

**City of Bonita Springs
Local Planning Agency
Draft Meeting Minutes**

May 22, 2025
9:00 A.M.

1. **Call to Order** - *Chairman Steve Lohan called the meeting to order at 9:00 a.m.*
2. **Pledge of Allegiance** - *Chairman Lohan led the Pledge of Allegiance.*
3. **Roll Call** - *The City Clerk called the roll:*
Present: 5 Chairman Lohan, Members Maturo, Colapietro, Dhooghe, and Townsend
Absent: 2 Members Lombardo and Hartford were excused
4. **Approval of Agenda** - *Motion made by Member Townsend to approve the agenda; seconded by Member Dhooghe. The motion carried unanimously by members present.*
5. **Public Comment** - *Chairman Lohan called for public comment; seeing none, he announced that there will be additional opportunities for public comment after each case presentation.*
6. **Review of the following comprehensive plan amendments for consistency with the City of Bonita Springs Comprehensive Plan:**

**A. Case Name: TYSON EYE CENTER COMPREHENSIVE PLAN AMENDMENT
(CPA24-117458-BOS)**

TO AMEND THE CITY OF CONITA SPRINGS FUTURE LAND USE MAP TO RE-DESIGNATE APPROXIMATELY 1.3 ACRES (+/-) OF PROPERTY LOCATED AT 25071 CHAMBER OF COMMERCE DRIVE FROM PUBLIC/SEMI-PUBLIC TO THE GENERAL COMMERCIAL FUTURE LAND USE CATEGORY.

Mr. Mike Fiigon, Senior Planner with Community Development, presented a summary of the applicant's request. This is an existing building and site which used to be the Chamber of Commerce office site. The purpose of the proposed map amendment is to provide for the adaptive reuse of an existing building to a medical office. The current zoning of the property allows for medical office use, but the current future land use designation of Public/Semi-Public does not. The application was reviewed for consistency with the Comprehensive Plan, and no inconsistencies were identified.

Next, Mr. Tom Slaughter, with Land Smart LLC, presented on behalf the applicant. Mr. Slaughter stated the building is currently vacant, there are no variances or site changes needed. There will be sidewalk and landscape upgrades. The applicant is asking to align the land use designation with the existing permitted use with a few improvements. Mr. Slaughter stated the neighborhood commercial zoning already exists with no impacts to the neighboring community and is consistent and compatible with the land use. Two public meetings were held, 10/03/24 and 03/06/25, with no members of the public attending either. (Copy of the staff report on file in the City Clerk's office).

Motion and Vote

*Member Colapietro made a motion to approve the request to amend the land use based on consistency with the Comprehensive Plan, seconded by Member Townsend. The City Clerk recorded the vote by roll call; **the motion carried 5-0.***

B. Case Name: WATER SUPPLY PLAN UPDATE (CPA25-119662-BOS)

TO AMEND THE CITY OF BONITA SPRINGS COMPREHENSIVE PLAN TO UPDATE THE CITY OF BONITA SPRINGS 10-YEAR WATER FACILITIES SUPPLY WORK PLAN AS REQUIRED BY STATE LAW.

John Dulmer, Community Development Director, presented a summary of the application, stating this is 10-year water supply facilities work plan update that is required by Florida Statute. Staff worked with Bonita Springs Utilities to obtain current, updated information. (Copy of the staff report on file in the City Clerk's office).

Motion and Vote

*Member Townsend made a motion to approve transmittal to the State, seconded by Member Dhooche. The City Clerk recorded the vote by roll call; **the motion carried 5-0.***

7. Approval of minutes from the LPA meeting held on May 16, 2024

*Member Townsend made a motion to approve the minutes; seconded by Member Colapietro. **The motion carried 5-0.***

In other business, Mr. Dulmer recognized former LPA Board Member Rex Sims, who recently passed away, for his contributions while on the Board. Also, the City Clerk reminded members that their yearly ethics disclosure must be submitted through the State Ethics Commission online system by July 1, 2025.

8. Adjournment - There being no further business, Chairman Lohan adjourned the meeting at 9:20 A.M.

PREPARED BY:

Teresa C. Grimes

APPROVED BY THE LOCAL PLANNING AGENCY

Date: _____

AUTHENTICATED:

Steve Lohan, Chairman

CPA24-117458-BOS

Bonita Plan

Future Land Use Map Amendment

Expedited State Review Process



Privately Sponsored Application and Staff Analysis

*City of Bonita Springs
Planning Division
9220 Bonita Beach Road, Suite 109
Bonita Springs, Florida
(239) 444-6150*

LPA Public Hearing Date: May 22, 2025

City Council Adoption Date: XXXX, 2025

Project Name: Tyson Eye Comprehensive Plan Map Amendment

*City of Bonita Springs
Planning and Zoning Division*

**STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT**

CPA24-117458-BOS

☐ **Text Amendment**

☒ **Map Amendment**

This Document Contains the Following Reviews:	
☒	Staff Review
☒	Local Planning Agency Review and Recommendation
	City Council Transmittal Hearing Stage
	City Council Hearing for Adoption Stage

STAFF REPORT PREPARATION DATE: April 28, 2025

PART I- BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT/REPRESENTATIVE:

Applicant: Mark King
Agent: Tom Slaughter

- 2. REQUEST:** To amend the Future Land Use Map to redesignate approximately 1.3 acres +/- from the Public/Semi-Public Future Land Use Category, to the General Commercial Future Land Use Category.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

- a. **RECOMMENDATION:** Staff recommends that the Local Planning Agency (LPA) and City Council vote to adopt the proposed Map Amendment, as requested.

b. BASIS AND RECOMMENDED FINDINGS OF FACT:

- A. The property, with a vacant building, is located at 25071 Chamber of Commerce Drive, STRAP No. 21-47-25-B2-00001.1090 (“Property”). The applicant is requesting a Map Amendment for the approximately 55,000 +/- square-foot parcel, from Public/Semi-Public to General Commercial, for the use of an ophthalmology clinic (Group I Healthcare Facility), which is consistent with the current commercial zoning designation of Neighborhood Commercial (CN-2).
- B. The proposed Map Amendment would be consistent and compatible with the existing uses in the surrounding area, which includes a fire station to the north, a bank and medical office to the south, a BSU water facility to the east, and various retail, office and restaurant uses on the west side of the US 41/Tamiami Trail right-of-way.
- C. The site was approved for development by Lee County in 1994, pursuant to Development Order Case Number 94-03-047-00D and received its certificate of compliance in 1995.
- D. The site was used as the Bonita Springs Chamber of Commerce and was sold in July of 2024.
- E. The proposed Map Amendment would facilitate the use of the existing building and site upgrades such as additional landscaping and sidewalk connections.
- F. The Applicant has provided letters of service availability from the Bonita Springs Fire Control and Rescue District, Bonita Springs Utilities, the Lee County Sheriff’s Office, Lee County Solid Waste, and Lee County Transit (Lee Tran).
- G. The Applicant held the required neighborhood information meetings and no concerns were raised.
- H. Since the property is already fully developed, the impact analysis that is done as part of a request for a map change is narrowly-focused, but is provided in Part C of this Staff Report.

C. SUMMARY/BACKGROUND DISCUSSION:

HISTORY OF THE SUBJECT PROPERTY

The Property is located at 25071 Chamber of Commerce Drive. It was developed in 1994 with approval from Lee County and received a certificate of compliance in 1995. Since then, it was used as a Chamber of Commerce office and meeting site. The property was sold in 2024 and is intended to be used as an ophthalmology office, pending approval of this future land use map change. The current zoning of the property (Neighborhood Commercial, CN-2) allows for the medical office use, but the current future land use designation of Public/Semi-Public does not. With this being the case, the Applicant submitted an application for a map change, which is the appropriate path. The application was reviewed by Staff and the findings are contained in this report.

EXISTING CONDITIONS

The Property is developed with a 6,000sf building, parking, access and landscaping. The building is currently vacant but had previously served as the Chamber of Commerce for Bonita Springs. There are utilities available to service the site and the Applicant has provided letters of service availability from Bonita Springs Utilities, Bonita Springs Fire Control & Rescue District, Lee County Sheriff's Department, Lee County Solid Waste, and Lee County Transportation (LeeTran).

EXISTING FUTURE LAND USE DESIGNATION, ZONING, AND EXISTING LAND USE

The existing future land use category is Public/Semi-Public which states the following:

***Policy 1.1.18: Public and Semi-public** - Intended to recognize existing locations of, and provide sites for, public and semi-public uses such as institutional or governmental buildings, schools, libraries, non-profit recreational facilities, and public and private utilities within the approximately 151 acres of gross land area in the land use category.*

The prior use of the property as the Chamber of Commerce was consistent with this Policy. The current zoning designation for the Property is Neighborhood Commercial (CN-2), which in addition to allowing the Chamber operation would also allow medical uses, such as the proposed ophthalmologist business.

SURROUNDING ZONING AND LAND USE

To the north is Bonita Springs Fire Station #23, which is zoned Community Facilities (CF-3). To the south is a bank, zoned Commercial (CN-2), and a medical office zoned Commercial (CC). To the east is a portion of the water reclamation facility for Bonita Springs Utilities (BSU), zoned Commercial (CT, CN-2) and Industrial (IL) respectively. To the west is the right-of-way of Chamber of Commerce Drive, the right-of-way of US 41/S. Tamiami Trail, and various retail and restaurant uses zoned Commercial Planned Development (CPD). The proposed modification of the future land use category would not have deleterious effects on the surrounding properties.

APPLICANT DATA AND ANALYSIS

The Applicant's data and analysis is included in the staff report back-up.

PART II- STAFF ANALYSIS

SUMMARY

The request is to amend the future land use designation for the Property, from Public/Semi-Public to the General Commercial designation.

The Public/Semi-Public category states the following:

Policy 1.1.18: Public and Semi-public - Intended to recognize existing locations of, and provide sites for, public and semi-public uses such as institutional or governmental buildings, schools, libraries, non-profit recreational facilities, and public and private utilities within the approximately 151 acres of gross land area in the land use category.

The category was appropriate for the previous use as the City's Chamber of Commerce. However, even when operating as the Chamber, the zoning category (CN-2) has an allowance for a multitude of non-governmental commercial uses that would have been prohibited under the future land use category.

The proposed category of General Commercial states the following:

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

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

Redesignating the property to the General Commercial future land use category would allow a wider variety of commercial uses consistent with the zoning designation, including an ophthalmology clinic/eye care center, which is what is being proposed by the Applicant.

As part of the analysis of the request, staff analyzed multiple sections of the City's Comprehensive Plan, as outlined below.

TRANSPORTATION ELEMENT

The Property fronts Chamber of Commerce Drive, a fully constructed city-maintained roadway that provides access to US 41/South Tamiami Trail. Similar to the fire station to the north (Fire Station #23), the subject Property will be responsible for providing a sidewalk from the site to connect to US 41.

INFRASTRUCTURE ELEMENT: POTABLE WATER & SANITARY SEWER SUB ELEMENTS

The Property has water/sewer availability and is located within the Bonita Springs Utilities (BSU) franchise area, which demonstrates consistency with the Potable Water Sub Element and the Sanitary Sewer Sub Element of the Comprehensive Plan. A letter of service availability was provided by BSU stating that they have the capacity to serve the estimated 1,150 gallons per day usage of the proposed use of the property. Since no reuse water is available for the site, potable water would also be used for irrigation purposes.

CONSERVATION/COASTAL MANAGEMENT ELEMENT

The Property is located within the Coastal Management Area (CMA), as shown on CMA Map Figure 7 within the administrative section of the Comprehensive Plan. However, the Applicant is proposing to use the existing site and building and doing so would not be in conflict with Objective 5.2 (Development in the Coastal Management Area) of this element.

REMAINING ELEMENTS

It is the Staff opinion that the remaining elements of Housing, Recreation, and Public School Facilities would not be applicable to this request. There are no residential uses being proposed and they would not be permitted in the current CN-2 zoning designation. The Recreation Element provides the standards for availability of City parks and open space, which would not be applicable to the request.

NOTICE OF PROPOSED ACTION:

If the Local Planning Agency finds the proposed Map Amendment to be consistent with the Comprehensive Plan, the proposed Map Amendment may be scheduled before the City Council, consistent with Section 163.3187, Florida Statutes.

CONCLUSIONS:

The purpose of the proposed Map Amendment is to provide for the adaptive reuse of an existing building to a medical office. The site is already developed and the Applicant is fully aware of the modifications that will be needed, such as a sidewalk connection to US 41/S. Tamiami Trail. The application was reviewed for consistency with the Comprehensive Plan, and no inconsistencies were identified.

STAFF RECOMMENDATION

Staff recommends **approval** of the proposed Map Amendment to redesignate the Property from Public/Semi-Public category to the General Commercial category.

ATTACHMENTS:

- a. A copy of the adopted Future Land Use Map, City of Bonita Springs
- b. Future Land Use Designations for Surrounding Area (Current and Proposed)
- c. Policy 1.1.14, General Commercial Future Land Use Category
- d. A copy of the boundary survey for the Property
- e. Application Backup

Submitted by:

