. Gardeila
Notary Public
State of Florida
Comm# HH139750
Expires 7/18/2025

**CITY OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
APPLICATION: COP24-114830-BOS**

This is a courtesy notice of a proposed zoning action within 500 feet of property you own. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any comments or concerns regarding this matter. If you have any questions or would like further information, please contact **Mary Zizzo, Planner**, at **(239) 444-6162**, or **mzizzo@cityofbonitaspringscd.org**. Copies of the staff report will be available one week prior to the hearing. This file may be reviewed at the Community Development department, 9220 Bonita Beach Road, Suite 109, Bonita Springs, FL 34135 or online at:

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

Zoning Board of Adjustments: December 17, 2024 at 9:00am Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135	City Council: February 5th, 2025 at 5:30pm (Tentative) Bonita Springs City Hall 9101 Bonita Beach Road Bonita Springs, FL 34135
--	--

CASE NUMBER: COP24-114830-BOS

CASE NAME: Naples Coastal Kitchen Consumption on Premises Special Exception

REQUEST: A special exception request for outdoor consumption on premises, associated with a Restaurant, Group III use.

LOCATION: The subject property is located at 25355 S. Tamiami Trail Bonita Springs FL 34135. STRAP: 21-47-25-B2-03204.0000.

The City of Bonita Springs will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income, or marital status. To request an ADA-qualified reasonable modification at no charge to the requestor, please contact City Clerk Mike Sheffield by calling (239) 949-6262 at least 48 hours prior to the meeting.

If a person decides to appeal a decision made by the Council on any matter at this meeting, such person must have a verbatim record of the proceeding to include the testimony and evidence upon which such appeal is to be based.

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

Support _____ Oppose _____

Application: COP24-114830-BOS: Naples Coastal Kitchen Consumption on Premises Special Exception

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

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

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

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

I will have a representative at the Zoning Board Hearing and/or City Council. My representative's name, address, and phone are:

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

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

**CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 01-06**

**A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA;
APPROVING A SPECIAL EXCEPTION REQUEST BY GASTRONOMIA
ITALIAN MARKET, INC. FOR CONSUMPTION ON PREMISES FOR
OUTDOOR SEATING IN CONJUNCTION ON LAND LOCATED AT 25261 S.
TAMIAMI TRAIL, BONITA SPRINGS, FLORIDA (STRAP NO. 21-47-25-B2 –
03204.0000); PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Gastronomia Italian Market, Inc. has filed an application for a special exception for consumption on premises for outdoor seating, in conjunction with a Group III Restaurant, and

WHEREAS, the subject property is located at 25261 S. Tamiami Trail, Bonita Springs, Florida, and is described more particularly as:

See Exhibit "11-A-1", attached, and

WHEREAS, a Public Hearing was advertised and heard on December 8, 2000 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case No. COP 2000-00059 who gave full consideration to the evidence available and recommended approval; and

WHEREAS, City Council has given full and complete consideration of the record, consisting of the Staff Recommendation of approval with conditions, the Zoning Board, the documents on file with the City and the testimony of all interested parties. The November 14, 2000 Staff Report prepared by Lee County Development Services Division and any evidence submitted at the Zoning Board hearing is on file with the City Clerk.

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

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves for a special exception in the Community Commercial (CC) District for consumption on premises for outdoor seating, in conjunction with a Group III Restaurant, subject to the following conditions:

1. The serving of alcoholic beverages (4-COP-SPX for beer, wine, and liquor) for the outdoor seating area is restricted to the hours of 11:00 am to 10:00 pm

Monday through Sunday and only in conjunction with Administrative Approval COP2000-00052 (4-COP-SRX, Unit #25265, Building K).

