



City Hall Council Chambers
9101 Bonita Beach Road SE
Bonita Springs, Florida 34135

**City of Bonita Springs
Local Planning Agency
Meeting Agenda**

August 7, 2025
9:00 a.m.

If you intend to address the board, please submit a completed “Public Comment Slip” to the City Clerk before the meeting begins. Blank comment slips are available on the table outside of Chambers. To submit a public comment in advance of the meeting, email your name, address, and comment to citymeetings@cityofbonitasprings.org by 2:00 p.m., August 6, 2025.

The City of Bonita Springs is committed to equal opportunity and does not discriminate on the basis of race, color, national origin, gender, age, disability, religion, income, or marital status. Under the Americans with Disabilities Act, anyone who requires an ADA-qualified accommodation to participate in this proceeding should contact City Clerk Mike Sheffield at (239) 949-6248 at least 48 hours in advance of the meeting. Such reasonable accommodation will be provided at no cost to the requester.

Any person who may seek to appeal a decision made by the board on any matter at the meeting is responsible for ensuring that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is to be based.

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment
5. Review of the following comprehensive plan amendment request for consistency with the City of Bonita Springs Comprehensive Plan:
 - A. Case Name: HICKORY ON THE BAY COMPREHENSIVE PLAN AMENDMENT (CPA23-109179-BOS)

TO AMEND THE CITY OF BONITA SPRINGS FUTURE LAND USE MAP TO RE-DESIGNATE APPROXIMATELY 0.7 ACRES (+/-) FROM THE MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL FUTURE LAND USE CATEGORY, TO THE GENERAL COMMERCIAL FUTURE LAND USE CATEGORY OF A PROPERTY LOCATED AT 4752 BONITA BEACH ROAD SOUTHWEST.
6. Selection of a Vice Chair
7. Approval of minutes from the LPA meeting held on May 22, 2025
8. Adjournment (The next LPA Meeting is scheduled for 9:00 am, August 28, 2025)

CPA23-109179-BOS

Bonita Plan

Small-Scale Future Land Use Map Amendment



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: August 7, 2025

City Council Public Hearing Date: TBD, 2025

Project Name: Hickory on the Bay
Comprehensive Plan Map Amendment

*City of Bonita Springs
Planning and Zoning Division*

**STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT**

CPA23-109179-BOS

Text Amendment

Map Amendment

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

STAFF REPORT PREPARATION DATE: July 30, 2025

PART I- BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT/REPRESENTATIVE:

Applicant: Traci G. Kautzman
Agent: John Vanni, JR Evans Engineering
Jeremie Chastain and Robert J. Mulhere, Bowman
Richard Yovanovich, Coleman, Yovanovich and Koester

- 2. REQUEST:** A small-scale plan amendment to redesignate approximately 0.7 acres +/- from the Medium Density Multi-Family Residential Future Land Use Category to the General Commercial Future Land Use Category.

STRAPs: 32-47-25-B4-00064.0000 and 32-47-25-B4-0030A.0000.

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 vacant properties located at 4752 Bonita Beach Road and the Access Undetermined Parcel attached, are identified as STRAP Nos. 32-47-25-B4-00064.0000 and 32-47-25-B4-0030A.0000 (“Properties”). The Applicant is requesting a Map Amendment for the approximately 0.7 acres +/-, from Medium Density Multi-Family Residential to General Commercial, for the construction of a waterfront restaurant (Restaurant, Group III), which is consistent with the current commercial zoning in the Beach Zone of the Bonita Beach Road Corridor Overlay.
- B. The proposed Map Amendment would be consistent and compatible with the existing uses in the surrounding area, which include a canal to the north then residential single-family and two-family homes, vacant commercial parcels to the west, and marina uses on the south side of the Bonita Beach Road right-of-way. The adjacent eastern parcels are included in the Planned Development rezoning request to allow for additional retail, office and multi-family residential dwelling uses.
- C. Based on historic aerials, the Properties have remained vacant and undeveloped.
- D. The Properties were purchased in March 2023 and September 2024 by the Applicant.
- E. Prior to incorporation and adoption of the City’s Future Land Use Map, the Properties were designated as Urban Community, according to the Lee Plan. This Category allowed a mixture of relatively intense commercial uses and lower density residential uses. Mixed-use developments were encouraged. When the City adopted its first Future Land Use map, it designated this Properties as Medium Density Multi-Family Residential, even though all surrounding properties fronting Bonita Beach Road were designated within the General Commercial Future Land Use Category.
- F. The proposed Map Amendment would amend the Properties’ future land use designation to allow for commercial uses and to be consistent with the surrounding parcels fronting Bonita Beach Road.
- G. 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 School District, and Lee County Solid Waste.
- H. The Applicant held the required neighborhood information meetings and compatibility concerns were raised.
- I. A traffic impact analysis was provided with the Application and was reviewed by the City’s Traffic Engineer. The project was also sent to Lee County Department of Transportation. This proposed Map Amendment will not impact the MPO’s 2045 Long Range Transportation Plan or the City’s adopted Capital Improvement Plan or the County’s 5-year Capital Improvement Plan.