Mike Fiigon II
Senior Planner

Date: April 28, 2025

**PART III - LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: May 22, 2025

A. LOCAL PLANNING AGENCY REVIEW

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF
FACT SUMMARY**

1. RECOMMENDATION: Approval of amendment request

2. BASIS AND RECOMMENDED FINDINGS OF FACT: See staff report

C. VOTE:

Chairman Steve Lohan AYE

Don Colapietro AYE

Daniel Dhooghe AYE

Raymond Townsend AYE

Robert Lombardo ABSENT

Jeff Maturo AYE

Tammy Hartford ABSENT

**PART IV – CITY COUNCIL
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF PUBLIC HEARING: XXXX XX, 2025

A. CITY COUNCIL REVIEW

**B. CITY COUNCIL RECOMMENDATION AND FINDINGS OF
FACT SUMMARY**

1. COUNCIL ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

Mayor Mike Gibson _____

Jamie Bogcaz _____

Jesse Purdon _____

Laura Carr _____

Chris Corrie _____

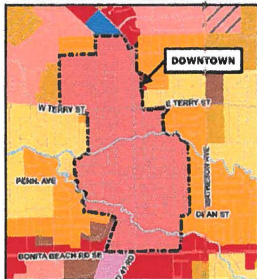
Nigel Fullick _____

Jim Fitzpatrick _____

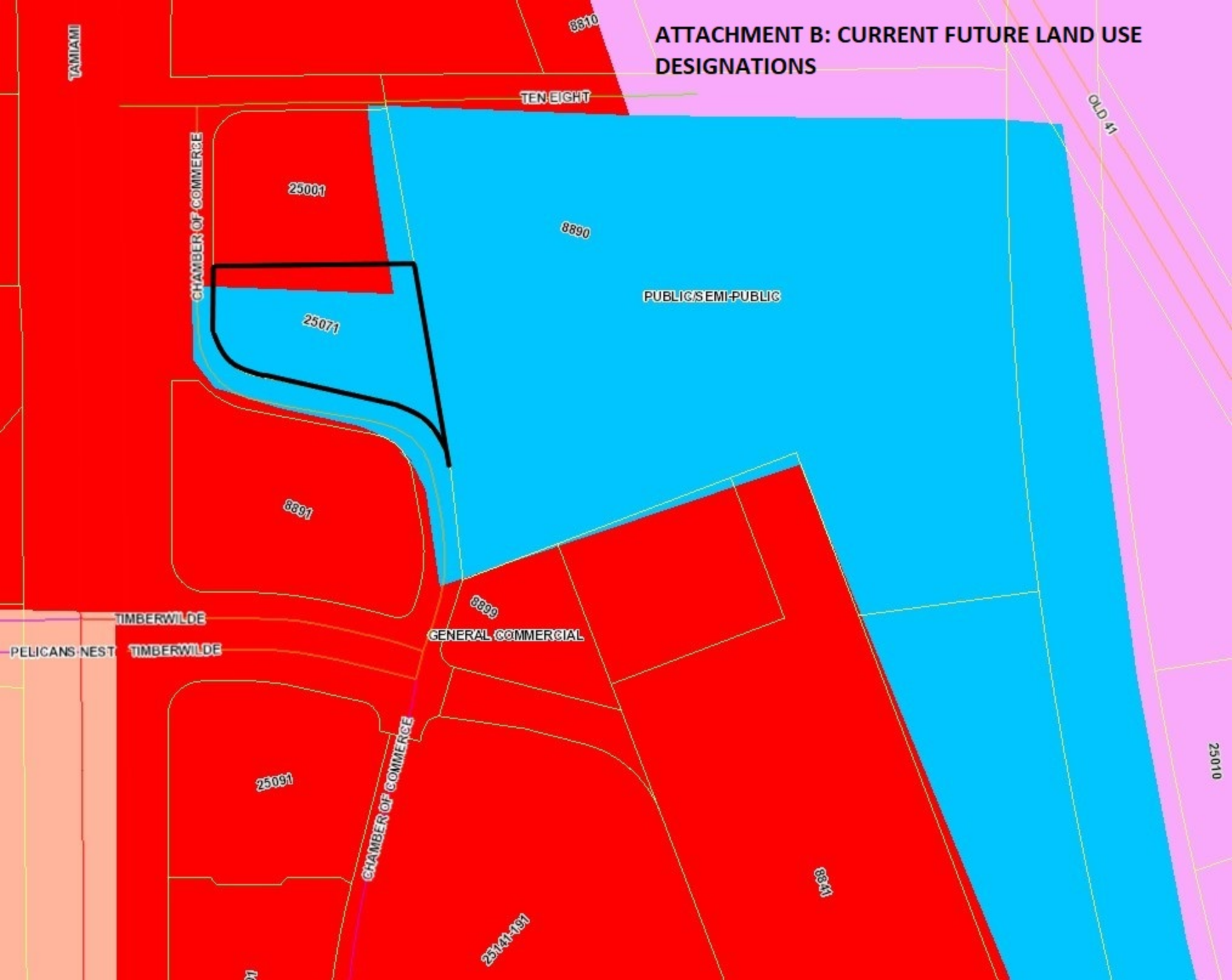
CITY OF BONITA SPRINGS FUTURE LAND USE MAP 2040



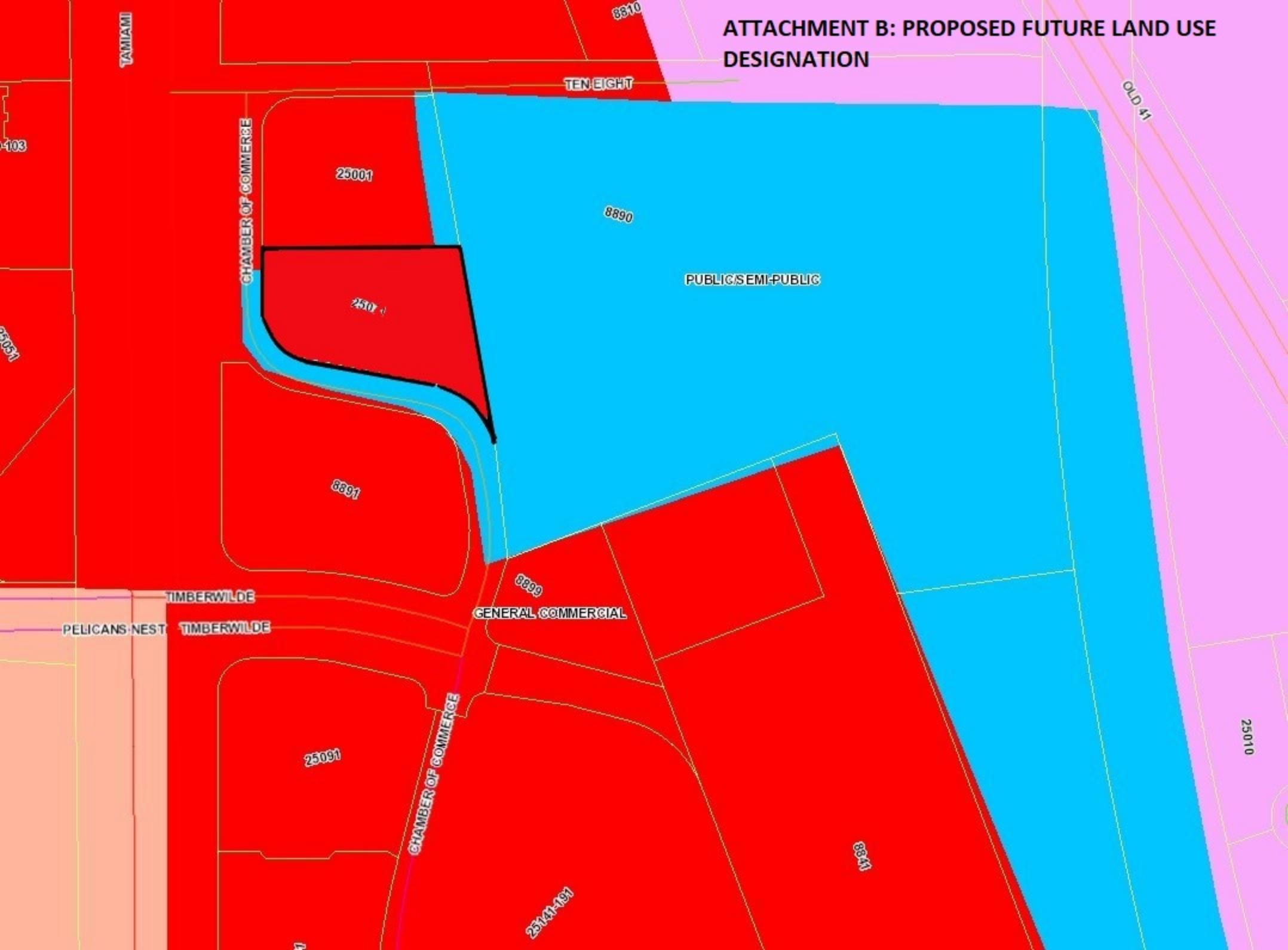
DOWNTOWN OVERLAY DISTRICT



ATTACHMENT B: CURRENT FUTURE LAND USE DESIGNATIONS



ATTACHMENT B: PROPOSED FUTURE LAND USE
DESIGNATION

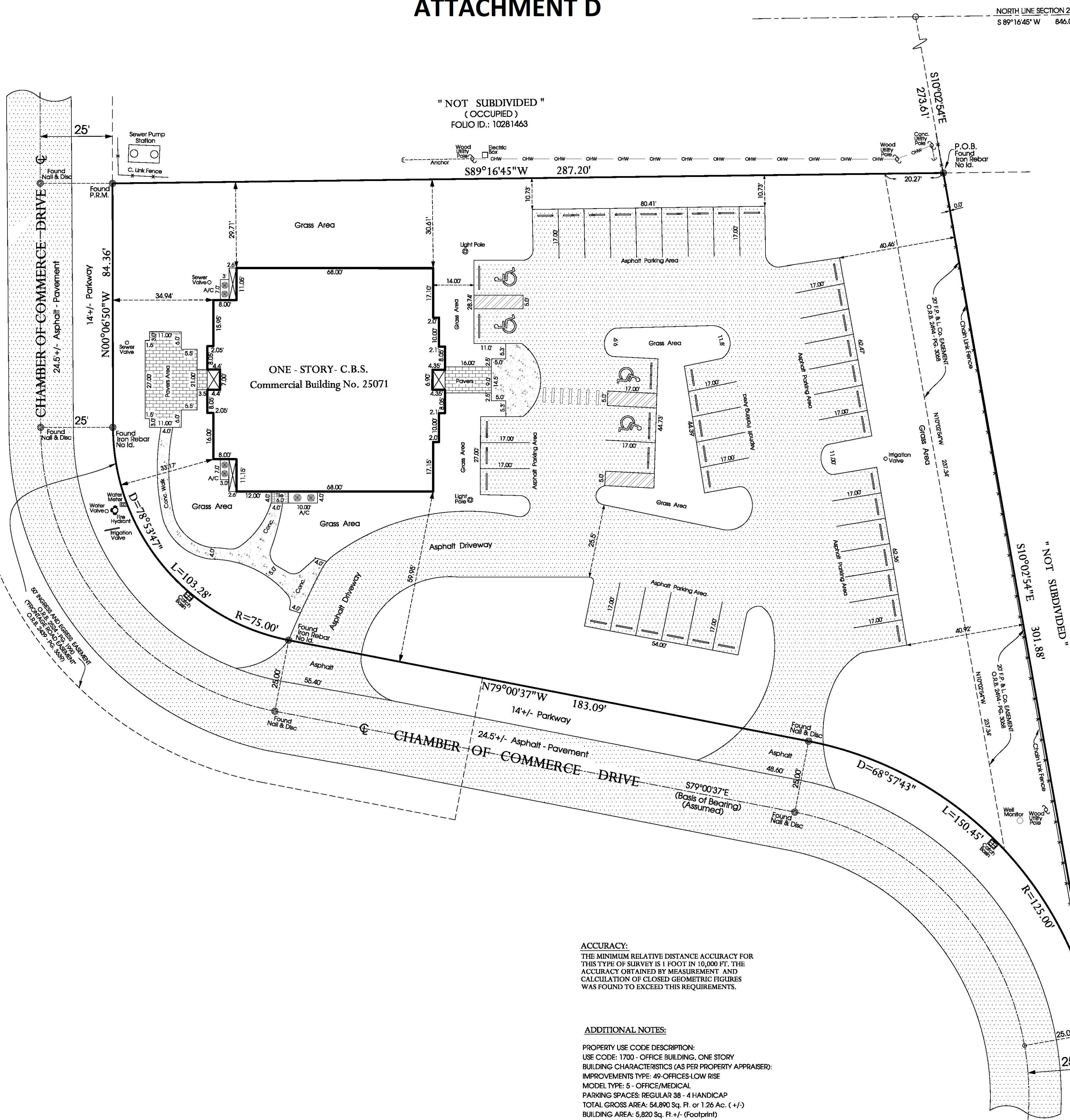
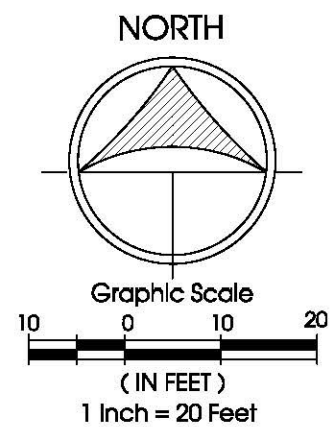


ATTACHMENT C

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

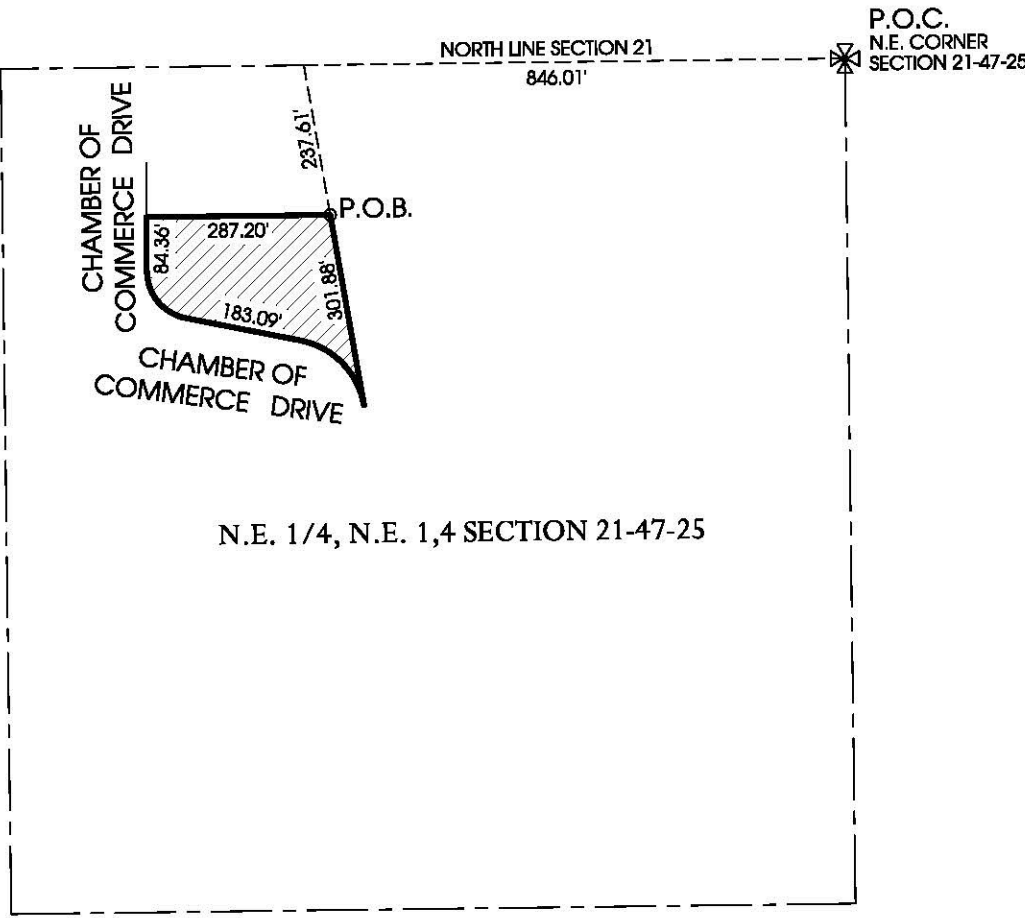
- a. *Appropriate uses include a wide range of commercial retail and service uses for residents and visitors; hotels/motels; offices; light industrial uses; schools; recreation; public and semi-public uses; multi-family uses up to 10 units per acre within the approximately 1,468 acres of gross land area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

ATTACHMENT D



ACCURACY:
THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FT. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENTS.

ADDITIONAL NOTES:
PROPERTY USE CODE DESCRIPTION:
USE CODE: 1700 - OFFICE BUILDING, ONE STORY
BUILDING CHARACTERISTICS (AS PER PROPERTY APPRAISER):
IMPROVEMENTS TYPE: 49-OFFICES/LOW RISE
MODEL TYPE: 5 - OFFICE/MEDICAL
PARKING SPACES: REGULAR 38 - 4 HANDICAP
TOTAL GROSS AREA: 54,890 Sq. Ft. or 1.26 Ac. (+/-)
BUILDING AREA: 5,820 Sq. Ft. +/- (Footprint)



LOCATION MAP
SCALE: 1" = 300'

LEGAL DESCRIPTION:

FOUO No.: 21-47-25-B2-00001-1090
ALL THAT PART OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21, THENCE ALONG THE NORTH LINE OF SAID SECTION 21, SOUTH 89°16'45" WEST 846.01 FEET; THENCE LEAVE SAID SECTION LINE SOUTH 10°02'54" EAST 373.61 FEET TO THE POINT OF BEGINNING OF THE PARCEL, HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID LINE SOUTH 10°02'54" EAST 301.88 FEET TO A POINT OF CURVE; THENCE NORTHERLY AND NORTHWESTERLY 150.45 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 68°57'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°31'46" WEST 141.53 FEET; THENCE NORTH 79°00'37" WEST 183.09 FEET; THENCE NORTHWESTERLY AND NORTHERLY 103.28 FEET ALONG THE ARC OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE 78°53'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 39°33'44" WEST 95.31 FEET; THENCE NORTH 00°06'50" WEST 84.36 FEET; THENCE NORTH 89°16'45" EAST 287.20 FEET TO THE POINT OF BEGINNING OF THE PARCEL, HEREIN DESCRIBED.
BEARINGS ARE BASED ON THE NORTH LINE OF SAID SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING SOUTH 89°16'45" WEST.

PROPERTY ADDRESS:

25071 CHAMBER OF COMMERCE DRIVE, BONITA SPRINGS, FLORIDA 34135

FLOOD ZONE INFORMATION:

FLOOD ZONE: "X" COMMUNITY: 120680 PANEL: 0593
DATE OF FIRM: 11-17-2022 SUFFIX: H ELEVATION: N/A

CERTIFY TO:

NAPLES SURGERY CENTER, INC.
DAVIES DUKE, PLLC
CHICAGO TITLE INSURANCE COMPANY
FINEMARK NATIONAL BANK & TRUST
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY: CHICAGO TITLE INSURANCE COMPANY.
- UNDERGROUND PORTION OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE ABOVE GROUND IMPROVEMENTS LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- FENCE OWNERSHIP NOT DETERMINED.
- BEARINGS REFERENCED TO LINE NOTED AS B.R.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL.
- DIMENSIONS SHOWN ARE PER PLAT AND MEASURED IN THE FIELD UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.A.V.D. 1988 UNLESS OTHERWISE NOTED.
- THIS IS AN ALTA/NSPS SURVEY UNLESS OTHERWISE NOTED.
- THIS ALTA/NSPS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- THE EXCEPTIONS OF SCHEDULE B-41 PREPARED BY: CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: MAY 22nd, 2024 AT 08:00 A.M., (REVISION NUMBER: REVISION 1 - NCR - 06/27/2024) COMMITMENT NO. 11804384, ISSUING OFFICE FILE NO. 5256-00001, ISSUING AGENT: DAVIES DUKE, LLC., ISSUING OFFICE: 33010 BONITA BEACH RD SW, #213, BONITA SPRINGS, FL 34135, FURNISHED TO THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER TO SHOW ANY MATTER OF RECORDING AFFECTING THE SUBJECT PROPERTY AS FOLLOWS:
ITEM No. 1) ONLY ITEMS LISTED ON TITLE COMMITMENT NUMBER 11804384, DATED 06/22/2024 WERE REVIEWED; THE EXISTENCE OF ADDITIONAL RECORDED OR UNRECORDED INSTRUMENTS, EASEMENTS AND/OR RESOLUTIONS NOT AVAILABLE TO SURVEYOR MAY EXIST AND ARE NOT DEPICTED IN THIS SKETCH.
- ITEM No. 2) NOT A SURVEY MATTER.
- ITEM No. 3A) ENCROACHMENTS IF ANY ARE SHOWN ON THE ATTACHED SKETCH.
- ITEM No. 3B) NOT A SURVEY MATTER.
- ITEM No. 3C) NOT A SURVEY MATTER.
- ITEM No. 3D) NOT A SURVEY MATTER.
- ITEM No. 4) ITEM NOT PLOTTABLE.
- ITEM No. 5) NOT A SURVEY MATTER.
- ITEM No. 6) O.R. BOOK 1846, PAGE 4024; O.R. BOOK 1898, PAGE 164; O.R. BOOK 1936, PAGE 2154; O. INSTRUMENT NUMBER: 20095000010883 IN THE PUBLIC RECORDS OF LEE COUNTY WERE REVIEWED; SAID DOCUMENTS ENCUMBER SUBJECT PROPERTY. NOT A SURVEY MATTER. ITEM NOT PLOTTABLE.
- ITEM No. 7) O.R. BOOK 1946, PAGE 4725 OF THE PUBLIC RECORDS OF LEE COUNTY WERE REVIEWED. NOT A SURVEY MATTER.
- ITEM No. 8) O.R. BOOK 2028, PAGE 2371; O.R. BOOK 2628, PAGE 1135 OF THE PUBLIC RECORDS OF LEE COUNTY WERE REVIEWED. NOT A SURVEY MATTER.
- ITEM No. 9) O.R. BOOK 2123, PAGE 2653; O.R. BOOK 2398, PAGE 3279; O.R. BOOK 3463, PAGE 3937 OF THE PUBLIC RECORDS OF LEE COUNTY WERE REVIEWED. NOT A SURVEY MATTER.
- ITEM No. 10) O.R. BOOK 2356, PAGE 4168 OF THE PUBLIC RECORDS OF LEE COUNTY WAS REVIEWED. NOT A SURVEY MATTER.
- ITEM No. 11) O.R. BOOK 2439, PAGE 3639; O.R. BOOK 2624, PAGE 1988 OF THE PUBLIC RECORDS OF LEE COUNTY ENCUMBERS SUBJECT PROPERTY. 50' INGRESS AND EGRESS EASEMENT.
- ITEM No. 12) O.R. BOOK 2460, PAGE 3740; O.R. INSTRUMENT NUMBER 201200025583 OF THE PUBLIC RECORDS OF LEE COUNTY DOES NOT AFFECTS SUBJECT PROPERTY.
- ITEM No. 13) O.R. BOOK 2487, PAGE 2834 OF THE PUBLIC RECORDS OF LEE COUNTY AFFECTS SUBJECT PROPERTY (NOTICE OF LOT SPLIT APPROVAL).
- ITEM No. 14) O.R. 2494, PAGE 3068 OF THE PUBLIC RECORDS OF LEE COUNTY AFFECTS SUBJECT PROPERTY; 20' FLORIDA POWER & LIGHT EASEMENT AS SHOWN ON THE ATTACHED SKETCH.
- ITEM No. 15) O.R. 2494, PAGE 3071 OF THE PUBLIC RECORDS OF LEE COUNTY AFFECTS SUBJECT PROPERTY; 20' FLORIDA POWER & LIGHT EASEMENT AS SHOWN ON THE ATTACHED SKETCH.
- ITEM No. 16) O.R. BOOK 2508, PAGE 2575 OF THE PUBLIC RECORDS OF LEE COUNTY AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
- ITEM No. 17) O.R. BOOK 2523, PAGE 3262 OF THE PUBLIC RECORDS OF LEE COUNTY AFFECTS SUBJECT PROPERTY; ITEM NOT PLOTTABLE (DECLARATION OF PROTECTIVE COVENANTS & RESTRICTIONS).
- ITEM No. 18) O.R. INSTRUMENT NUMBER 20180001089700F OF THE PUBLIC RECORDS OF LEE COUNTY AFFECTS SUBJECT PROPERTY (NOTICE OF A LIMITED DEVELOPMENT ORDER APPROVAL).
- ITEM No. 19) ITEM NOT PLOTTABLE. NOT A SURVEY MATTER (LEE COUNTY ORDINANCE 11-03 AND 11-27, PROVIDING FOR MANDATORY SOLID WASTE COLLECTION).
- ITEM No. 20) NOT A SURVEY MATTER. ITEM NOT PLOTTABLE (RIGHT OF TENANTS).
- POINT OF INTEREST: FENCE IS OVER 20' F.P. & L. Co. EASEMENT AND CROSSES LOT LINE. DRIVEWAY EXTENDS BEYOND BOUNDARY LIMITS.

ABBREVIATIONS AND LEGEND:			
CONC.	=DENOTES CONCRETE	CL	=DENOTES CLEAR
R/W	=DENOTES RIGHT-OF-WAY	W.P.P.	=DENOTES WOOD POWER POLE
Q	=DENOTES CENTERLINE	ELEV.	=DENOTES ELEVATION
P.B.	=DENOTES PLAT BOOK		=DENOTES WATER METER
PG.	=DENOTES PAGE		=DENOTES WOOD POWER POLE
INV.	=DENOTES INVERT		=DENOTES OVERHEAD WIRES
U.P.	=DENOTES UTILITY POLE		=DENOTES FOUND IRON PIPE (NO ID.)
W.P.	=WITNESS POST		

ALTA/NSPS LAND TITLE SURVEY

Scale: 1" = 20'

NOTE:
NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND
AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE
SURVEYOR AND MAPPER.

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORDED AND
MEASURED UNLESS OTHERWISE NOTED. LIABILITY OF THIS SURVEY IS LIMITED TO
THE FEE CHARGED TO PRODUCE.

CERTIFICATION:

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "ALTA/NSPS LAND TITLE SURVEY" IS A TRUE AND CORRECT
REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL
STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER
5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Guillermo A. Guerrero

Digitally signed by Guillermo A. Guerrero
Date: 2024.07.30 16:11:44 -04'00'

SIGNED
GUILLERMO A. GUERRERO

FOR THE FIRM
P.S.M. No. 6453-STATE OF FLORIDA

ONLINE LAND SURVEYORS, INC.