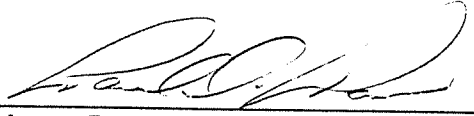
2. The outdoor seating area is limited to six tables with maximum seating for 24 persons, as shown on the attached site plan (stamped received by the permit counter on October 17, 2000, Unit #25265, Building K), or as limited by the landlord tenant agreement, whichever is less.
3. The outdoor seating area is limited to the area in front of the Group III Restaurant, as shown on the attached site plan (stamped received by the permit counter on August 25, 2000, Unit #25265, Building K), or as limited by the landlord tenant agreement, whichever is less.
4. Piped music and/or music and entertainment will not be permitted in the outdoor seating area.

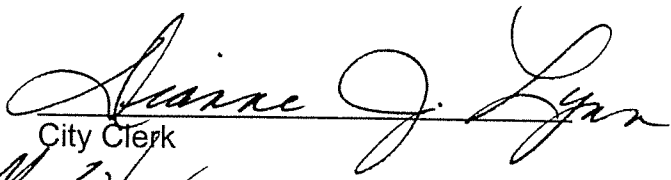
SECTION TWO: EFFECTIVE DATE

This ordinance shall take effect thirty (30) days from the date of adoption.

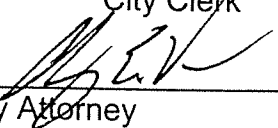
DULY PASSED AND ENACTED by the Council of the City of Bonita Springs, Lee County, Florida, this 22nd day of January, 2001.

AUTHENTICATION:


Mayor Paul Pass


City Clerk

APPROVED AS TO FORM:


City Attorney

1-23-01
Date

Vote:

Arend	<u>Aye</u>	Piper	<u>Aye</u>
Edsall	<u>Aye</u>	Wagner	<u>Aye</u>
Nelson	<u>Aye</u>	Warfield	<u>Aye</u>
Pass	<u>Aye</u>		

Date filed with City Clerk: 1-23-01

Gastronomia Italian Restaurant
COP2000-00059

OCT-13-00 FRI 04:01 PM

COURTELIS COMPANY

FAX NO. 305 381 7875

P. 02

FRADO - Phase 1

Exhibit 11-A-1

A PORTION OF PARCEL 4 OF SPRING CREEK EAST UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 65 THROUGH 67 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF PARCEL 4 OF SPRING CREEK EAST UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 65 THROUGH 67 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 (TAMIAMI TRAIL); THENCE RUN N.00°06'50"W., ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 4, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 575.69 FEET; THENCE RUN N.90°00'00"E. FOR A DISTANCE OF 198.00 FEET; THENCE RUN S.85°42'44"E. FOR A DISTANCE OF 66.87 FEET; THENCE RUN N.90°00'00"E. FOR A DISTANCE OF 314.24 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 8.00 FEET, THROUGH A CENTRAL ANGLE OF 110°54'15", SUBTENDED BY A CHORD OF 13.18 FEET AT A BEARING OF N.34°32'53"E., FOR A DISTANCE OF 15.49 FEET TO THE END OF SAID CURVE; THENCE RUN N.20°54'15"W. FOR A DISTANCE OF 23.44 FEET; THENCE RUN N.69°05'46"E. FOR A DISTANCE OF 248.96 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PARCEL 4; THENCE RUN S.20°54'15"E., ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 4, FOR A DISTANCE OF 572.52 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHEASTERLY, ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 4 AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 20°54'14", SUBTENDED BY A CHORD OF 58.05 FEET AT A BEARING OF S.10°27'08"E., FOR A DISTANCE OF 58.37 FEET TO THE END OF SAID CURVE; THENCE RUN S.00°00'01"E., ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 4, FOR A DISTANCE OF 98.33 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 4; THENCE RUN S.89°53'10"W, ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 4, FOR A DISTANCE OF 1024.27 FEET TO THE POINT OF BEGINNING. CONTAINING 13.049 ACRES, MORE OR LESS.

NOTES:

BEARINGS REFER TO THE WESTERLY BOUNDARY OF PARCEL 4 OF SPRING CREEK EAST UNIT TWO, PLAT BOOK 62 AT PAGES 65 THROUGH 67 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING N.00°06'50"W.

RECEIVED
OCT 17 2000

PERMIT COUNTER