C. SUMMARY/BACKGROUND DISCUSSION:

HISTORY OF THE SUBJECT PROPERTIES

The Properties are located at 4752 Bonita Beach Road and the Access Undetermined Parcel known as Tract A of the Ledford Shores Plat. As far as historic aerials show, no development has occurred on either of the parcels. Over time, erosion has occurred. The Applicant purchased the Properties in March 2023 and September 2024. The current zoning of the Properties (Beach Zone of the Bonita Beach Road Corridor Overlay) allows for the requested waterfront restaurant use, but the current Future Land Use designation of Medium Density Multi-Family Residential does not. Accordingly, the Applicant submitted an application for the proposed Map Amendment, which is the appropriate path to correct such inconsistency. A companion Planned Development rezone request was also submitted for this project. Staff has reviewed the Application and Staff's findings are contained in this Report.

EXISTING CONDITIONS

The Properties are vacant and have not been developed. 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, and Lee County Solid Waste.

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

The existing Future Land Use category is Medium Density Multi-Family Residential, which states the following:

Policy 1.1.8.1: Medium Density Multi-Family Residential - Intended to accommodate multi-family, modular and manufactured housing, and existing mobile home and recreational vehicle parks up to a maximum density of 10 units per gross acre and approximately 1,341 acres of gross land area in the land use category; group homes and foster care facilities, public schools and other public, semi-public and recreational uses on a limited basis. This land use category is applied primarily to existing properties developed with multi-family or mobile home/recreational vehicle parks located within the Coastal Management Area (CMA) or lands formerly afforded a land use designation of Urban Community in the Lee Plan, or properties adjacent to existing or major planned roadways.

- a. Appropriate residential housing types include conventional and modular constructed single-family and duplex structures, on permanent foundations, cluster housing, zero lot line, townhouses, multi-family structures, and mobile homes or recreational vehicles in existing mobile home or recreational vehicle parks.
- b. Residential density shall be limited to no more than six dwelling units per acre. If affordable housing is provided, residential density may be increased by up to four additional dwelling units per acre. This density range is consistent with the density previously afforded under the Urban Community land use designation in the Lee Plan.

- c. *Commercial uses may be appropriate provided they are primarily intended to serve the residents of a mixed use project and are sensitive to nearby residential uses.*
- d. *Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves, except that no new structures or modifications to existing structures located on the islands west of the mainland may be constructed in excess of 35 feet in height.*

The current zoning designation for the Properties is the Beach Zone of the Bonita Beach Road Corridor Overlay, which, if the proposed Map Amendment is approved, would allow commercial uses, such as the proposed waterfront restaurant use.

SURROUNDING ZONING AND LAND USE

A majority of properties along this section of Bonita Beach Road, from Bay Point Lane to Imperial Shores Boulevard, were developed under Lee County's regulations, which were distinctly urban in character and allowed commercial, residential, public, and limited light industrial uses. Since the adoption of the City's first Comprehensive Plan, the City has engaged in three key planning efforts to address development along this important corridor: 1) Bonita Beach Road Study by Lee County (2003), 2) Bonita Beach Road Visioning Study by Toole Design Group (2016), and 3) Bonita Beach Road Land Use Report by DPZ CoDesign (2018). Both the Toole Design and the DPZ CoDesign studies were the basis for the adoption of the current Bonita Beach Road Corridor comprehensive plan policies and implementing land development regulations. The intent of the Bonita Beach Road Corridor Overlay is to guide future growth and redevelopment along the Bonita Beach Road Corridor within zones, quadrants, and nodes as identified in the Bonita Plan, Bonita Beach Road Visioning Study and Bonita Beach Road Land Use Report. The Bonita Beach Road Corridor District is intended to support urbanized development patterns that focus on human-scale development, an appropriate mixture of land uses, site design, interconnectivity, mobility, architectural standards, and a vibrant and aesthetically-pleasing streetscape

Recognizing the increasing urbanization of Bonita Springs and that these Properties will be incorporated into the companion planned development rezoning request, a General Commercial Future Land Use map designation is appropriate for these parcels. Further, the companion Planned Development request is required to demonstrate how their rezoning request and proposed Master Concept Plan are compatible with surrounding existing land uses and future land use patterns. Such mechanisms include spatial and/or vegetative buffers, walls or fences, or other appropriate measures that will ensure compatibility between residential uses and more intensive nonresidential uses.