PROFESSIONAL SURVEYOR AND MAPPER
6175 NW 153rd STREET, SUITE #401, Miami Lakes, FL, 33014
PHONE: (305) 910-0123

L.B. No. 7904

ALTA/NSPS LAND TITLE SURVEY

Original Date:	Field date:	Revision Date:	Drawn by:	Job No.
07/25/2024	07/23/2024	07/30/2024	M.F.	O-114023



October 21, 2024

Mike Fiigon, Senior Planner
Planning and Zoning Department
City of Bonita Springs
9220 Bonita Beach Road, Suite 111
Bonita Springs, FL 34135

Dear Mike,

I am pleased to submit, on behalf of Tyson Eye Center, the property owner Dr. Farrell Tyson, and Mark King of Tyson Eye, the attached application for a Future Land Use Map (FLUM) amendment for the property located at 25071 Chamber of Commerce Drive, Bonita Springs, FL.

This request seeks to align the FLUM designation with the current zoning of CN-2 (Neighborhood Commercial) to reflect the existing use of the site as a for-profit medical office. Currently designated Public/Semi-Public, the property's land use is inconsistent with its operational function. Tyson Eye Center, a highly regarded medical provider with multiple locations throughout the region, intends to ensure conformity between the property's land use and its zoning while maintaining compliance with the U.S. 41 Overlay District. No building structural or major site plan changes are proposed.

This submission is provided for completeness review, and as you are already familiar with the project from the pre-application meeting, we hope the attached documentation meets the necessary requirements. Please feel free to reach out if any further information or clarification is needed.

Tom Slaughter  Tom@CapeLand.net



239.319.7276



4704 Vincennes Blvd.
Cape Coral, FL 33904



CapeLand.net



Copy: Mark King, Tyson Eye

Attachments:

1. Plan Amendment Application
2. Ownership & Legal Description
3. FLUM and Zoning Map Series
4. Neighborhood Meeting Materials

Plan Amendment Support Documentation

This application seeks to amend the Future Land Use Map (FLUM) designation for the property located at 25071 Chamber of Commerce Drive, Bonita Springs, FL 34135. The current designation of Public/Semi-Public is inconsistent with the property's existing use as a for-profit medical office. The new property owner, Tyson Eye Center, purchased the site with the intention of utilizing the existing building without the need for building envelope or site plan changes. To ensure alignment between the property's zoning (CN-2, Neighborhood Commercial) and its future land use, we are requesting a change in the FLUM designation to General Commercial.

The property is fully developed, occupying 1.261 acres, and contains a 5,862-square-foot building constructed in 1995. As the site is already built out and operational, no major changes to the site layout or infrastructure are proposed. The project aims to enhance the functionality of the existing medical office by ensuring proper land use designation while complying with all existing landscape and pedestrian connectivity requirements set forth by the U.S. 41 Overlay District.

Site Aerial



This amendment will have a de minimis impact on public services and traffic, as the current infrastructure is sufficient to support the facility's continued use. The project aligns with the City of Bonita Springs' Comprehensive Plan goals to promote balanced land use patterns and commercial development along major corridors while maintaining the aesthetic integrity of the U.S. 41 corridor. The applicant has completed the first

neighborhood meeting to ensure transparency and address any community concerns, although the scope of the amendment focuses on administrative alignment rather than physical redevelopment. Many of the amendment criteria and review standards do not apply because approval of this plan amendment is not tied to rezoning or site development improvements, which are typically analyzed for service impacts in undeveloped land or redevelopment projects. The owner intends to maintain the existing building and site design, with changes limited to exterior improvements in compliance with US 41 Overlay District standards for pedestrian sidewalks, landscaping, and signage.

This plan amendment application outlines the applicant's and property owner's intended land use, while separately acknowledging that building compliance and obtaining the certificate of occupancy (CO) will follow the requirements of the Building Division.

In compliance with the City's neighborhood meeting requirements for Comprehensive Plan amendments, we conducted the first publicly noticed neighborhood meeting on Thursday, October 3, 2024, at the subject property. The meeting was attended by the property owner, Dr. Farrell Tyson, Mark King (the applicant), agent Tom Slaughter, and Jordan Hester of Cape Land. There were no other attendees. Copies of the Affidavit of Publication and meeting materials will be included with the application attachments.

A. General Information and Maps

The amendment seeks to change the Future Land Use Map (FLUM) designation from Public/Semi-Public to General Commercial to align with the property's use as a for-profit medical office (Tyson Eye Facility) located at 25071 Chamber of Commerce Drive, Bonita Springs, FL.

1. Property Information:

- Property Address: 25071 Chamber of Commerce Drive, Bonita Springs, FL 34135.
- STRAP Number: 21-47-25-B2-00001.1090.
- Folio ID: 10281464.
- Current FLUM Designation: Public/Semi-Public.
- Proposed FLUM Designation: General Commercial.
- Zoning: The property is zoned CN-2 (Neighborhood Commercial), which permits medical offices, consistent with the proposed land use.

- Site Size: 1.261 acres, 100% uplands, no wetlands on site.
- Building Information: The existing building is 5,862 square feet, constructed in 1995.

2. Maps Provided:

- Current and Proposed FLUM Designation Map (including an 8.5" x 11" version for inclusion in public hearing packets).
- Zoning Map showing the CN-2 designation.

B. Public Facilities Impacts

This section assesses the impact of the proposed FLUM amendment on local public facilities, both for the long-range (20-year horizon) and short-range (5-year CIP horizon).

1. Traffic Circulation Analysis

- **Long Range (20-Year Horizon):**
 - TAZ Identification Zone #1636. The subject property falls within a Traffic Analysis Zone that will be confirmed with Planning Division staff during completeness review.
 - Socio-Economic Data: The proposed land use change is consistent with the existing socio-economic forecasts for the area, so no significant modification is anticipated.
 - Network Impact: A preliminary review indicates no major road network modifications will be required.
- **Short Range (5-Year CIP Horizon):**
 - Existing Roadways: The site is served by Chamber of Commerce Drive and U.S. 41. These roads are currently functioning at acceptable levels of service (LOS) as per the current CIP.
 - Projected Traffic: The amendment proposes **NO increase in traffic**. The addition of pedestrian facilities (new sidewalk) will help to manage the vehicular impact on local streets.

2. Parking and Public Facilities

- **ITE Land Use Code 720 for medical-dental offices:**

- **Required parking:** 25 spaces
- **Provided parking:** over 50 spaces including handicapped
- **Sidewalk.** A new sidewalk will connect with existing pedestrian walkways to the public right of way connector.

3. Existing and Future Conditions for Public Facilities

- **Sanitary Sewer:** Available; the property is served by Bonita Springs Utilities (BSU).
- **Potable Water:** The potable water system currently meets demand, and service availability has been confirmed by BSU.
- **Surface Water/Drainage Basins:** The property lies outside significant flood zones, and drainage impacts are expected to be minimal.
- **Parks, Recreation, and Open Space:** The project does not affect local parks and recreational facilities.
- **Public Schools:** There will be no significant impact on public schools, as the site is not intended for residential use.

4. Letters of Service Availability:

- Letters from local utilities and service providers are not required as this is an existing development that is already being served with existing fire protection, EMS, law enforcement, solid waste, and mass transit services. No changes to the building or modification (expansion) of the site plan are anticipated.

C. Environmental Impacts

The environmental analysis concludes that the site is suitable for the proposed land use change.

1. FLUCCS Plant Communities Map: Code #1400 - Commercial and Services.

- The site has been assessed and is found to have no significant plant communities of concern.

2. Soils Type Map: Valkaria Fine Sand (Soil Map Symbol 14).

- The soils on the property are suitable for the proposed development, and no significant concerns have been raised.
- 3. **Topographic Map:** A FEMA map has confirmed that the site is outside 100-year flood-prone areas.
- 4. **Wetlands and Aquifer Recharge Map:** No wetlands or aquifer recharge areas are present on the site.
- 5. **Species of Special Concern:** A review of plant and animal species shows no presence of federally or state-listed endangered species.



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

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

DATE RECEIVED: _____

APPLICATION FEE: APPLICATION NO:

THE FOLLOWING VERIFIED:

Zoning: _____ Council District: _____

Designation on FLUM _____

(To be completed by Planning Staff)

Plan Amendment Type: Map _____ Text _____

 Small-scale Development_____ Expedited Review _____

 State Coordinated Review _____

Case No:

APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: **32**

Submit **6** hard copies and **1** PDF copy of the complete application and amendment support documentation, including maps, to the City of Bonita Springs Planning and Zoning Department. Additional copies may be required for Local Planning Agency, City Council hearings and the Department of Community Affairs' packages.

Small Scale Comprehensive Plan Map Amendments require additional public notification requirements pursuant to City Administrative code No. 09-54.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

Mark King
Signature of Owner or Authorized Representative

10-16-24
Date

Mark King

Printed Name of Owner or Authorized Representative



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

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

I. APPLICANT/AGENT/OWNER INFORMATION

Mark King

APPLICANT

8004 Vintage Parkway

ADDRESS

Fort Myers

FL

33967

CITY

STATE

ZIP

(239) 470-1621

TELEPHONE NUMBER

FAX NUMBER

mark.king@tysoneye.com

E-MAIL

Tom Slaughter, Cape Land

AGENT*

4704 Vincennes BLVD

ADDRESS

Cape Coral

FL

33904

CITY

STATE

ZIP

(239) 319-7276

TELEPHONE NUMBER

FAX NUMBER

Tom@CapeLand.net

E-MAIL

Farrell Tyson

OWNER(s) OF RECORD

8004 Vintage Parkway

ADDRESS

Fort Myers

FL

33967

CITY

STATE

ZIP

(239) 281-2020

TELEPHONE NUMBER

FAX NUMBER

tysonfc@hotmail.com

E-MAIL

* This will be the person contacted for all business relative to the application. If multiple agents have been retained, please provide on a separate sheet a listing of the name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

_____ Text Amendment

_____ Future Land Use Map Series Amendment
(Figures 1 thru 10)

List Number(s) of Map(s) to be amended

1 (FLUM only)

B. SUMMARY OF REQUEST (Brief explanation):

Amend the FLUM from Public/Semi-Public to General Commercial
to align the existing CN-2 zoning classification and support the
facility's new use as a commercial medial office.

**III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY
(for amendments affecting development potential of property)**

A. Property Location

1. Site Address: 25071 Chamber of Commerce Dr, Bonita Springs, FL 34135

2. STRAP(s): 21-47-25-B2-00001.1090

B. Property Information

Total Acreage of Property: 1.261

Total Acreage included in Request: 100% (all)

Total Uplands: 100%

Total Wetlands: 0%

Current Zoning: CN-2

Current Future Land Use Designation: Public/Semi-Public

Area of each Existing Future Land Use Category: 100

Existing Land Use: Former Chamber of Commerce

- C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

Density Reduction Groundwater Recharge area: No

Joint Planning Agreement Area (adjoining other jurisdictional lands): No

Old 41 Redevelopment Overlay Area: No

- D. *Proposed change for the Subject Property: 100% Commercial General

* If more than one district is proposed please provide the acreage amounts for each district.

- E. Potential development of the subject property: None, maintain existing building

1. Calculation of maximum allowable development under existing FLUM: _____

Residential Units/Density: NA

Commercial intensity: NA

Industrial intensity: NA

2. Calculation of maximum allowable development under proposed FLUM: _____

Residential Units/Density: NA

Commercial intensity: Existing structure is 5,862 sq.ft.

Industrial intensity: NA

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Economic Opportunity, and policies contained in the City of Bonita Springs Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Planning and Zoning Division for currently accepted formats)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.
2. Provide a Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
4. Map and describe existing land uses (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
5. Map and describe existing zoning of the subject property and surrounding properties.
6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.
7. A copy of the deed(s) for the property subject to the requested change.
8. An aerial map showing the subject property and surrounding properties.
9. If applicant is not the owner, a notarized letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to Transportation staff. Transportation staff will rerun the FSUTMS model on the current

- adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, Transportation staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
 - e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
 - f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
 - b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
 - c. Projected LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
 - d. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with Transportation staff prior to submittal is required to reach agreement on the projection methodology;
 - e. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.
2. Provide an existing and future conditions analysis for:
- a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools

Analysis should include (but is not limited to) the following:

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected LOS under existing designation;
- Projected LOS under proposed designation;
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
- a. Fire protection with adequate response times;
 - b. Emergency medical service (EMS) provisions;
 - c. Law enforcement;
 - d. Solid Waste;
 - d. Mass Transit; and
 - e. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Bonita Plan

1. Discuss how the proposal affects most recent population projections pursuant to the University of Florida's Bureau of Economic and Business Research, and the total population capacity of the City of Bonita Springs Future Land Use Map.
2. List all goals and objectives of the City of Bonita Springs Comprehensive Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests moving lands without adequate infrastructure
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open

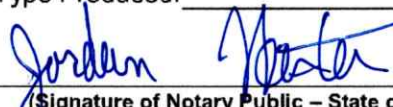
space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

2. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 1.1.7 and Policy 1.1.21 of the City of Bonita Springs Future Land Use Element.

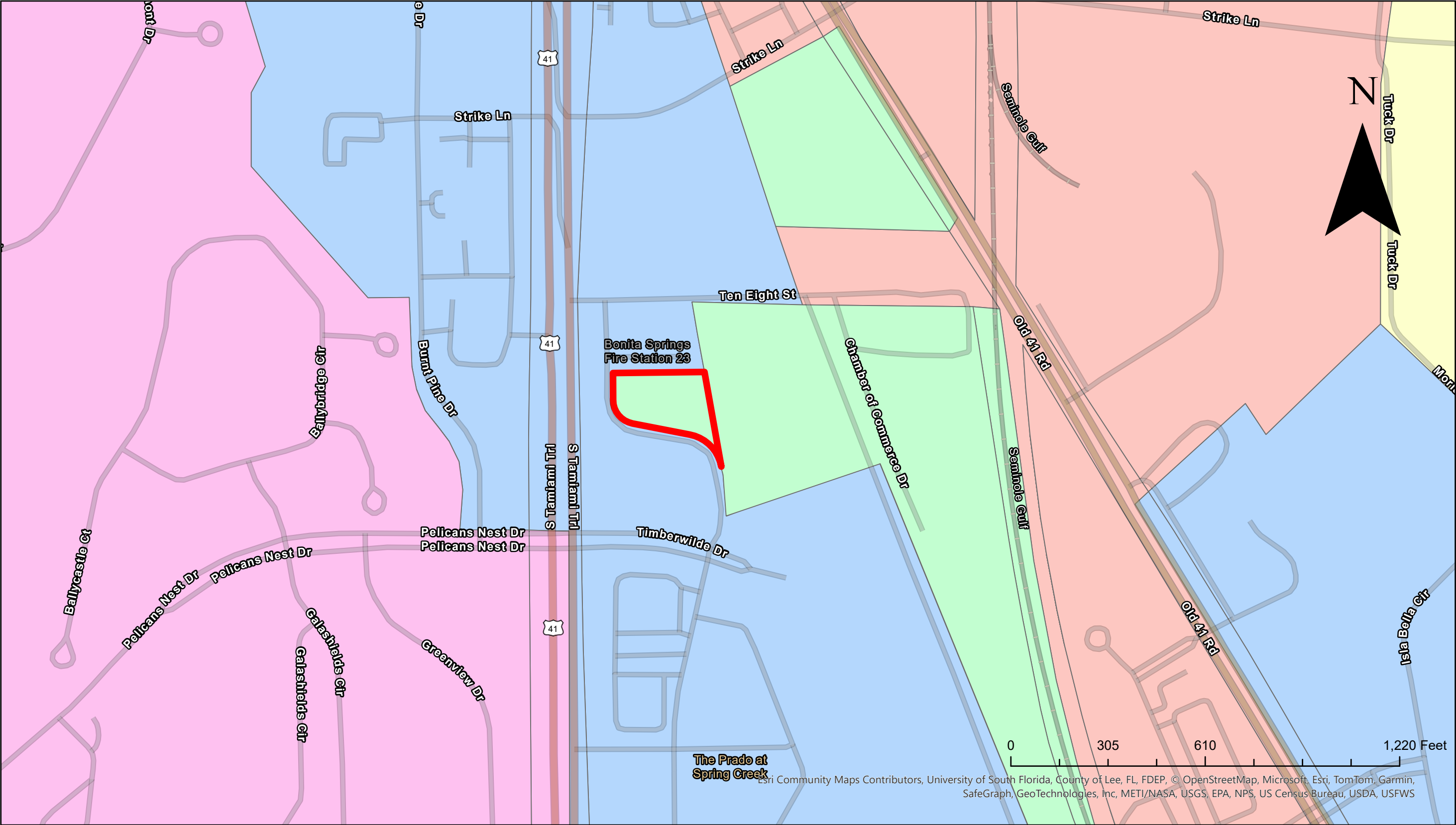
G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

APPLICANT'S SIGNATURE AND CERTIFICATION

I, Mark King, 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 Department to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Signature: 	Date: <u>10/3/2024</u>
Printed Name: <u>Mark King</u>	
STATE OF FLORIDA, COUNTY OF LEE	
Sworn to (or affirmed) and subscribed before me this <u>3</u> day of <u>October</u> , 20 <u>24</u> by	
<u>Mark King</u> (printed name of person making statement).	
Personally Known: <u>X</u> OR Produced Identification: _____ Type Produced: _____	
Jordan Hester Notary Public, State of Florida Reg. No. HH 416303 Qualified in Lee County Commission Expires 06/29/2027 (Notary Seal)	 (Signature of Notary Public – State of Florida) Jordan Hester (Name of Notary Printed, Typed, or Stamped)

EXISTING FUTURE LAND USE MAP



Legend

 SUBJECT PROPERTY

FUTURE LAND USE

 General Commercial

 Industrial

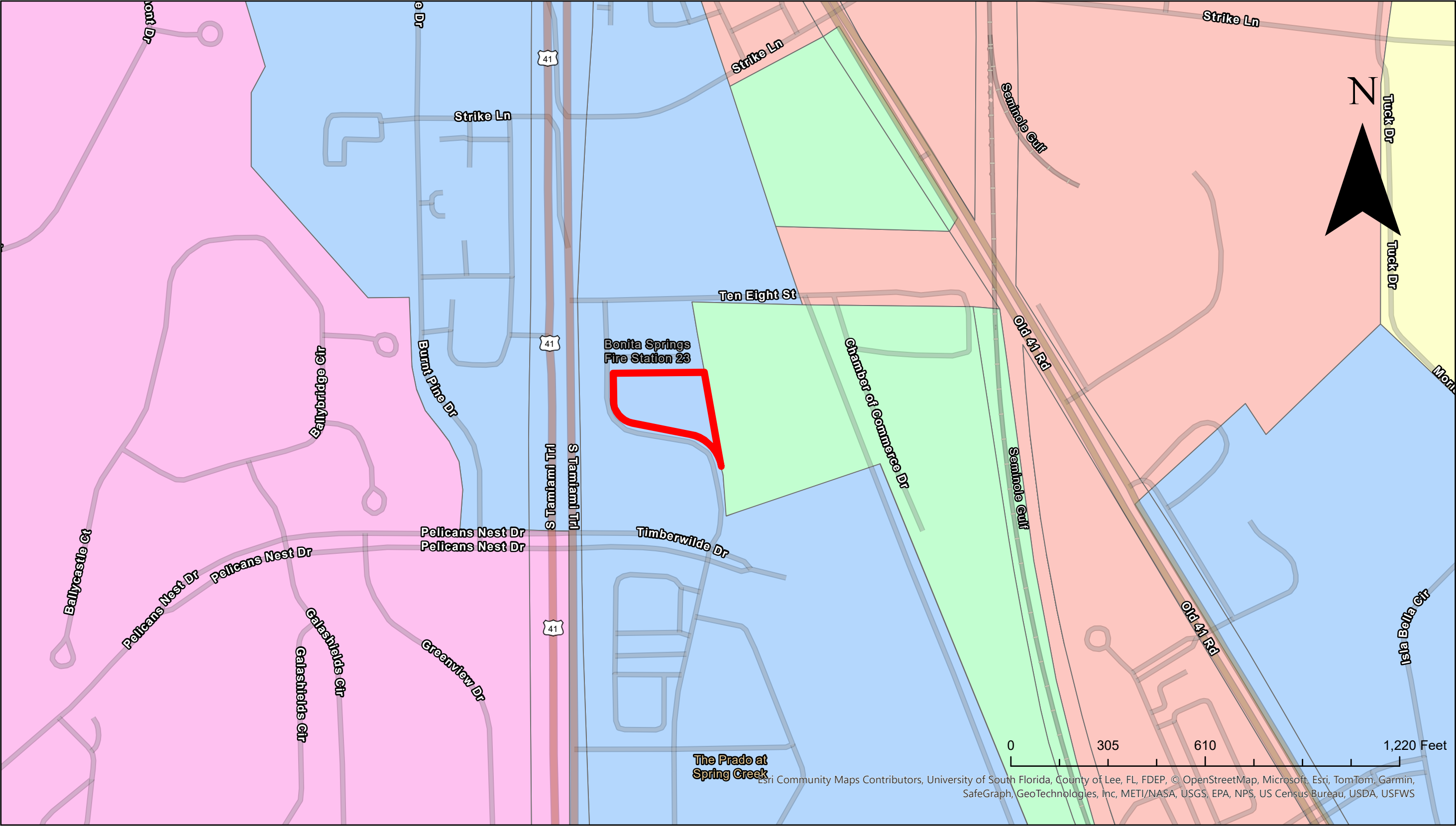
 Low Density Residential

 Moderate Density-Mixed Use/Planned Development

 Public/Semi-Public

Esri Community Maps Contributors, University of South Florida, County of Lee, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

PROPOSED FUTURE LAND USE MAP



Legend

 SUBJECT PROPERTY

FUTURE LAND USE

 General Commercial

 Industrial

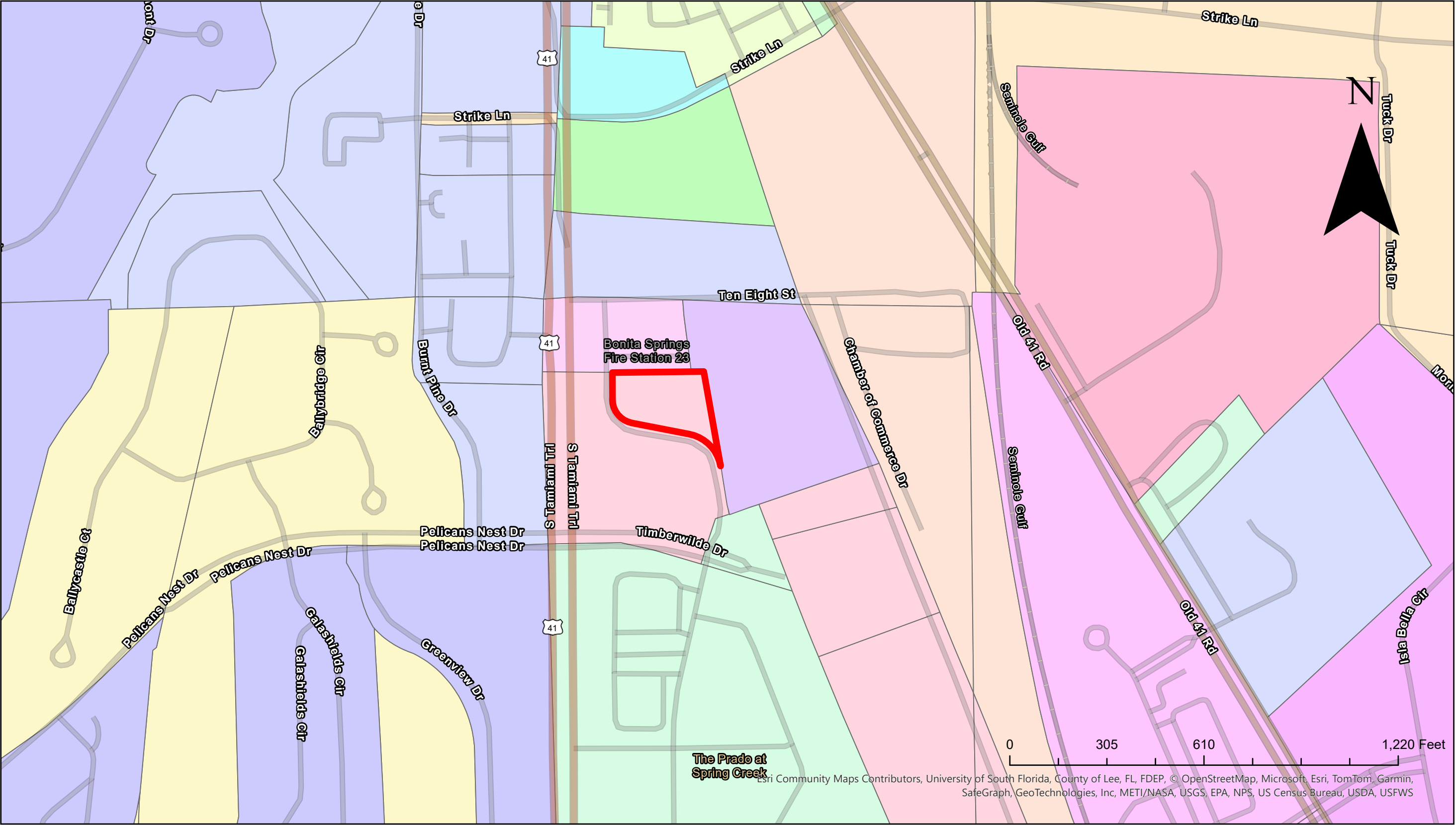
 Low Density Residential

 Moderate Density-Mixed Use/Planned Development

 Public/Semi-Public

Esri Community Maps Contributors, University of South Florida, County of Lee, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

EXISTING ZONING MAP



Legend

SUBJECT PROPERTY	CC	CN-2	CPD	CT	IPD	RM-6
AG-2	CF-3	CPD-IPD	IG	IPD-CPD	RPD	
C-1A	CN-1		IL	MPD		

Esri Community Maps Contributors, University of South Florida, County of Lee, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Property Data

STRAP: 21-47-25-B2-00001.1090 Folio ID: 10281464

Hurricane Ian Tax Roll Value Letter [Tax Refund Status](#)

Generated on 8/21/2024 2:38 PM

+ Owner Of Record - Sole Owner [\[Change Mailing Address\]](#)



NAPLES SURGERY CENTER
INC
4120 DEL PRADO
CAPE CORAL FL 33904

+ Site Address

Site Address maintained by [E911 Program Addressing](#)

25071 CHAMBER OF COMMERCE DR
BONITA SPRINGS FL 34135

Property Description

Do not use for legal documents!



FR NE COR W 846.01 FT TH SELY 273.61 FT TO POB

Attributes and Location Details

Total Bedrooms / Fixtures	0 / 10
Gross Building Area	5,862
1st Year Building on Tax Roll	1995
Historic Designation	No

Township	Range	Section	Block	Lot
47	25E	21		
Municipality	Latitude	Longitude		
City of Bonita Springs	26.37522	-81.80687		

[View Parcel on Google Maps](#)

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[\[Pictometry Aerial Viewer \]](#)

Image of Structure



◀ Photo Date August of 2024 ▶ ☐ View other photos

Last Inspection Date: 05/01/2024

Property Values / Exemptions / TRIM Notices

Generated on 8/21/2024 2:38 PM

Exemption

Amount

Other Charitable Services *	1,201,893.00
-----------------------------	--------------

***Existing exemptions will be canceled as of Jan 1 of the next year**

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
	2024 (Not Yet Certified)	1,201,893	659,148	1,201,893	1,201,893	1,201,893	0	0
2023 / Additional Info	2023 (Final Value)	1,204,968	659,148	1,204,968	1,204,968	1,204,968	0	0

This instrument was prepared
without opinion of title by:
Kathleen Valentine
Davies Duke, PLLC
1415 Panther Lane, Suite 442
Naples, FL 34109
239-216-2792

File Number: 5256-00001
Consideration: \$1,550,000.00

General Warranty Deed

THIS GENERAL WARRANTY DEED, made this 30 day of July, 2024, by **The Southwest Florida Foundation Incorporated**, a Florida not-for-profit corporation, formerly known as The Bonita Springs Area Chamber of Commerce Foundation, Inc., a Florida not-for-profit corporation, whose address is 25071 Chamber of Commerce Drive, Bonita Springs, Florida 34135 (hereinafter called "Grantor"), to **Naples Surgery Center, Inc.**, a Florida corporation, whose post office address is 4120 Del Prado Blvd, Cape Coral, Florida 33904 (hereinafter called "Grantee"):

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth, that Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land located in Lee County, Florida, viz:

All that part of Section 21, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Section 21, thence along the North line of said Section 21, South 89°16'45" West 846.01 feet; thence leave said Section line South 10°02'54" East 273.61 feet to the Point of Beginning of the parcel herein described; thence continue along said line South 10°02'54" East 301.88 feet to a point of cusp; thence Northerly and Northwesterly 150.45 feet along the arc of a non-tangential circular curve concave to the Southwest, having a radius of 125.00 feet, through a central angle of 68°57'43" and being subtended by a chord which bears North 44°31'46" West 141.53 feet; thence North 79°00'37" West 183.09 feet; thence Northwesterly and Northerly 103.28 feet along the arc of a tangential circular curve concave to the Northeast, having a radius of 75.00 feet, through a central angle 78°53'47" and being subtended by a chord which bears North 39°33'44" West 95.31 feet; thence North 00°06'50" West 84.36 feet; thence North 89°16'45" East 287.20 feet to the Point of Beginning of the parcel herein described.

Bearings are based on the North line of said Section 21, Township 47 South, Range 25 East, Lee County, Florida, being South 89°16'45" West.

Parcel ID Number: 21-47-25-B2-00001.1090

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of liens, easements and encumbrances of record, but subject to property taxes for the year of closing; covenants, restrictions and public utility easements of record; and existing zoning and governmental regulations.

The Property herein conveyed does not constitute the homestead property of the Grantor and neither the Grantor nor the Grantor's spouse, nor anyone for who support the Grantor is responsible, resides on or adjacent to said land.

(remainder of page intentionally left blank)

In Witness Whereof, Grantor has signed and sealed these presents as of the day and year first above written.

Signed, sealed and delivered as to both in our presence:

The Southwest Florida Foundation Incorporated, a Florida not-for-profit corporation, formerly known as The Bonita Springs Area Chamber of Commerce Foundation, Inc., a Florida not-for-profit corporation

Morgan Boyd
Witness #1 Signature

Morgan Boyd
Witness #1 Printed Name

Address: 3301 Bonita Beach Rd. #213

Bonita Springs, FL 34134

Morgan Claire Hila
Witness #2 Signature

Morgan Claire Hila
Witness #2 Printed Name

Address: 3301 Bonita Beach Road, #213

Bonita Springs, FL 34134

Tiffany A. Esposito
Tiffany A. Esposito, President/CEO

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged and witnessed before me by means of X physical presence or _____ online notarization, on this 30 day of July, 2024, by Tiffany A. Esposito, as the President/CEO of The Southwest Florida Foundation Incorporated, a Florida not-for-profit corporation, formerly known as The Bonita Springs Area Chamber of Commerce Foundation, Inc., a Florida not-for-profit corporation, who _____ is personally known to me or X produced a valid driver's license or _____ as identification.



Morgan Claire Hila
Signature of Notary Public
Print Name: _____
My commission expires: _____

(PLACE NOTARIAL SEAL)

RESOLUTION OF
THE SOUTHWEST FLORIDA FOUNDATION INCORPORATED

THE UNDERSIGNED, being The Southwest Florida Foundation Incorporated, a Florida not for profit corporation ("Company"), hereby certifies that he/she is the duly elected and qualified Secretary and the custodian of the books and records of Company and that the following is a true and correct copy of a resolution duly adopted at a meeting of the Board of Trustees of Company, at which meeting a quorum was at all times present and acting; that the passage of said resolution was in all respects legal; and that said resolution is in full force and effect.

RESOLVED that Company is authorized to transfer that certain real property described below, along with any and all other personal property and rights appurtenant thereto, to Naples Surgery Center, Inc., a Florida corporation as set forth in that certain Commercial Contract dated May 24, 2024:

All that part of Section 21, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Section 21, thence along the North line of said Section 21, South 89°16'45" West 846.01 feet; thence leave said Section line South 10°02'54" East 273.61 feet to the Point of Beginning of the parcel herein described; thence continue along said line South 10°02'54" East 301.88 feet to a point of cusp; thence Northerly and Northwesterly 150.45 feet along the arc of a non-tangential circular curve concave to the Southwest, having a radius of 125.00 feet, through a central angle of 68°57'43" and being subtended by a chord which bears North 44°31'46" West 141.53 feet; thence North 79°00'37" West 183.09 feet; thence Northwesterly and Northerly 103.28 feet along the arc of a tangential circular curve concave to the Northeast, having a radius of 75.00 feet, through a central angle 78°53'47" and being subtended by a chord which bears North 39°33'44" West 95.31 feet; thence North 00°06'50" West 84.36 feet; thence North 89°16'45" East 287.20 feet to the Point of Beginning of the parcel herein described. Bearings are based on the North line of said Section 21, Township 47 South, Range 25 East, Lee County, Florida, being South 89°16'45" West.

FURTHER RESOLVED that Tiffany Esposito, is authorized to sign any and all documents and instruments necessary to effectuate the above purposes, including but not limited to the Special Warranty Deed, Bill of Sale, Seller's Affidavit, Assignments of Leases and Contracts, and other documents typical to such transactions.

FURTHER RESOLVED, that it is acknowledged that the Davies Duke, PLLC as Title Agent, and Chicago Title Insurance Company, as Title underwriter, will rely upon this resolution, and specifically will rely upon these assurances that Tiffany Esposito is the duly elected and authorized Tiffany Esposito of the Company; and in such capacity, will execute and deliver all closing documents to Buyer on behalf of the Company.


By: Tiffany Esposito
Its: President/Secretary
Date: 7/30/24



BONITA SPRINGS FIRE CONTROL & RESCUE DISTRICT

27701 BONITA GRANDE DRIVE, BONITA SPRINGS, FL 34135

ADMINISTRATION
TEL: (239) 949-6200
FAX: (239) 949-6207

FIRE PREVENTION
TEL: (239) 949-6211
FAX: (239) 949-6216

JEFFREY MATURO
CHAIRPERSON

STEVE LOHAN
VICE CHAIRPERSON

THOMAS HUGO
SECRETARY
TREASURER

JAMES MURPHY
COMMISSIONER

JEFFREY KERR
COMMISSIONER

GREGORY L. DEWITT
FIRE CHIEF

Mr. Finnegan,

The Bonita Springs Fire Control and Rescue District is governed by a five member board elected by the voters of Bonita Springs. This board has given direction that they would like to have a four to six minute response time throughout the community of Bonita Springs. The Bonita Springs Fire Control and Rescue District operates seven stations throughout the Bonita Springs community. Every first out apparatus is a state licensed Advanced Life Support (ALS) unit. Your project is located approximately .1 miles from our Station 23, which is equipped with an ALS Engine that can pump 1,500 gallons per minute. This station also has a Brush Truck that could respond if needed. The next closest station is our Station 25 which is 3.1 miles away. It houses another ALS Engine, which has the capabilities to pump 1500 gallons per minute. So I believe with my over 30 years of experience the Bonita Springs Fire Control and Rescue District is fully capable of handling any emergency that you may encounter with this proposed development. Should you have any questions or concerns please feel free to contact me directly.

In your service

Gregory DeWitt, Fire Chief
Bonita Springs Fire Control and Rescue District



December 16, 2024

Tom Slaughter
Capeland
4704 Vincent Blvd.
Cape Coral, FL 33904

Sent via e-mail: Tom@capeland.net

Re: Tyson Eye Center

Dear Mr. Slaughter,

You have requested potable water, sewer and irrigation service for the project referenced above. Plant capacities are adequate; however, the Developer is required to install all off-site and on-site utility line extensions necessary to provide service to the project in accordance with Bonita Springs Utilities, Inc. specifications. No construction submittals have been received, reviewed or approved as of this date. This letter expires in one year.

You have estimated the usage to be 1,150 gallons per day. Bonita Springs Utilities, Inc. has the capacity to provide the above estimated gallonage from its 21 million gallon per day Water Treatment Plant. The Water Reclamation Facilities have the capacity to treat the above estimated gallonage from the plants currently rated at 11.0 million gallon per day.

Potable water is available for irrigation use as no reuse water is available in proximity to the subject property at this time.

This letter should not be construed as a commitment or guarantee to serve nor as approval for construction, but only as to the availability of potable water, sewer and reuse at this time. Bonita Springs Utilities, Inc. may commit to reserve plant capacity if available, at such time that ANC (Aid-to-New Construction) fees are paid for each unit of required capacity.

If there are any proposed utility infrastructure installations, then the appropriate meetings and submittals per the Bonita Springs Utilities specifications shall be required.

Respectfully,
Bonita Springs Utilities, Inc.

A handwritten signature in black ink, appearing to read "K. Hoskins", is positioned below the typed name.

Kim Hoskins, P.E.
Director of Engineering

Carmine Marceno
Sheriff



"Proud to Serve"

**State of Florida
County of Lee**

December 19, 2024

Tom Slaughter
CapeLand Urban Planning & Land Entitlement
4704 Vincennes Blvd.
Cape Coral, FL 33904

Mr. Slaughter,

The Lee County Sheriff's Office has reviewed your letter of availability request for a 1.3 +/- acre project that is located approximately 350 feet south of the intersection of U.S. 41 and Ten Eight Street (25071 Chamber of Commerce Dr.).

The request seeks to align the Future Land Use Amendment (FLUM) designation of the property from Public/Semi Public to General Commercial and to align the FLUM designation with the current zoning of CN-2 (Neighborhood Commercial) to reflect the existing use of the site as a for-profit medical office (Tyson Eye Center). No building structural or major site plan changes were proposed.

Based on the information provided in your request, the Lee County Sheriff's Office has no objections to this request. This Agency will provide law enforcement services from our 4th Precinct offices in Fort Myers.

Respectfully,

A handwritten signature in black ink, appearing to read "Rob Casale", followed by the number "04093".

Rob Casale
Major, Patrol Bureau



"The Lee County Sheriff's Office is an Equal Opportunity Employer"
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

December 16, 2024

Land Vision Solutions
Attn: Blake J. Finnegan, Founder
2914 Cleveland Ave,
Fort Myers, FL 33901
RE: LOA Request Solid Waste – 25071 Chamber of Commerce Dr

Dear Mr. Finnegan:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the proposed Medical Office (Tyson Eye Center) located in Bonita Springs through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Please note that the property owner will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8007.