APPLICANT DATA AND ANALYSIS

The Applicant's data and analysis is included in the Staff Report back-up materials (Attachment E).

PART II- STAFF ANALYSIS

SUMMARY

The request is to amend the Future Land Use Map designation for the Properties, from Medium Density Multi-Family Residential to the General Commercial designation.

The Medium Density Multi-Family Residential category states the following:

Policy 1.1.8.1: Medium Density Multi-Family Residential - Intended to accommodate multi-family, modular and manufactured housing, and existing mobile home and recreational vehicle parks up to a maximum density of 10 units per gross acre and approximately 1,341 acres of gross land area in the land use category; group homes and foster care facilities, public schools and other public, semi-public and recreational uses on a limited basis. This land use category is applied primarily to existing properties developed with multi-family or mobile home/recreational vehicle parks located within the Coastal Management Area (CMA) or lands formerly afforded a land use designation of Urban Community in the Lee Plan, or properties adjacent to existing or major planned roadways.

- a. *Appropriate residential housing types include conventional and modular constructed single-family and duplex structures, on permanent foundations, cluster housing, zero lot line, townhouses, multi-family structures, and mobile homes or recreational vehicles in existing mobile home or recreational vehicle parks.*
- b. *Residential density shall be limited to no more than six dwelling units per acre. If affordable housing is provided, residential density may be increased by up to four additional dwelling units per acre. This density range is consistent with the density previously afforded under the Urban Community land use designation in the Lee Plan.*
- c. *Commercial uses may be appropriate provided they are primarily intended to serve the residents of a mixed use project and are sensitive to nearby residential uses.*
- d. *Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves, except that no new structures or modifications to existing structures located on the islands west of the mainland may be constructed in excess of 35 feet in height.*

The Properties were never developed under the current Future Land Use designation. The City's adoption of the Bonita Beach Road Corridor Overlay in 2019 rezoned the Properties, which now allows for a variety of residential and commercial uses, provided the proposed Map Amendment is approved.

The proposed Future Land Use 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 Properties to the General Commercial Future Land Use category would allow a wider variety of commercial uses consistent with the Properties' existing zoning designation, including a waterfront restaurant, 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.

Objective 1.16- Bonita Beach Road Corridor and Bonita Beach Road Corridor Quadrant Map: Establish regulations to implement the Bonita Beach Road Visioning Study by Toole Design Group dated November 1, 2016 for the Bonita Beach Road Corridor, which is generally located between the Gulf of [America] and the City limits to the East. The corridor serves as the main gateway to the City, and is intended for an interconnected mix of uses including commercial, civic, residential, and mixed-use development, with emphasis on compatibility, a human-scale of development, walkability and bike-ability, and a vibrant and aesthetically-pleasing streetscape.

Policy 1.16.2: Provide for the protection and enhancement of viewsheds along Bonita Beach Road through design features and elements that emphasize the gateway character of this corridor.

Policy 1.16.4: Promote use of aesthetically pleasing architectural standards, accessory structures, and additional hardscape and landscape features to create a strong sense of place along Bonita Beach Road.

Policy 1.16.5: New development and redevelopment projects shall be designed and developed to coordinate land uses, site design, access, and required infrastructure improvements with the mobility network identified in the Bonita Beach Road Visioning Study by Toole Design Group dated November 1, 2016.

Policy 1.16.6: Evaluate new development and redevelopment projects along the Bonita Beach Road Corridor in relationship to the "Bonita Beach Road Corridor Quadrant Map" and "Corridor Network Zones Map" to encourage appropriate land use, site design techniques, interconnectivity, and multi-modal access.

TRANSPORTATION ELEMENT

The Properties front Bonita Beach Road, a fully constructed County-maintained roadway. The project will receive formal review for required roadway improvements at time of local development order. The project is also required to comply with the City's Complete Streets requirements and provide pedestrian facilities.