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste Department

Kevin Ruane
District One

December 20th, 2024

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
*County Hearing
Examiner*

Cape Land
Tom Slaughter
4707 Vincennes Blvd
Cape Coral, FL 33904

**25071 Chamber of Commerce Dr project
Letter of Service Availability Request**

To Whom It May Concern:

LeeTran has reviewed your request for service availability regarding a proposed Comprehensive Plan Amendment. After reviewing the site and comparing the location with our existing and planned route locations according to the 2020 Transit Development Plan (TDP), the following has been determined:

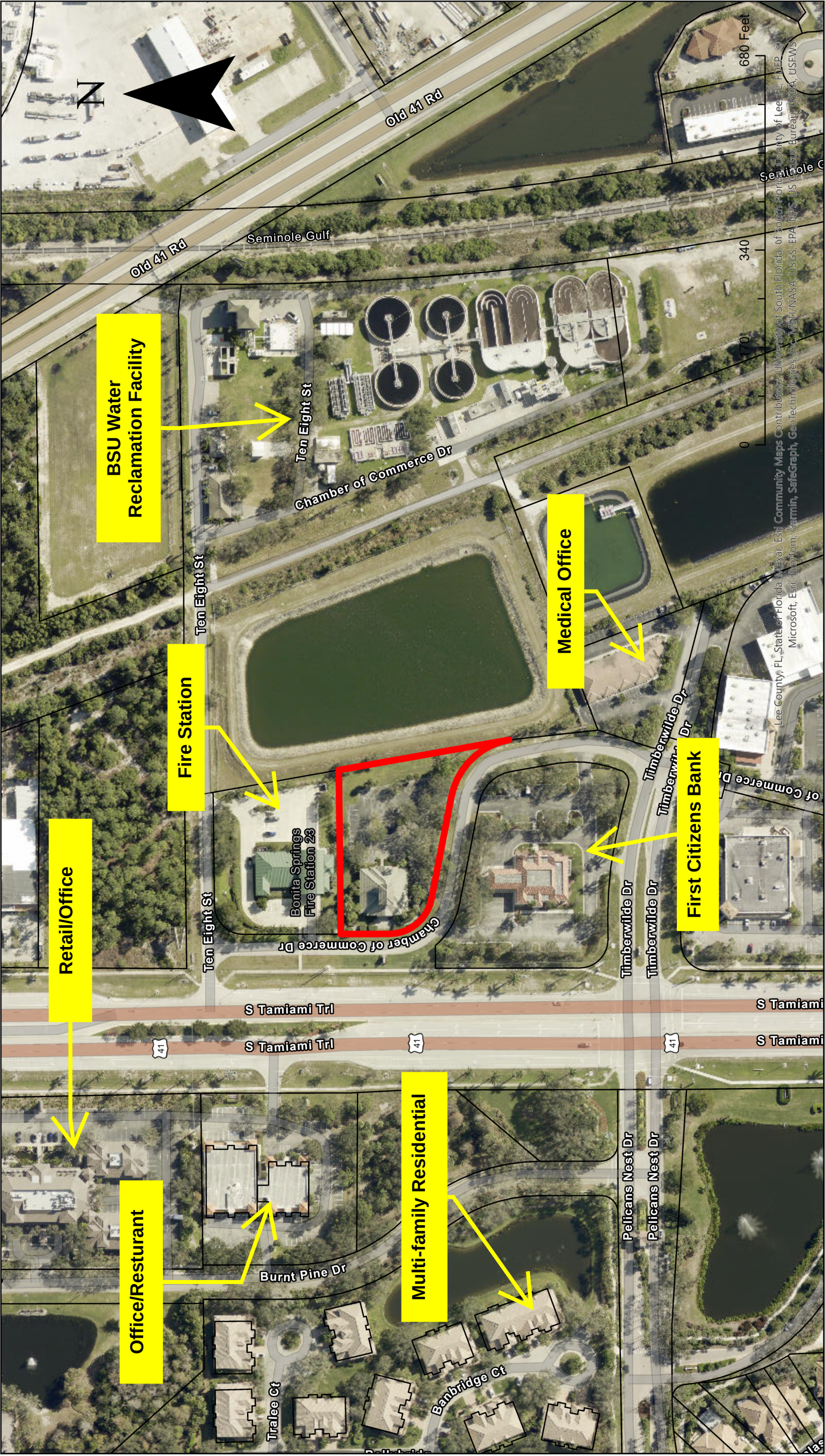
Although the proposed development (at 25071 Chamber of Commerce Dr) is within one-quarter mile of a LeeTran fixed-route corridor, it is within the City of Bonita Springs's jurisdiction, the closest bus stop is # 11934 (S TAMIAMI TRL @ TIMBERWILDE DR). The developer must provide an 8' x 30', landing pad within the road right-of-way or dedicated easement, a bicycle storage rack, the pad will need to meet the curb, and proper curbing is needed in order to meet the LDC requirements. Therefore, the developer will need to coordinate with the City of Bonita Springs on the required improvements based on their Transit Land Development Code.

If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or cmarinodiaz@leegov.com.

Sincerely,

Clarissa Marino Diaz

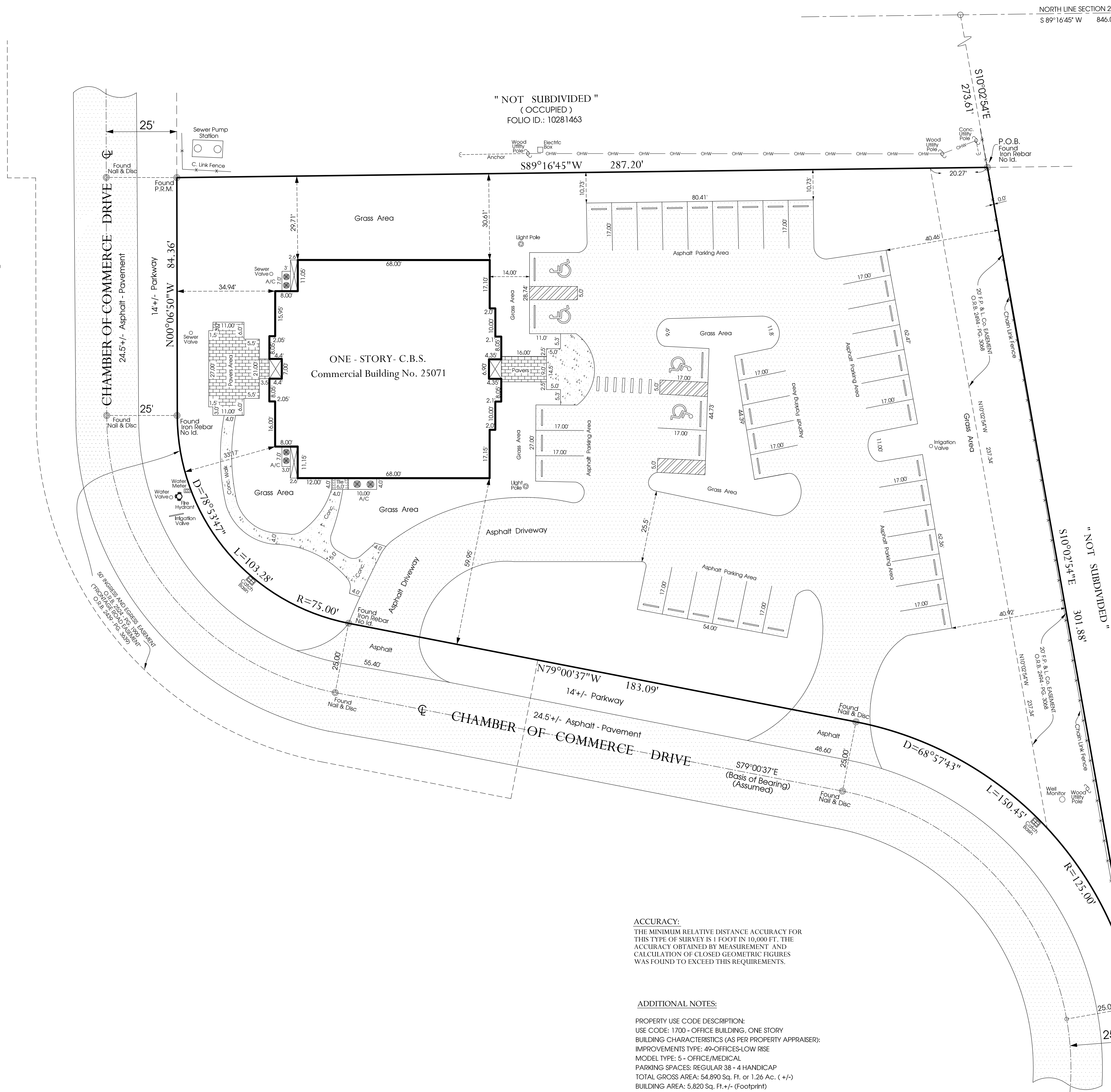
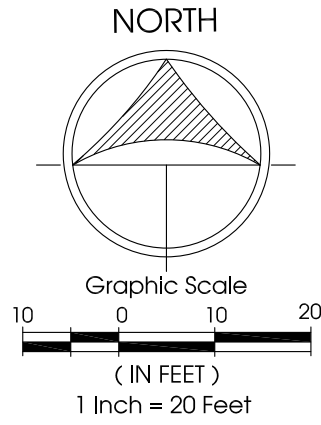
Clarissa Marino Diaz,
Senior Project Planner
Lee County Transit



Legend

 Parcels

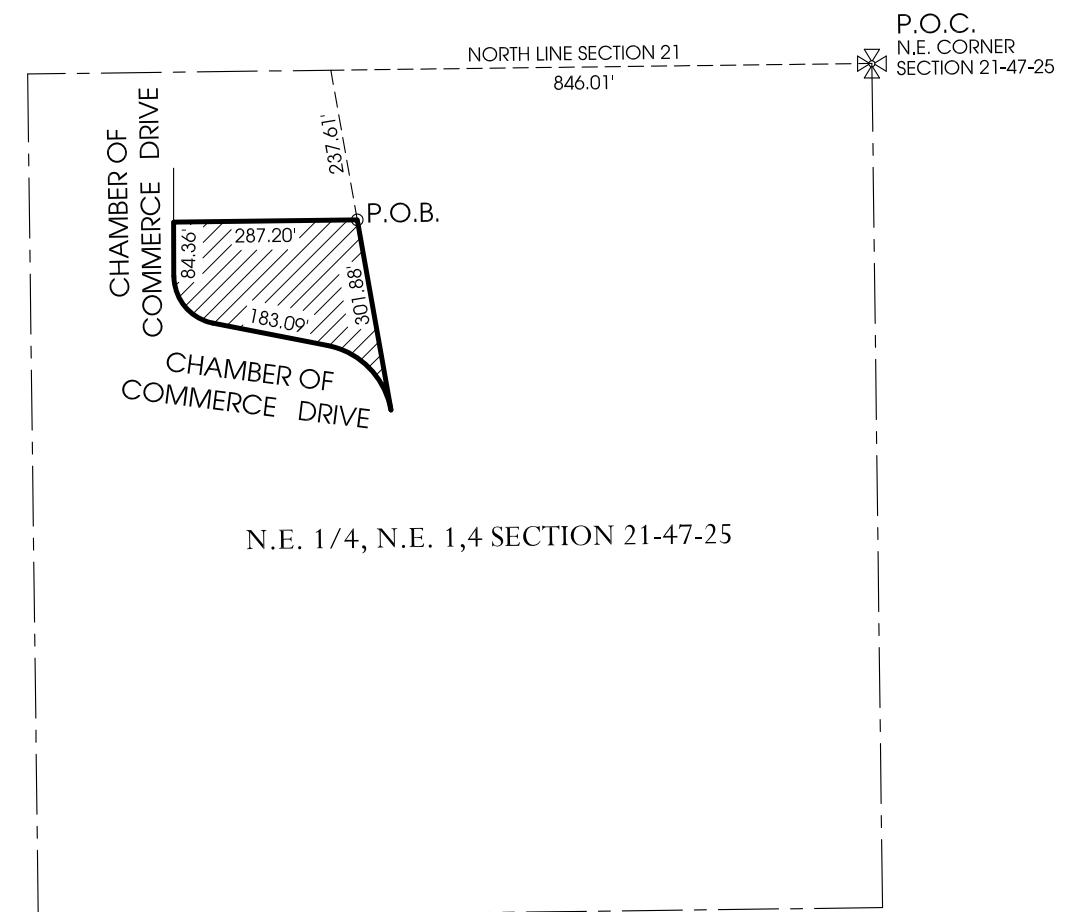
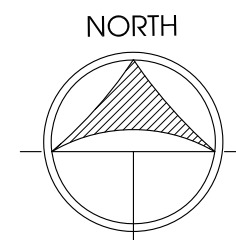
 SUBJECT PROPERTY



ACCURACY:
THE MINIMUM RELATIVE DISTANCE ACCURACY FOR
THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FT. THE
ACCURACY OBTAINED BY MEASUREMENT AND
CALCULATION OF CLOSED GEOMETRIC FIGURES
WAS FOUND TO EXCEED THIS REQUIREMENTS.

ADDITIONAL NOTES:

PROPERTY USE CODE DESCRIPTION:
USE CODE: 1700 - OFFICE BUILDING, ONE STORY
BUILDING CHARACTERISTICS (AS PER PROPERTY APPRAISER):
IMPROVEMENTS TYPE: 49-OFFICES/LOW RISE
MODEL TYPE: 5 - OFFICE/MEDICAL
PARKING SPACES: REGULAR 38 - 4 HANDICAP
TOTAL GROSS AREA: 54,890 Sq. Ft. or 1.26 Ac. (+/-)
BUILDING AREA: 5,820 Sq. Ft. +/- (Footprint)



LEGAL DESCRIPTION:

FOLIO No.: 21-47-25-B2-00001-1090
ALL THAT PART OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21, THENCE ALONG THE NORTH LINE OF SAID SECTION 21, SOUTH 89°16'45" WEST 846.01 FEET; THENCE LEAVE SAID SECTION LINE SOUTH 10°02'54" EAST 273.61 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID LINE SOUTH 10°02'54" EAST 301.88 FEET TO A POINT OF CURVE; THENCE NORTHERLY AND NORTHWESTERLY 150.45 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 68°57'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°31'46" WEST 141.53 FEET; THENCE NORTH 79°00'37" WEST 183.09 FEET; THENCE NORTHWESTERLY AND NORTHERLY 103.28 FEET ALONG THE ARC OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE 78°53'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 39°33'44" WEST 95.31 FEET; THENCE NORTH 00°06'50" WEST 84.36 FEET; THENCE NORTH 89°16'45" EAST 287.20 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.
BEARINGS ARE BASED ON THE NORTH LINE OF SAID SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING SOUTH 89°16'45" WEST.

PROPERTY ADDRESS:

25071 CHAMBER OF COMMERCE DRIVE, BONITA SPRINGS, FLORIDA 34135

FLOOD ZONE INFORMATION:

FLOOD ZONE: "X" COMMUNITY: 120680 PANEL: 0593
DATE OF FIRM: 11-17-2022 SUFFIX: H ELEVATION: N/A

CERTIFY TO:

NAPLES SURGERY CENTER, INC.
DAVIES DUKE, PLLC
CHICAGO TITLE INSURANCE COMPANY
FINEMARK NATIONAL BANK & TRUST
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY: CHICAGO TITLE INSURANCE COMPANY.
- UNDERGROUND PORTION OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE ABOVE GROUND IMPROVEMENTS LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- FENCE OWNERSHIP NOT DETERMINED.
- BEARINGS REFERENCED TO LINE NOTED AS B.R.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL.
- DIMENSIONS SHOWN ARE PER PLAT AND MEASURED IN THE FIELD UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.A.V.D. 1988 UNLESS OTHERWISE NOTED.
- THIS IS AN ALTA/NSPS SURVEY UNLESS OTHERWISE NOTED.
- THIS ALTA/NSPS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- THE EXCEPTIONS OF SCHEDULE B-41 PREPARED BY: CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: MAY 22nd, 2024 AT 08:00 A.M., (REVISION NUMBER: REVISION 1 - NCR - 06/27/2024) COMMITMENT No. 11804384, ISSUING OFFICE FILE No. 5256-00001, ISSUING AGENT: DAVIES DUKE, LLC, ISSUING OFFICE: 33010 BONITA BEACH RD SW, #213, BONITA SPRINGS, FL 34135, FURNISHED TO THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER TO SHOW ANY MATTER OF RECORDING AFFECTING THE SUBJECT PROPERTY AS FOLLOWS:
- ITEM No. 1) ONLY ITEMS LISTED ON TITLE COMMITMENT NUMBER 11804384, DATED 05/22/2024 WERE REVIEWED: THE EXISTENCE OF ADDITIONAL RECORDED OR UNRECORDED INSTRUMENTS, EASEMENTS AND/OR RESOLUTIONS NOT AVAILABLE TO SURVEYOR MAY EXIST AND ARE NOT DEPICTED IN THIS SKETCH.
- ITEM No. 2) NOT A SURVEY MATTER.
- ITEM No. 3A) ENCROACHMENTS IF ANY ARE SHOWN ON THE ATTACHED SKETCH.
- ITEM No. 3B) NOT A SURVEY MATTER.
- ITEM No. 3C) NOT A SURVEY MATTER.
- ITEM No. 3D) NOT A SURVEY MATTER.
- ITEM No. 4) ITEM NOT PLOTTABLE.
- ITEM No. 5) NOT A SURVEY MATTER.
- ITEM No. 6) O.R. BOOK 1846, PAGE 4024; O.R. BOOK 1898, PAGE 164; O.R. BOOK 1936, PAGE 2154; O. INSTRUMENT NUMBER: 2009000010883 IN THE PUBLIC RECORDS OF LEE COUNTY WERE REVIEWED; SAID DOCUMENTS ENCUMBER SUBJECT PROPERTY, NOT A SURVEY MATTER, ITEM NOT PLOTTABLE.
- ITEM No. 7) O.R. BOOK 1946, PAGE 4725 OF THE PUBLIC RECORDS OF LEE COUNTY WAS REVIEWED. NOT A SURVEY MATTER.
- ITEM No. 8) O.R. BOOK 2028, PAGE 2371; O.R. BOOK 2628, PAGE 1135 OF THE PUBLIC RECORDS OF LEE COUNTY WERE REVIEWED. NOT A SURVEY MATTER.
- ITEM No. 9) O.R. BOOK 2123, PAGE 2653; O.R. BOOK 2398, PAGE 3279; O.R. BOOK 3463, PAGE 3937 OF THE PUBLIC RECORDS OF LEE COUNTY WERE REVIEWED. NOT A SURVEY MATTER.
- ITEM No. 10) O.R. BOOK 2356, PAGE 4168 OF THE PUBLIC RECORDS OF LEE COUNTY WAS REVIEWED. NOT A SURVEY MATTER.
- ITEM No. 11) O.R. BOOK 2439, PAGE 3639; O.R. BOOK 2524, PAGE 1988 OF THE PUBLIC RECORDS OF LEE COUNTY ENCUMBERS SUBJECT PROPERTY (50' INGRESS AND EGRESS EASEMENT). COVENANTS & RESTRICTIONS.
- ITEM No. 12) O.R. BOOK 2460, PAGE 3769; O.R. INSTRUMENT NUMBER 201200025083 OF THE PUBLIC RECORDS OF LEE COUNTY DOES NOT AFFECTS SUBJECT PROPERTY.
- ITEM No. 13) O.R. BOOK 2487, PAGE 2836 OF THE PUBLIC RECORDS OF LEE COUNTY AFFECTS SUBJECT PROPERTY (NOTICE OF LOT SPLIT APPROVAL).
- ITEM No. 14) O.R. 2494, PAGE 3068 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA AFFECTS SUBJECT PROPERTY; 20' FLORIDA POWER & LIGHT EASEMENT AS SHOWN ON THE ATTACHED SKETCH.
- ITEM No. 15) O.R. 2494, PAGE 3071 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA AFFECTS SUBJECT PROPERTY; 20' FLORIDA POWER & LIGHT EASEMENT AS SHOWN ON THE ATTACHED SKETCH.
- ITEM No. 16) O.R. BOOK 2508, PAGE 2575 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA ENCUMBERS SUBJECT PROPERTY; NOT A SURVEY MATTER.
- ITEM No. 17) O.R. BOOK 2523, PAGE 3262 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA ENCUMBERS SUBJECT PROPERTY; ITEM NOT PLOTTABLE (DECLARATION OF PROTECTIVE COVENANTS & RESTRICTIONS).
- ITEM No. 18) O.R. INSTRUMENT NUMBER 20180001089700 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA AFFECTS SUBJECT PROPERTY (NOTICE OF A LIMITED DEVELOPMENT ORDER APPROVAL).
- ITEM No. 19) ITEM NOT PLOTTABLE. NOT A SURVEY MATTER (LEE COUNTY ORDINANCE 11-03 AND 11-27, PROVIDING FOR MANDATORY SOLID WASTE COLLECTION).
- ITEM No. 20) NOT A SURVEY MATTER, ITEM NOT PLOTTABLE (RIGHT OF TENANTS).
- POINT OF INTEREST: FENCE IS OVER 20' F.P. & L. Co. EASEMENT AND CROSSES LOT LINE. DRIVEWAY EXTENDS BEYOND BOUNDARY LIMITS.

ABBREVIATIONS AND LEGEND:

CONC.	=DENOTES CONCRETE	CL	=DENOTES CLEAR
R/W	=DENOTES RIGHT-OF-WAY	W.P.P.	=DENOTES WOOD POWER POLE
Q	=DENOTES CENTERLINE	ELEV.	=DENOTES ELEVATION
P.B.	=DENOTES PLAT BOOK	W.M.	=DENOTES WATER METER
PG.	=DENOTES PAGE	W.P.P.	=DENOTES WOOD POWER POLE
INV.	=DENOTES INVERT	U.P.	=DENOTES OVERHEAD WIRES
U.P.	=DENOTES UTILITY POLE	W.P.	=DENOTES FOUND IRON PIPE (NO ID.)
W.P.	=WITNESS POST		

ALTA/NSPS LAND TITLE SURVEY

Scale: 1" = 20'

NOTE:

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND
AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE
SURVEYOR AND MAPPER.

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORDED AND
MEASURED UNLESS OTHERWISE NOTED. LIABILITY OF THIS SURVEY IS LIMITED TO
THE FEE CHARGED TO PRODUCE.

CERTIFICATION:

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "ALTA/NSPS LAND TITLE SURVEY" IS A TRUE AND CORRECT
REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL
STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER
5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED
GUILLERMO A. GUERRERO

FOR THE FIRM
P.S.M. No. 6453-STATE OF FLORIDA

ONLINE LAND SURVEYORS, INC.

PROFESSIONAL SURVEYOR AND MAPPER
6175 NW 153rd STREET, SUITE #401, Miami Lakes, FL, 33014
PHONE: (305) 910-0123

L.B. No. 7904

ALTA/NSPS LAND TITLE SURVEY

Original Date:	Field date:	Revision Date:	Drawn by:	Job No.
07/25/2024	07/23/2024	07/30/2024	M.F.	O-114023



Public Hearing Submittal Requirements Waiver

Community Development Dept. | 9220 Bonita Beach Road, Suite 111 | Bonita Springs, FL 34135 | Phone: 239 444 6150 | 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-B2-00001.1090

Name of Project: FLUM Amendment for Tyson Eye Center

Name of Agent: Tom Slaughter, Cape Land LLC

Street Address: 4704 Vincennes Blvd

City: Cape Coral State: FL Zip: 33904

Phone #: (239) 319-7276

Fax #: _____

E-mail: Tom@CapeLand.net

Name of Applicant*: Mark King, Tyson Eye Centers

Street Address: 8004 Vintage Parkway

City: Fort Myers State: FL Zip: 33967

Phone #: (239) 470-1621

Fax #: _____

E-mail: Mark.King@TysonEye.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 4-194(a)(8)	Environmental and traffic impact statements
#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)

The subject property is already developed and operational as a medical office since 1995.

The FLUM amendment seeks to align the land use designation with existing zoning and use.

No new development or increased intensity is proposed, and the current infrastructure sufficiently supports the facility's use.

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



Signature of Applicant

Directors Decision:

☐

Request Approved

☐

Request Denied

Comments:

Signature: _____

Date: _____

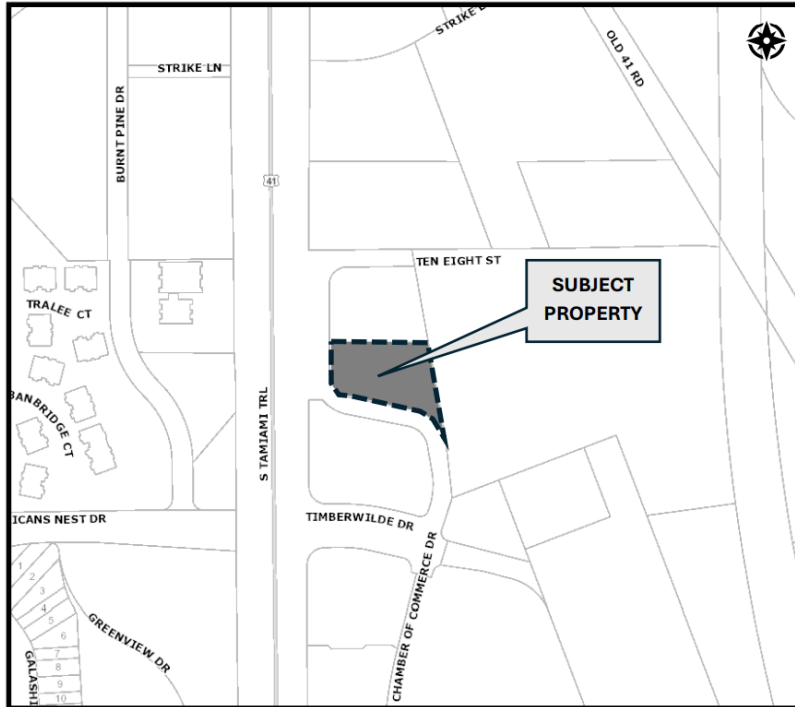


NEIGHBORHOOD PUBLIC MEETING NOTICE

A Neighborhood Information Meeting pursuant to Section 4-28, Bonita Springs Land Development Code will be held:

Date and Time: Thursday, October 3, 2024, at 5:30pm

Location: Tyson Eye Center, 25071 Chamber of Commerce Dr., Bonita Springs, FL 34135



The neighborhood meeting will provide information regarding a proposed Future Land Use Map Amendment for the property located at 25071 Chamber of Commerce Dr., Bonita Springs, FL. The property and building were previously home to the Chamber of Commerce. The applicant, Tyson Eye, is requesting an amendment to the Bonita Springs Comprehensive Plan to change the land use designation from Public/Semi-Public to General Commercial, aligning it with the existing zoning designation of CN-2 Neighborhood Commercial District. This will permit medical-office use.

The public and property owners within 1,000 feet of the subject property are invited to attend and ask questions or provide feedback on the proposed amendment prior to submittal to the City of Bonita Springs.

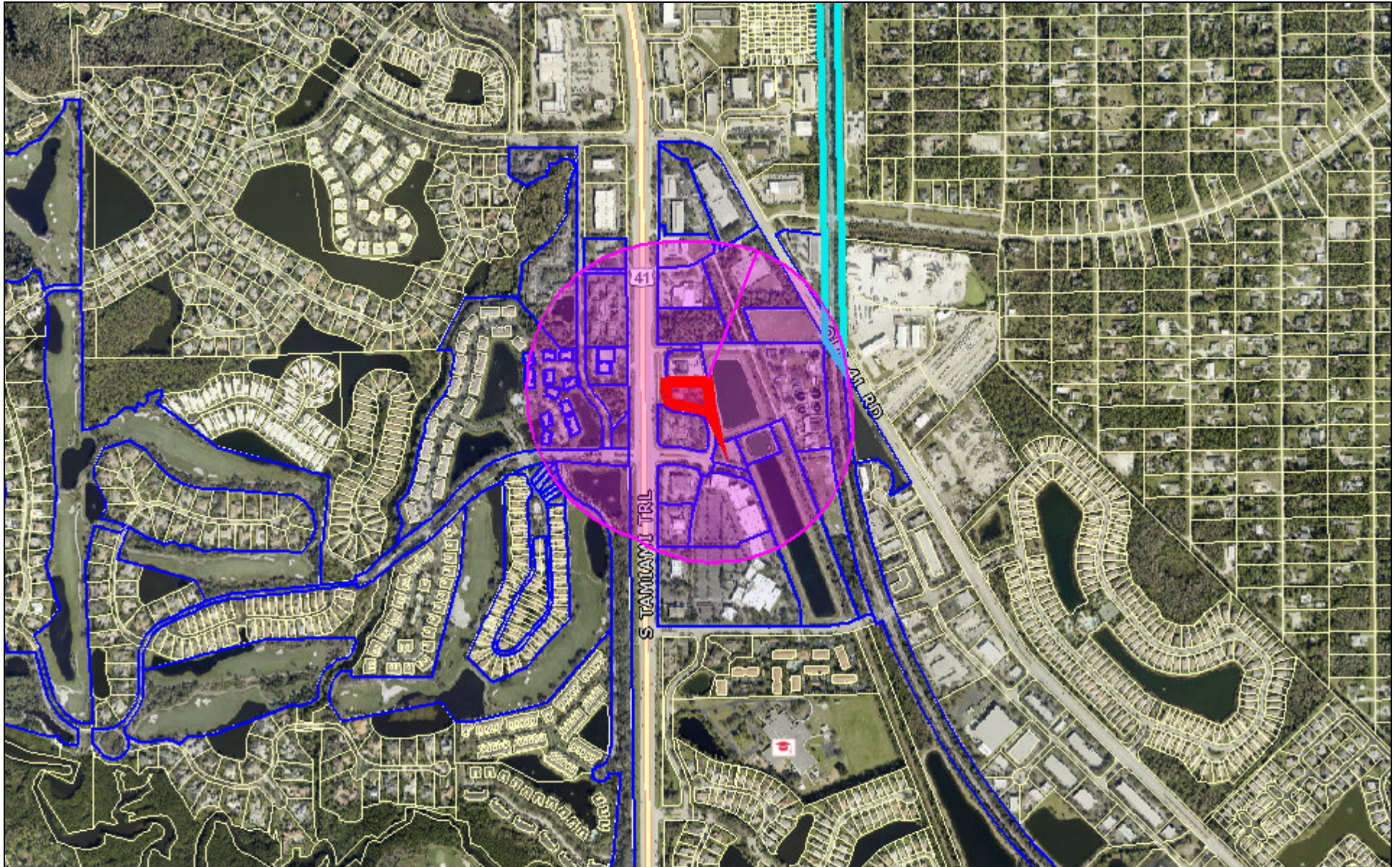
For more information, please contact:

Tom Slaughter
Cape Land LLC

Phone: (239) 319-7276
Email: Tom@CapeLand.net

Web: CapeLand.net

GeoView Map



September 9, 2024

Air Photos: 2024 Hi-Res (3 inch)

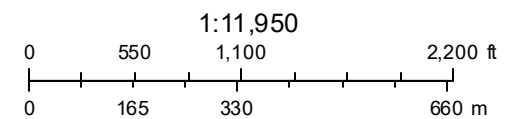
 Hospital Locations

 Library Locations

School Locations

 School Locations

 Bus Locations



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

OWNER NAME	ADDRESS1	CITY	STATE	ZIP
SEMINOLE GULF RAILWAY L P	4110 CENTER POINTE DR STE 207	FORT MYERS	FL	33916
BERNWOOD LLC	1110 EUCLID AVE STE 300	CLEVELAND	OH	44115
GONTA ALGIS C +	27058 SERRANO WAY	BONITA SPRINGS	FL	34135
SIXTEEN FORTY-SEVEN PID LLC	1111 GALLEON DR	NAPLES	FL	34102
PARVIN LLC	24971 S TAMIAMI TRL	BONITA SPRINGS	FL	34134
SCHMIDT ROBERT E III TR	3802 CORPOREX PARK DR STE 200	TAMPA	FL	33619
FLORIDA POWER & LIGHT COMPANY	700 UNIVERSE BLVD	JUNO BEACH	FL	33408
REGIONS BANK	250 RIVERCHASE PKWY E STE 600	BIRMINGHAM	AL	35244
PELICAN COVE OWNERS ASSN	5811 PELICAN BAY BLVD #615	NAPLES	FL	34108
RESOURCE CONSERVATION	9990 COCONUT RD STE 200	BONITA SPRINGS	FL	34135
BONITA SPRINGS UTILITIES INC	11900 E TERRY ST	BONITA SPRINGS	FL	34135
BONITA SPRINGS FIRE CONTROL AN	27701 BONITA GRANDE DR	BONITA SPRINGS	FL	34135
NAPLES SURGERY CENTER INC	4120 DEL PRADO	CAPE CORAL	FL	33904
PELICAN LANDING COMM ASSN INC	24501 WALDEN CENTER DR	BONITA SPRINGS	FL	34134
SPEED DAVID MICHAEL TR	25462 GALASHIELDS CIR	BONITA SPRINGS	FL	34134
KOEGEL JOHN F & JULIE P	25460 GALASHIELDS CIR	BONITA SPRINGS	FL	34134
PORCARO EDWARD K & MARY G	17 HEIDI RD	LINCOLN	RI	02865
KATZ JEFFREY S & SHEILA W	25452 GALASHIELDS CIR	BONITA SPRINGS	FL	34134
KARPOVICH JOHN A &	25450 GALASHIELDS CIR	BONITA SPRINGS	FL	34134
KRAMER LAWRENCE W &	25444 GALASHIELDS CIR	BONITA SPRINGS	FL	34134
GULFBREEZE MGMT	8910 TERRENE CT STE 200	BONITA SPRINGS	FL	34135
SOUTHBRIDGE LANDING PROPERTY	8840 TERRENE CT STE 102	BONITA SPRINGS	FL	34135
SMITH ALAN C & MARY LYNN TR	25041 BANBRIDGE CT #101	BONITA SPRINGS	FL	34134
APPIS ROBERT C & SALLY A TR	PO BOX 1907	OGUNQUIT	ME	03907
LARIVIERE URSULA TR	4 MERLOT CT	BEDFORD	NH	03110
MORICE BRIAN HAROLD &	25041 BANBRIDGE CT #202	BONITA SPRINGS	FL	34134
VISCO BARBARA +	25051 BANBRIDGE CT #101	BONITA SPRINGS	FL	34134
SCHOFIELD VIRGINIA S TR	6044 EAGLE WATCH CT	N FORT MYERS	FL	33917
FRY DONALD EDWARD &	2623 SOUTH INGE ST	ARLINGTON	VA	22202
WEBER MARK TR	PO BOX 2345	BONITA SPRINGS	FL	34133
COOK ALAN & CYNTHIA	25051 BANBRIDGE CT #202	BONITA SPRINGS	FL	34134
DIRKS BLAKE T & JOELLEN P	320 SUNRISE DR	SAINT PETER	MN	56082
ROBERT WOODMAN TRUST +	25060 BANBRIDGE CT #101	BONITA SPRINGS	FL	34134
BLUE SUZANNE	1400 W 6TH ST	RED WING	MN	55066
MOORE GEORGE M & ELSIE G TR	25060 BANBRIDGE CT #201	BONITA SPRINGS	FL	34134
EDDLEMON HARRIET F TR	25060 BANBRIDGE CT APT 202	BONITA SPRINGS	FL	34134
CARMICHAEL RICHARD BRUCE &	19581 SIMPSON AVE	BEND	OR	97702
BRASH DONNA MARIE	2158 GRAND BLVD	BURLINGTON	ON	L7P 1N0
DJTC PROPERTIES LLC	15120 VAIL CT	ORLAND PARK	IL	60467
MICHELS LARRY J TR	272 BARK RIVER CT	DELAFIELD	WI	53018
SCHULTZ JAMES F TR	4043 HONEYMOON RIDGE	LAKE IN THE HILLS	IL	60156
SINGER KIM STEPHEN	189 PANTBACH RD	CARDIFF	CF14 6AD	
TESER CHRISTINE TR	60 MOSHER ST	DARTMOUTH	MA	02748

FLICKINGER GARY W TR	549 LAKEWOOD RD	TRAVERSE CITY	MI	49685
SIMS DAVID D & LINDA W	39 HIGHVIEW DR	HUNTINGTON	NY	11743
LAMKIN GERALD I +	9974 FEDERALIST DR #214	FISHERS	IN	46037
ROCHE ROBERT M JR &	3421 BALLYBRIDGE CIR # 103	BONITA SPRINGS	FL	34134
LEACOCK LLC	23 LEACOCK CRESCENT	TORONTO	ON	M3B 1N8
BAVOLAR STEPHEN & ROSEMARIE	61 VERNON DR	SCARSDALE	NY	10583
MCART ROGER + SANDRA L	3421 BALLYBRIDGE CIR APT 203	BONITA SPRINGS	FL	34134
PELICAN LANDING COMM ASSN	24501 WALDEN CENTER DR	BONITA SPRINGS	FL	34134
BAY CREEK CDD	2300 GLADES RD #410W	BOCA RATON	FL	33431
BURNT PINE SHOPPES CONDO ASSOC	4522 EXECUTIVE DR STE 103	NAPLES	FL	34119
B WEBER ENTERPRISES LLC	382 NE 191ST ST #784173	MIAMI	FL	33179
BROWN LISA ANNE	25031 BANBRIDGE CT #102	BONITA SPRINGS	FL	34134
BRESLAUER GARY & GAYLA	15121 HONORS CIR	CARMEL	IN	46033
ACUFF JAMES J & REBECCA A	8835 HWY 22 EAST	OWENTON	KY	40359
LEREW URSULA	3401 TRALEE CT # 101	BONITA SPRINGS	FL	34134
MILLER KELLY & SHELBY	3783 CHIPPENDALE DR	OKEMOS	MI	48864
ROYER HAROLD L	12064 SW 117TH TERRACE	MIAMI	FL	33186
COTROFELD JOHN E &	969 ECKERD DR	FORT MILL	SC	29707
MORRISON DAVID W &	3400 TRALEE CT #101	BONITA SPRINGS	FL	34134
GLADSTONE PATRICIA BUSCH	3400 TRALEE CT #102	BONITA SPRINGS	FL	34134
LANDGREN ROBERT R & DARLA D TR	3400 TRALEE CT APT 201	BONITA SPRINGS	FL	34134
BEEBE MICHAEL TR	4441 BLUE SAGE CT	BONITA SPRINGS	FL	34134
BALL GERRY V & N NICOLLE	7258 UPPER 136TH ST	APPLE VALLEY	MN	55124
KRATOCHWILL PATRICIA A TR	21202 OLD LAKE GEORGE BLVDAPT 100 ANOKA		MN	55303
ALVAREZ LUIS & TERESA A	3410 TRALEE CT #201	BONITA SPRINGS	FL	34134
STIGER PAMELA K TR	3410 TRALEE CT #202	BONITA SPRINGS	FL	34134
STUCKENSCHNEIDER SCOTT P &	3545 W 153RD TER	LEAWOOD	KS	66224
VALENTI HOLDINGS LLC	1031 LAKEWOOD NORTH DR	BROWNSBURG	IN	46112
ORYSZCZAK JOLA JULIE TR	1056 STRIKE LANE	BONITA SPRINGS	FL	34135
NOLAN CORY & LINDA L/E	3420 BALLYBRIDGE CIR #202	BONITA SPRINGS	FL	34134
ISRAM PRADO LLC	506 S DIXIE HWY	HALLANDALE	FL	33009
QUEST OF NAPLES INC	2950 N TAMiami TRL	NAPLES	FL	34103
PRD OWNER LLC	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
MPN2 LLC	6427 75TH ST	MIDDLE VILLAGE	NY	11379
RF HOLDINGS BONITA LLC	7516 TUTLEY TER	CLIFTON	VA	20124
ATLANTIC STATES BANK	PO BOX 27131	RALEIGH	NC	27611
TIMBERWILDE ENTERPRISES OF	8899 TIMBERWILDE DR STE 1	BONITA SPRINGS	FL	34135
SUNSHINE OF BONITA LLC	869 103RD AVE N STE 10	NAPLES	FL	34108
WBAFL001 LLC	PO BOX 1159	DEERFIELD	IL	60015
PELICANS NEST GOLF CLUB INC	4450 PELICANS NEST DR STE 500	BONITA SPRINGS	FL	34134
BERNWOOD PARK OF COMMERCE	PO BOX 366069	BONITA SPRINGS	FL	34136
SPRING CREEK EAST PROPERTY	27800 OLD 41 RD	BONITA SPRINGS	FL	34135
CITY OF BONITA SPRINGS	9101 BONITA BEACH RD	BONITA SPRINGS	FL	34135

AFFIDAVIT OF PUBLICATION

Cape Land
4704 Vincennes Blvd
Cape Coral FL 33904

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:

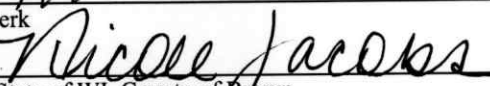
09/12/2024

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 09/12/2024



Legal Clerk



Notary, State of WI, County of Brown



My commission expires

Publication Cost:	\$133.82	
Tax Amount:	\$0.00	
Payment Cost:	\$133.82	
Order No:	10564385	# of Copies:
Customer No:	1483489	0
PO #:	LSAR0157683	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NEIGHBORHOOD MEETING PUBLIC NOTICE

A Neighborhood Information Meeting pursuant to Section 4-28, Bonita Springs Land Development Code will be held:

Date and Time: Thursday, October 3, 2024, at 5:30pm

Location: Tyson Eye Center, 25071 Chamber of Commerce Dr., Bonita Springs, FL 34135. The neighborhood meeting will provide information regarding a proposed Future Land Use Map Amendment for the property located at 25071 Chamber of Commerce Dr., Bonita Springs, FL. The property and building were previously home to the Chamber of Commerce. The applicant, Tyson Eye, is requesting an amendment to the Bonita Springs Comprehensive Plan to change the land use designation from Public/Semi-Public to General Commercial, aligning it with the existing zoning designation of CN-2 Neighborhood Commercial District. The public and property owners within 1,000 feet of the subject property are invited to attend and ask questions or provide feedback on the proposed amendment prior to submittal to the City of Bonita Springs. For more information, please contact: Tom Slaughter, Cape Land LLC, Phone: (239) 319-7276 Web: CapeLand.net Email: tom@capeland.net

September 12 2024

LSAR0157683

[illegible]



Tyson Eye – Comprehensive Plan Amendment Overview

Project Summary

- **Location:** 25071 Chamber of Commerce Dr, Bonita Springs, FL 34135
- **Current Owner:** Farrell Tyson
- **Current Use:** Office/Medical Facility (5862 sq. ft. building constructed in 1995)
- **STRAP Number:** 21-47-25-B2-00001.1090
- **Current Zoning:** CN-2 Neighborhood Commercial Districts

Purpose of the Amendment

- The amendment seeks to align the Future Land Use Map (FLUM) designation with the existing commercial zoning and intended use of the Tyson Eye facility.
- Public/Semi-Public (this designation is inconsistent with the intended use as a for-profit medical office).
- Amend the FLUM from Public/Semi-Public to General Commercial to match the existing CN-2 zoning and support the facility's ongoing use as a commercial medical office.

Reason for Change

- The current Public/Semi-Public land use designation no longer serves the needs of this property, as it was intended for public facilities.
- The amendment will bring the land use designation into alignment with surrounding commercial properties, ensuring the site is used efficiently and in accordance with neighborhood patterns.

Key Administrative Details

- **Estimated Timeline:** The small-scale FLUM amendment process generally takes **5-6 months**, which includes:
 - Public notices and neighborhood meetings
 - Planning staff review and public hearings

- A second required publicly noticed neighborhood meeting.
- Public hearings: Application will proceed to the Local Planning Agency (LPA) for review and then to the City Council for final approval.

Plan Amendment Hearing Process:

1. Pre-submittal neighborhood information meeting
2. Submittal
3. Staff review
 - a. Requests for clarification/additional information (if needed)
 - b. Resubmittal (if needed)
 - c. Staff Review (if needed)
4. Sufficiency
5. Post-sufficiency neighborhood information meeting
6. LPA hearing
7. City Council First Reading (Public Hearing)
8. City Council Second Reading (Adoption Hearing)

Contacts for More Information

- **Mike Fiigon, Senior Planner:** mfiigon@cityofbonitaspringscd.org | (239) 444-6151
- **Tom Slaughter, Consultant with Cape Land LLC:**

Tom Slaughter  Tom@CapeLand.net



239.319.7276



4704 Vincennes Blvd.
Cape Coral, FL 33904



CapeLand.net





Public Hearing Submittal Requirements Waiver

Community Development Dept. | 9220 Bonita Beach Road, Suite 111 | Bonita Springs, FL 34135 | Phone: 239 444 6150 | 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-B2-00001.1090

Name of Project: FLUM Amendment for Tyson Eye Center

Name of Agent: Tom Slaughter, Cape Land LLC

Street Address: 4704 Vincennes Blvd

City: Cape Coral State: FL Zip: 33904

Phone #: (239) 319-7276 Fax #: _____

E-mail: Tom@CapeLand.net

Name of Applicant*: Mark King, Tyson Eye Centers

Street Address: 8004 Vintage Parkway

City: Fort Myers State: FL Zip: 33967

Phone #: (239) 470-1621 Fax #: _____

E-mail: Mark.King@TysonEye.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>4-194(a)(8)</u>	<u>Environmental and traffic impact statements</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)

The subject property is already developed and operational as a medical office since 1995.

The FLUM amendment seeks to align the land use designation with existing zoning and use.

No new development or increased intensity is proposed, and the current infrastructure sufficiently supports the facility's use.

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

Signature of Applicant



Directors Decision:

X

Request Approved

Request Denied

Comments:

Property is already developed and no proposal to footprint is contemplated.

Signature:



Date: 2/6/2025



February 6, 2025

Mr. Tom Slaughter
Cape Land, LLC
4704 Vincennes Blvd
Cape Coral, FL 33904

Re: Tyson Eye Center Comprehensive Plan – CPA24-117458-BOS, Sufficiency

Dear Mr. Slaughter:

The Planning and Zoning Division has reviewed the information provided and supplemented for the above-referenced comprehensive plan amendment. The Application has been deemed complete and the following language is being drafted for the request:

To redesignate approximately 1.3 acres +/- from the Public/Semi-Public Future Land Use Category, to the General Commercial Future Land Use Category.

Please review the proposed language carefully and notify me in writing no later than February 20, 2025 if the above stated language is sufficient or if changes are requested.

Pursuant to LDC Sec. 4-28, a post-sufficiency neighborhood meeting shall be held within 30 days of the date of sufficiency. A notice of the meeting shall be provided to the City.

Please note that City of Bonita Springs Ordinance 22-03 (attached) has updated the public noticing requirements, where it is now the responsibility of the Applicant to send notices to the surrounding property owners of the hearing dates. These notices are required and are no longer a courtesy. A copy of the notice to be mailed will be provided by Staff to the Applicant, but it remains the Applicant's responsibility to mail the notices in accordance with the adopted regulations. A copy of the notice will be provided following the Applicant's submittal of the required post-sufficiency neighborhood meeting documentation. Please review Ordinance 22-03 for additional information.

Feel free to contact me if you have any questions.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning and Zoning Division

Mike Fiigon II

Mike Fiigon II
Senior Planner

Copy:
Derek Rooney, City Attorney
John Dulmer, AICP, Community Development Director
Jacqueline Genson, AICP, Planning & Zoning Manager
Cynthia Vargas, Administrative Assistant

9220 Bonita Beach Road
Suite 111
Bonita Springs, FL 34135
Tel: (239) 444-6150
Fax: (239) 444-6140
www.cityofbonitaspringscd.org

Mike Gibson
Mayor

Jamie A. Bogacz
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Nigel P. Fullick
Council Member
District Five

Jim Fitzpatrick
Council Member
District Six

Arleen Hunter
City Manager
(239) 949-6267

Derek Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6248

Public Works
(239) 949-6246

Neighborhood Services
(239) 949-6257

Parks & Recreation
(239) 992-2556

**Community
Development**
(239) 444-6150



February 6, 2025

Mr. Tom Slaughter
Cape Land, LLC
4704 Vincennes Blvd
Cape Coral, FL 33904

Re: Tyson Eye Center Comprehensive Plan – CPA24-117458-BOS, Sufficiency

Dear Mr. Slaughter:

The Planning and Zoning Division has reviewed the information provided and supplemented for the above-referenced comprehensive plan amendment. The Application has been deemed complete and the following language is being drafted for the request:

To redesignate approximately 1.3 acres +/- from the Public/Semi-Public Future Land Use Category, to the General Commercial Future Land Use Category.

Please review the proposed language carefully and notify me in writing no later than February 20, 2025 if the above stated language is sufficient or if changes are requested.

Pursuant to LDC Sec. 4-28, a post-sufficiency neighborhood meeting shall be held within 30 days of the date of sufficiency. A notice of the meeting shall be provided to the City.

Please note that City of Bonita Springs Ordinance 22-03 (attached) has updated the public noticing requirements, where it is now the responsibility of the Applicant to send notices to the surrounding property owners of the hearing dates. These notices are required and are no longer a courtesy. A copy of the notice to be mailed will be provided by Staff to the Applicant, but it remains the Applicant's responsibility to mail the notices in accordance with the adopted regulations. A copy of the notice will be provided following the Applicant's submittal of the required post-sufficiency neighborhood meeting documentation. Please review Ordinance 22-03 for additional information.

Feel free to contact me if you have any questions.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning and Zoning Division

Mike Fiigon II

Mike Fiigon II
Senior Planner

Copy:
Derek Rooney, City Attorney
John Dulmer, AICP, Community Development Director
Jacqueline Genson, AICP, Planning & Zoning Manager
Cynthia Vargas, Administrative Assistant

9220 Bonita Beach Road
Suite 111
Bonita Springs, FL 34135
Tel: (239) 444-6150
Fax: (239) 444-6140
www.cityofbonitaspringscd.org

Mike Gibson
Mayor

Jamie A. Bogacz
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Nigel P. Fullick
Council Member
District Five

Jim Fitzpatrick
Council Member
District Six

Arleen Hunter
City Manager
(239) 949-6267

Derek Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6248

Public Works
(239) 949-6246

Neighborhood Services
(239) 949-6257

Parks & Recreation
(239) 992-2556

**Community
Development**
(239) 444-6150

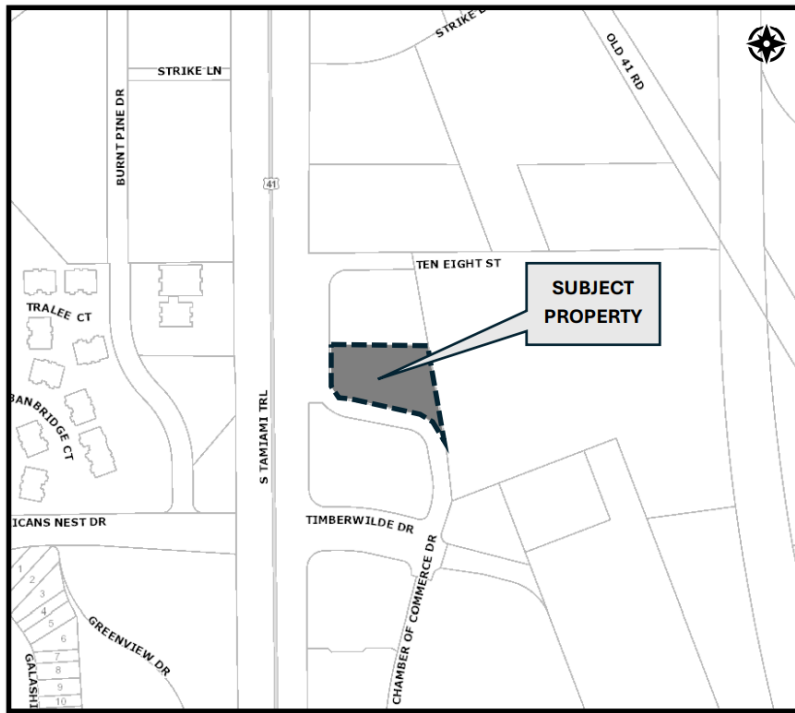


NEIGHBORHOOD PUBLIC MEETING NOTICE

A Neighborhood Information Meeting pursuant to Section 4-28, Bonita Springs Land Development Code will be held:

Date and Time: Thursday, March 6, 2025, at 5:30pm

Location: Tyson Eye Center, 25071 Chamber of Commerce Dr., Bonita Springs, FL 34135



The neighborhood meeting will provide information regarding a proposed Future Land Use Map Amendment for the property located at 25071 Chamber of Commerce Dr., Bonita Springs, FL. The property and building were previously home to the Chamber of Commerce. The applicant, Tyson Eye, is requesting an amendment to the Bonita Springs Comprehensive Plan to change the land use designation from Public/Semi-Public to General Commercial, aligning it with the existing zoning designation of CN-2 Neighborhood Commercial District. This will permit medical-office use.

The public and property owners within 1,000 feet of the subject property are invited to attend and ask questions or provide feedback on the proposed amendment prior to submittal to the City of Bonita Springs. For more information, please contact:

Tom Slaughter
Cape Land LLC

Phone: (239) 319-7276
Email: Tom@CapeLand.net

Web: CapeLand.net

AFFIDAVIT OF PUBLICATION

Cape Land
4704 Vincennes Blvd
Cape Coral FL 33904

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:

02/12/2025

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 02/12/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$147.34

Tax Amount: \$0.00

Payment Cost: \$147.34

Order No: 11028128

of Copies:

Customer No: 1483489

0

PO #: LSAR0238036

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

News-Press.

Public Notices

Originally published at news-press.com on 02/12/2025

NEIGHBORHOOD PUBLIC MEETING NOTICE

Pursuant to Section 4-28 of the Bonita Springs Land Development Code, a Neighborhood Information Meeting will be held as follows: Date & Time: Thursday, March 6, 2025, at 5:30 PM.

Location: Tyson Eye Center, 25071 Chamber of Commerce Dr., Bonita Springs, FL 34135.

The purpose of this meeting is to provide information regarding a proposed Future Land Use Map (FLUM) Amendment for the property located at 25071 Chamber of Commerce Dr., Bonita Springs, FL. The property and building were previously home to the Chamber of Commerce. The applicant, Tyson Eye, is requesting an amendment to the Bonita Springs Comprehensive Plan to change the land use designation from Public/Semi-Public to General Commercial. This change aligns the property's land use designation with its current CN-2 Neighborhood Commercial zoning and will permit medical-office use. All interested property owners and members of the public within 1,000 feet of the subject property are encouraged to attend to ask questions and provide input on the proposed amendment before its submission to the City of Bonita Springs.

For further information, please contact: Tom Slaughter â Cape Land LLC,

Phone: (239) 319-7276, Email: tom@capeland.net, Web: CapeLand.net

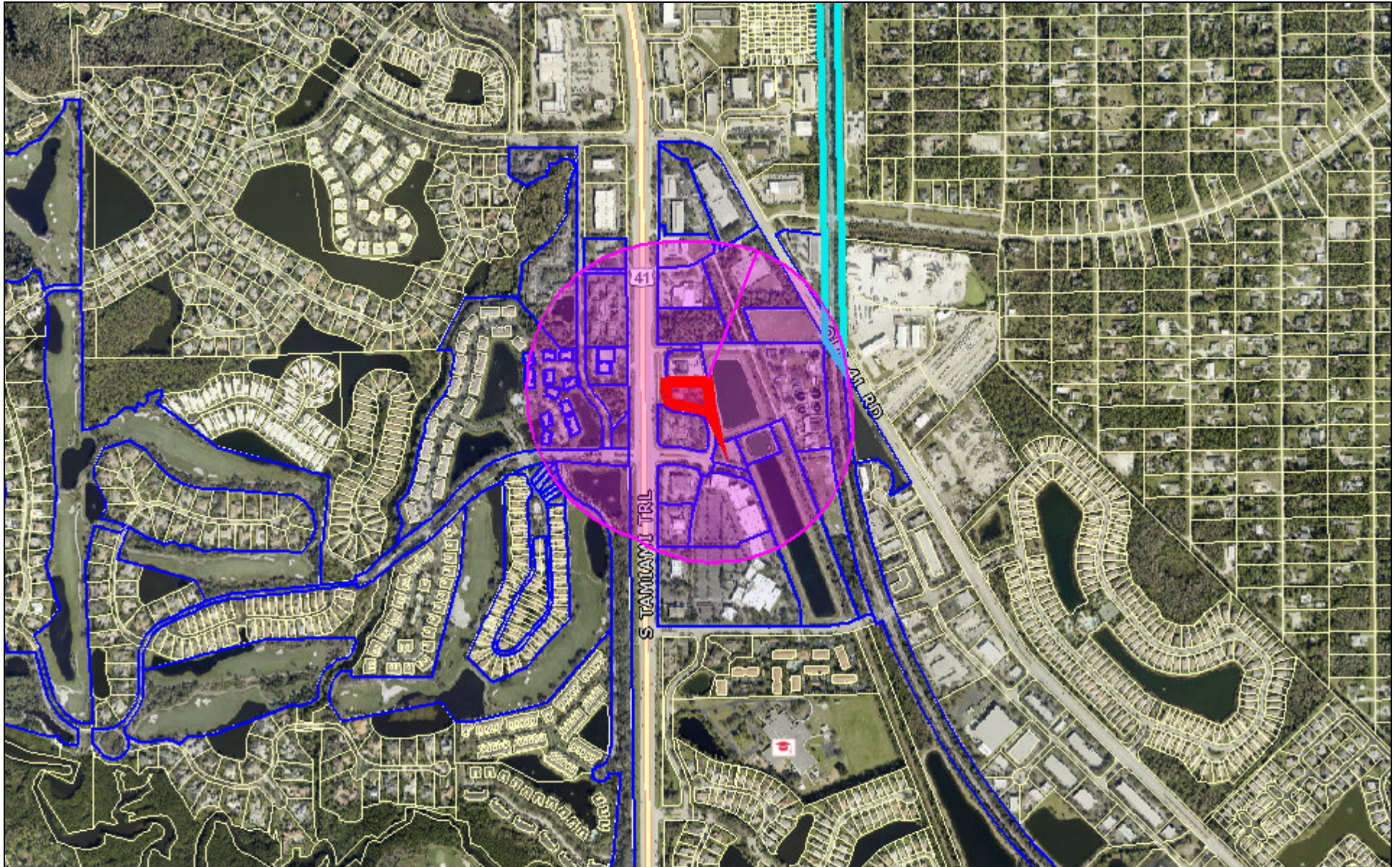
February 12 2025

LSAR0238036

OWNER NAME	ADDRESS1	CITY	STATE	ZIP
SEMINOLE GULF RAILWAY L P	4110 CENTER POINTE DR STE 207	FORT MYERS	FL	33916
BERNWOOD LLC	1110 EUCLID AVE STE 300	CLEVELAND	OH	44115
GONTA ALGIS C +	27058 SERRANO WAY	BONITA SPRINGS	FL	34135
SIXTEEN FORTY-SEVEN PID LLC	1111 GALLEON DR	NAPLES	FL	34102
PARVIN LLC	24971 S TAMIAMI TRL	BONITA SPRINGS	FL	34134
SCHMIDT ROBERT E III TR	3802 CORPOREX PARK DR STE 200	TAMPA	FL	33619
FLORIDA POWER & LIGHT COMPANY	700 UNIVERSE BLVD	JUNO BEACH	FL	33408
REGIONS BANK	250 RIVERCHASE PKWY E STE 600	BIRMINGHAM	AL	35244
PELICAN COVE OWNERS ASSN	5811 PELICAN BAY BLVD #615	NAPLES	FL	34108
RESOURCE CONSERVATION	9990 COCONUT RD STE 200	BONITA SPRINGS	FL	34135
BONITA SPRINGS UTILITIES INC	11900 E TERRY ST	BONITA SPRINGS	FL	34135
BONITA SPRINGS FIRE CONTROL AN	27701 BONITA GRANDE DR	BONITA SPRINGS	FL	34135
NAPLES SURGERY CENTER INC	4120 DEL PRADO	CAPE CORAL	FL	33904
PELICAN LANDING COMM ASSN INC	24501 WALDEN CENTER DR	BONITA SPRINGS	FL	34134
SPEED DAVID MICHAEL TR	25462 GALASHIELDS CIR	BONITA SPRINGS	FL	34134
KOEGEL JOHN F & JULIE P	25460 GALASHIELDS CIR	BONITA SPRINGS	FL	34134
PORCARO EDWARD K & MARY G	17 HEIDI RD	LINCOLN	RI	02865
KATZ JEFFREY S & SHEILA W	25452 GALASHIELDS CIR	BONITA SPRINGS	FL	34134
KARPOVICH JOHN A &	25450 GALASHIELDS CIR	BONITA SPRINGS	FL	34134
KRAMER LAWRENCE W &	25444 GALASHIELDS CIR	BONITA SPRINGS	FL	34134
GULFBREEZE MGMT	8910 TERRENE CT STE 200	BONITA SPRINGS	FL	34135
SOUTHBRIDGE LANDING PROPERTY	8840 TERRENE CT STE 102	BONITA SPRINGS	FL	34135
SMITH ALAN C & MARY LYNN TR	25041 BANBRIDGE CT #101	BONITA SPRINGS	FL	34134
APPIS ROBERT C & SALLY A TR	PO BOX 1907	OGUNQUIT	ME	03907
LARIVIERE URSULA TR	4 MERLOT CT	BEDFORD	NH	03110
MORICE BRIAN HAROLD &	25041 BANBRIDGE CT #202	BONITA SPRINGS	FL	34134
VISCO BARBARA +	25051 BANBRIDGE CT #101	BONITA SPRINGS	FL	34134
SCHOFIELD VIRGINIA S TR	6044 EAGLE WATCH CT	N FORT MYERS	FL	33917
FRY DONALD EDWARD &	2623 SOUTH INGE ST	ARLINGTON	VA	22202
WEBER MARK TR	PO BOX 2345	BONITA SPRINGS	FL	34133
COOK ALAN & CYNTHIA	25051 BANBRIDGE CT #202	BONITA SPRINGS	FL	34134
DIRKS BLAKE T & JOELLEN P	320 SUNRISE DR	SAINT PETER	MN	56082
ROBERT WOODMAN TRUST +	25060 BANBRIDGE CT #101	BONITA SPRINGS	FL	34134
BLUE SUZANNE	1400 W 6TH ST	RED WING	MN	55066
MOORE GEORGE M & ELSIE G TR	25060 BANBRIDGE CT #201	BONITA SPRINGS	FL	34134
EDDLEMON HARRIET F TR	25060 BANBRIDGE CT APT 202	BONITA SPRINGS	FL	34134
CARMICHAEL RICHARD BRUCE &	19581 SIMPSON AVE	BEND	OR	97702
BRASH DONNA MARIE	2158 GRAND BLVD	BURLINGTON	ON	L7P 1N0
DJTC PROPERTIES LLC	15120 VAIL CT	ORLAND PARK	IL	60467
MICHELS LARRY J TR	272 BARK RIVER CT	DELAFIELD	WI	53018
SCHULTZ JAMES F TR	4043 HONEYMOON RIDGE	LAKE IN THE HILLS	IL	60156
SINGER KIM STEPHEN	189 PANTBACH RD	CARDIFF	CF14 6AD	
TESER CHRISTINE TR	60 MOSHER ST	DARTMOUTH	MA	02748

FLICKINGER GARY W TR	549 LAKEWOOD RD	TRAVERSE CITY	MI	49685
SIMS DAVID D & LINDA W	39 HIGHVIEW DR	HUNTINGTON	NY	11743
LAMKIN GERALD I +	9974 FEDERALIST DR #214	FISHERS	IN	46037
ROCHE ROBERT M JR &	3421 BALLYBRIDGE CIR # 103	BONITA SPRINGS	FL	34134
LEACOCK LLC	23 LEACOCK CRESCENT	TORONTO	ON	M3B 1N8
BAVOLAR STEPHEN & ROSEMARIE	61 VERNON DR	SCARSDALE	NY	10583
MCART ROGER + SANDRA L	3421 BALLYBRIDGE CIR APT 203	BONITA SPRINGS	FL	34134
PELICAN LANDING COMM ASSN	24501 WALDEN CENTER DR	BONITA SPRINGS	FL	34134
BAY CREEK CDD	2300 GLADES RD #410W	BOCA RATON	FL	33431
BURNT PINE SHOPPES CONDO ASSOC	4522 EXECUTIVE DR STE 103	NAPLES	FL	34119
B WEBER ENTERPRISES LLC	382 NE 191ST ST #784173	MIAMI	FL	33179
BROWN LISA ANNE	25031 BANBRIDGE CT #102	BONITA SPRINGS	FL	34134
BRESLAUER GARY & GAYLA	15121 HONORS CIR	CARMEL	IN	46033
ACUFF JAMES J & REBECCA A	8835 HWY 22 EAST	OWENTON	KY	40359
LEREW URSULA	3401 TRALEE CT # 101	BONITA SPRINGS	FL	34134
MILLER KELLY & SHELBY	3783 CHIPPENDALE DR	OKEMOS	MI	48864
ROYER HAROLD L	12064 SW 117TH TERRACE	MIAMI	FL	33186
COTROFELD JOHN E &	969 ECKERD DR	FORT MILL	SC	29707
MORRISON DAVID W &	3400 TRALEE CT #101	BONITA SPRINGS	FL	34134
GLADSTONE PATRICIA BUSCH	3400 TRALEE CT #102	BONITA SPRINGS	FL	34134
LANDGREN ROBERT R & DARLA D TR	3400 TRALEE CT APT 201	BONITA SPRINGS	FL	34134
BEEBE MICHAEL TR	4441 BLUE SAGE CT	BONITA SPRINGS	FL	34134
BALL GERRY V & N NICOLLE	7258 UPPER 136TH ST	APPLE VALLEY	MN	55124
KRATOCHWILL PATRICIA A TR	21202 OLD LAKE GEORGE BLVDAPT 100 ANOKA		MN	55303
ALVAREZ LUIS & TERESA A	3410 TRALEE CT #201	BONITA SPRINGS	FL	34134
STIGER PAMELA K TR	3410 TRALEE CT #202	BONITA SPRINGS	FL	34134
STUCKENSCHNEIDER SCOTT P &	3545 W 153RD TER	LEAWOOD	KS	66224
VALENTI HOLDINGS LLC	1031 LAKEWOOD NORTH DR	BROWNSBURG	IN	46112
ORYSZCZAK JOLA JULIE TR	1056 STRIKE LANE	BONITA SPRINGS	FL	34135
NOLAN CORY & LINDA L/E	3420 BALLYBRIDGE CIR #202	BONITA SPRINGS	FL	34134
ISRAM PRADO LLC	506 S DIXIE HWY	HALLANDALE	FL	33009
QUEST OF NAPLES INC	2950 N TAMiami TRL	NAPLES	FL	34103
PRD OWNER LLC	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
MPN2 LLC	6427 75TH ST	MIDDLE VILLAGE	NY	11379
RF HOLDINGS BONITA LLC	7516 TUTLEY TER	CLIFTON	VA	20124
ATLANTIC STATES BANK	PO BOX 27131	RALEIGH	NC	27611
TIMBERWILDE ENTERPRISES OF	8899 TIMBERWILDE DR STE 1	BONITA SPRINGS	FL	34135
SUNSHINE OF BONITA LLC	869 103RD AVE N STE 10	NAPLES	FL	34108
WBAFL001 LLC	PO BOX 1159	DEERFIELD	IL	60015
PELICANS NEST GOLF CLUB INC	4450 PELICANS NEST DR STE 500	BONITA SPRINGS	FL	34134
BERNWOOD PARK OF COMMERCE	PO BOX 366069	BONITA SPRINGS	FL	34136
SPRING CREEK EAST PROPERTY	27800 OLD 41 RD	BONITA SPRINGS	FL	34135
CITY OF BONITA SPRINGS	9101 BONITA BEACH RD	BONITA SPRINGS	FL	34135

GeoView Map



September 9, 2024

Air Photos: 2024 Hi-Res (3 inch)

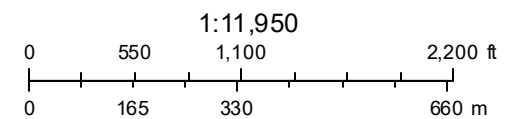
 Hospital Locations

 Library Locations

School Locations

 School Locations

 Bus Locations



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

SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS, FL 33916

BERNWOOD LLC
1110 EUCLID AVE STE 300
CLEVELAND, OH 44115

GONTA ALGIS C +
27058 SERRANO WAY
BONITA SPRINGS, FL 34135

SIXTEEN FORTY-SEVEN PID LLC
1111 GALLEON DR
NAPLES, FL 34102

PARVIN LLC
24971 S TAMIAMI TRL
BONITA SPRINGS, FL 34134

SCHMIDT ROBERT E III TR
3802 CORPOREX PARK DR STE 200
TAMPA, FL 33619

FLORIDA POWER & LIGHT COMPANY
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

REGIONS BANK
250 RIVERCHASE PKWY E STE 600
BIRMINGHAM, AL 35244

PELICAN COVE OWNERS ASSN
5811 PELICAN BAY BLVD #615
NAPLES, FL 34108

RESOURCE CONSERVATION
9990 COCONUT RD STE 200
BONITA SPRINGS, FL 34135

BONITA SPRINGS UTILITIES INC
11900 E TERRY ST
BONITA SPRINGS, FL 34135

BONITA SPRINGS FIRE CONTROL AN
27701 BONITA GRANDE DR
BONITA SPRINGS, FL 34135

NAPLES SURGERY CENTER INC
4120 DEL PRADO
CAPE CORAL, FL 33904

PELICAN LANDING COMM ASSN INC
24501 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

SPEED DAVID MICHAEL TR
25462 GALASHIELDS CIR
BONITA SPRINGS, FL 34134

KOEGEL JOHN F & JULIE P
25460 GALASHIELDS CIR
BONITA SPRINGS, FL 34134

PORCARO EDWARD K & MARY G
17 HEIDI RD
LINCOLN, RI 02865

KATZ JEFFREY S & SHEILA W
25452 GALASHIELDS CIR
BONITA SPRINGS, FL 34134

KARPOVICH JOHN A &
25450 GALASHIELDS CIR
BONITA SPRINGS, FL 34134

KRAMER LAWRENCE W &
25444 GALASHIELDS CIR
BONITA SPRINGS, FL 34134

GULFBREEZE MGMT
8910 TERRENE CT STE 200
BONITA SPRINGS, FL 34135

SOUTHBRIDGE LANDING PROPERTY
8840 TERRENE CT STE 102
BONITA SPRINGS, FL 34135

SMITH ALAN C & MARY LYNN TR
25041 BANBRIDGE CT #101
BONITA SPRINGS, FL 34134

APPIS ROBERT C & SALLY A TR
PO BOX 1907
OGUNQUIT, ME 03907

LARIVIERE URSULA TR
4 MERLOT CT
BEDFORD, NH 03110

MORICE BRIAN HAROLD &
25041 BANBRIDGE CT #202
BONITA SPRINGS, FL 34134

VISCO BARBARA +
25051 BANBRIDGE CT #101
BONITA SPRINGS, FL 34134

SCHOFIELD VIRGINIA S TR
6044 EAGLE WATCH CT
N FORT MYERS, FL 33917

FRY DONALD EDWARD &
2623 SOUTH INGE ST
ARLINGTON, VA 22202

WEBER MARK TR
PO BOX 2345
BONITA SPRINGS, FL 34133

COOK ALAN & CYNTHIA
25051 BANBRIDGE CT #202
BONITA SPRINGS, FL 34134

DIRKS BLAKE T & JOELLEN P
320 SUNRISE DR
SAINT PETER, MN 56082

ROBERT WOODMAN TRUST +
25060 BANBRIDGE CT #101
BONITA SPRINGS, FL 34134

BLUE SUZANNE
1400 W 6TH ST
RED WING, MN 55066

MOORE GEORGE M & ELSIE G TR
25060 BANBRIDGE CT #201
BONITA SPRINGS, FL 34134

EDDLEMON HARRIET F TR
BONITA SPRINGS, FL 34134

CARMICHAEL RICHARD BRUCE &
19581 SIMPSON AVE
BEND, OR 97702

BRASH DONNA MARIE
2158 GRAND BLVD
BURLINGTON, ON L7P 1N0

DJTC PROPERTIES LLC
15120 VAIL CT
ORLAND PARK, IL 60467

MICHELS LARRY J TR
272 BARK RIVER CT
DELAFIELD, WI 53018

SCHULTZ JAMES F TR
4043 HONEYMOON RIDGE
LAKE IN THE HILLS, IL 60156

SINGER KIM STEPHEN
189 PANTBACH RD
CARDIFF, CF14 6AD, u

TESER CHRISTINE TR
60 MOSHER ST
DARTMOUTH, MA 02748

FLICKINGER GARY W TR
549 LAKEWOOD RD
TRAVERSE CITY, MI 49685

SIMS DAVID D & LINDA W
39 HIGHVIEW DR
HUNTINGTON, NY 11743

LAMKIN GERALD I +
9974 FEDERALIST DR #214
FISHERS, IN 46037

ROCHE ROBERT M JR &
3421 BALLYBRIDGE CIR # 103
BONITA SPRINGS, FL 34134

LEACOCK LLC
23 LEACOCK CRESCENT
TORONTO, ON M3B 1N8

BAVOLAR STEPHEN & ROSEMARIE
61 VERNON DR
SCARSDALE, NY 10583

MCART ROGER + SANDRA L
3421 BALLYBRIDGE CIR APT 203
BONITA SPRINGS, FL 34134

PELICAN LANDING COMM ASSN
24501 WALDEN CENTER DR
BONITA SPRINGS, FL 34134

BAY CREEK CDD
2300 GLADES RD #410W
BOCA RATON, FL 33431

BURNT PINE SHOPPES CONDO ASSOC
4522 EXECUTIVE DR STE 103
NAPLES, FL 34119

B WEBER ENTERPRISES LLC
382 NE 191ST ST #784173
MIAMI, FL 33179

BROWN LISA ANNE
25031 BANBRIDGE CT #102
BONITA SPRINGS, FL 34134

BRESLAUER GARY & GAYLA
15121 HONORS CIR
CARMEL, IN 46033

ACUFF JAMES J & REBECCA A
8835 HWY 22 EAST
OWENTON, KY 40359

LEREW URSULA
3401 TRALEE CT # 101
BONITA SPRINGS, FL 34134

MILLER KELLY & SHELBY
3783 CHIPPENDALE DR
OKEMOS, MI 48864

ROYER HAROLD L
12064 SW 117TH TERRACE
MIAMI, FL 33186

COTROFELD JOHN E &
969 ECKERD DR
FORT MILL, SC 29707

MORRISON DAVID W &
3400 TRALEE CT #101
BONITA SPRINGS, FL 34134

GLADSTONE PATRICIA BUSCH
3400 TRALEE CT #102
BONITA SPRINGS, FL 34134

LANDGREN ROBERT R & DARLA D TR
3400 TRALEE CT APT 201
BONITA SPRINGS, FL 34134

BEEBE MICHAEL TR
4441 BLUE SAGE CT
BONITA SPRINGS, FL 34134

BALL GERRY V & N NICOLLE
APPLE VALLEY, MN 55124

KRATOCHWILL PATRICIA A TR
APT 100 21202 OLD LAKE GEORGE BLVD
ANOKA, MN 55303

ALVAREZ LUIS & TERESA A
3410 TRALEE CT #201
BONITA SPRINGS, FL 34134

STIGER PAMELA K TR
3410 TRALEE CT #202
BONITA SPRINGS, FL 34134

STUCKENSCHNEIDER SCOTT P &
3545 W 153RD TER
LEAWOOD, KS 66224

VALENTI HOLDINGS LLC
1031 LAKEWOOD NORTH DR
BROWNSBURG, IN 46112

ORYSZCZAK JOLA JULIE TR
1056 STRIKE LANE
BONITA SPRINGS, FL 34135

NOLAN CORY & LINDA L/E
3420 BALLYBRIDGE CIR #202
BONITA SPRINGS, FL 34134

ISRAM PRADO LLC
506 S DIXIE HWY
HALLANDALE, FL 33009

QUEST OF NAPLES INC
2950 N TAMIAMI TRL
NAPLES, FL 34103

PRD OWNER LLC
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

MPN2 LLC
6427 75TH ST
MIDDLE VILLAGE, NY 11379

RF HOLDINGS BONITA LLC
7516 TUTLEY TER
CLIFTON, VA 20124

ATLANTIC STATES BANK
PO BOX 27131
RALEIGH, NC 27611

TIMBERWILDE ENTERPRISES OF
8899 TIMBERWILDE DR STE 1
BONITA SPRINGS, FL 34135

SUNSHINE OF BONITA LLC
869 103RD AVE N STE 10
NAPLES, FL 34108

WBAFL001 LLC
PO BOX 1159
DEERFIELD, IL 60015

PELICANS NEST GOLF CLUB INC
4450 PELICANS NEST DR STE 500
BONITA SPRINGS, FL 34134

BERNWOOD PARK OF COMMERCE
PO BOX 366069
BONITA SPRINGS, FL 34136

SPRING CREEK EAST PROPERTY
27800 OLD 41 RD
BONITA SPRINGS, FL 34135

CITY OF BONITA SPRINGS
Attn: CITY MANAGER
9101 BONITA BEACH RD
BONITA SPRINGS, FL 34135

MARK KING
TYSON EYE
8004 VINTAGE PKWY
FORT MYERS, FL 33967-5512



March 11, 2025

Mike Fiigon, Senior Planner
City of Bonita Springs – Community Development
9220 Bonita Beach Rd, Suite 111
Bonita Springs, FL 34135
Email: mfiigon@cityofbonitaspringscd.org
Phone: 239-444-6151

**RE: Tyson Eye Center Comprehensive Plan Amendment (CPA24-117458-BOS)
Neighborhood Information Meeting Narrative**

Dear Mr. Fiigon,

In accordance with Section 4-28 of the Bonita Springs Land Development Code (LDC), we are providing the required narrative/overview of the Neighborhood Information Meeting (NIM) held on March 6, 2025, at 5:30 PM at Tyson Eye Center, 25071 Chamber of Commerce Dr., Bonita Springs, FL 34135.

Meeting Summary:

- The meeting was conducted in compliance with the LDC 4-28 requirements for a post-sufficiency neighborhood meeting.
- Proper public notice was given, including mailed notifications to surrounding property owners and published notice in The News-Press on February 12, 2025.
- Representatives from Tyson Eye and Cape Land LLC were present to answer questions and provide an overview of the proposed Future Land Use Map (FLUM) amendment, which seeks to change the land use designation from Public/Semi-Public to General Commercial to align with the existing CN-2 Neighborhood Commercial zoning.

No members of the public attended the meeting, and no comments, concerns, or objections were received.

Given the lack of public attendance, there were no discussions, questions, or feedback to document. We trust this satisfies the final documentation requirements for the NIM.

Please confirm receipt of this submission and let us know if you require any additional information.

Best regards,



Tom Slaughter  Tom@CapeLand.net



239.319.7276



4704 Vincennes Blvd.
Cape Coral, FL 33904



Cc: Mark King, Tyson Eye Center
Jordan Hester, Neon Coast LLC



STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Carlyle
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:

Carlyle

SIGNATURE OF APPLICANT OR AGENT

TOM SLAUGHTER, CARP LOTUS
NAME (TYPED OR PRINTED)

4704 VINCENT BLVD.
ST. OR P.O. BOX

CHAS COAL, FL 33904
CITY, STATE & ZIP

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 28 day of APRIL, 2025,
by TOM SLAUGHTER, personally known to me or who produced
FLORIDA DRIVER LICENSE as identification and who did/did not take oath.

Jordan Hester
Notary Public, State of Florida
Reg. No. HH 416303
Qualified in Lee County
Commission Expires 06/29/2027

Jordan Hester
Signature of Notary Public
Jordan Hester
Printed Name of Notary Public

My Commission Expires:
(Stamp with serial number)

RECEIPT (TRC-255661-25-04-2025)



BILLING CONTACT
MARK KING
TYSON EYE

BUILDING DEPARTMENT
CITY OF BONITA SPRINGS
9220 BONITA BEACH RD
BONITA SPRINGS, FL 34135
(239) 444-6150

REFERENCE NUMBER	FEE NAME	TRANSACTION TYPE	PAYMENT METHOD	AMOUNT PAID
CPA24-117458-BOS	PNZ - Signs Posting	Fee Payment	Check #1039	\$11.38
25071 Chamber Of Commerce Dr Bonita Springs, FL 34135		SUB TOTAL		\$11.38

PAYMENT DATE : 4/25/2025 12:06:56PM

PERMIT TOTAL \$11.38