INFRASTRUCTURE ELEMENT: POTABLE WATER & SANITARY SEWER SUB ELEMENTS

The Properties have water/sewer availability and are 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 it has the capacity to serve the estimated 21,450 gallons per day usage of the proposed use of the Properties. Since no reuse water is available for the site, potable water would also be used for irrigation purposes.

CONSERVATION/COASTAL MANAGEMENT ELEMENT

The Properties are located within the Coastal Management Area (CMA) and Coastal High Hazard Area (CHHA), as shown on CMA Map Figure 7 within the administrative section of the Comprehensive Plan. Therefore, the project is subject to Goal 5 of the Conservation/Coastal Management Element of the Bonita Plan.

Objective 5.1: Development in Coastal High Hazard Areas- The City shall minimize flood risk that results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise by directing population concentrations away from the City's coastal high hazard area by limiting new development within the Coastal High Hazard Area (CHHA). The coastal high-hazard area is the area below the elevation of the category storm 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricane (SLOSH) computerized storm surge model.

Policy 5.1.1: Comprehensive plan amendments within the CHHA must meet one of the following criteria in accordance with state statutory requirements in Section 163.3178(8)(a), F.S.

The Map Amendment and rezone requests do not propose residential units on the Properties. Therefore, Policy 5.1.1. is not applicable.

Objective 5.2: Development in the Coastal Management Area (CMA). The City shall minimize flood risk that results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise in the Coastal Management Area (CMA).

Policy 5.2.3: Through the City's Comprehensive Plan amendment process, land use designations of undeveloped areas within the Coastal Management Area shall be considered for reduced density categories (or assignment of minimum allowable densities where density ranges are permitted) in order to limit the future population exposed to coastal flooding.

The proposed Map Amendment does not reduce or increase the permitted density. However, the companion Planned Development request illustrates that no residential units are proposed for these Properties and that this request does not cause additional density within the proposed project.

Policy 5.2.4: Development in the Coastal Management Area, except as otherwise restricted by Policy 5.2.1 and the City's redevelopment project on Old U.S. 41, shall be infill only and shall not exceed the surrounding properties' density/intensity except as allowed by existing zoning at the time of the adoption of this Comprehensive Plan.

The proposed project does not exceed the surrounding density or intensity.

Policy 5.2.6: All development and major redevelopment in the Coastal Management Area shall conform to the City's Flood Damage Protection Ordinance and be consistent with the flood-resistant construction requirements in the Florida Building Code and applicable flood plan management regulations set forth in 44 C.F.R. part 60.

The project will comply with all FEMA and Florida Building Codes.

Policy 5.2.9: New development requiring seawalls for protection from coastal erosion shall not be permitted.

The project proposes retaining walls to maintain the elevation needed for FEMA requirements. The retaining walls are proposed interior to the mangroves.

Policy 5.2.10: Development in coastal areas shall consider site development techniques to reduce losses due to flooding and claims made under flood insurance policies issued in the state. These may include accommodation strategies, such as elevating structures, drainage improvements, or green infrastructure techniques that function to absorb or store water.

The site is proposed to be filled to meet FEMA standards, with installation of underground drainage to ensure stormwater is maintained and treated.

REMAINING ELEMENTS

It is Staff's opinion that the remaining elements of Housing, Recreation, and Public School Facilities are not applicable to this Map Amendment request. There are no residential uses being proposed on these Properties. The Recreation Element provides the standards for availability of City parks and open space, which are not 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 will be scheduled before the City Council for a public hearing, consistent with Section 163.3187, Florida Statutes.

CONCLUSIONS:

The purpose of the proposed Map Amendment is to allow for commercial uses that are consistent with the Beach Zone of the Bonita Beach Road Corridor Overlay. For the specific Properties, the Applicant proposed a waterfront restaurant in this area. The Properties are vacant and the Applicant is fully aware of the City's Code provisions for development consistent with the Bonita Beach Road Corridor Overlay and Complete Streets requirements. 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 Properties from Medium Density Multi-Family to General Commercial.

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 Parcels
- E. Application Backup (available online only)

Submitted by:

Mary Tornberg, Esq., AICP
Senior Planner

Date: July 30, 2025

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

DATE OF PUBLIC HEARING: August 7, 2025

A. LOCAL PLANNING AGENCY REVIEW

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

1. RECOMMENDATION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

Chairman Steve Lohan _____

Don Colapietro _____

Daniel Dhooghe _____

Raymond Townsend _____

Robert Lombardo _____

Jeff Maturo _____

Tammy Hartford _____

**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

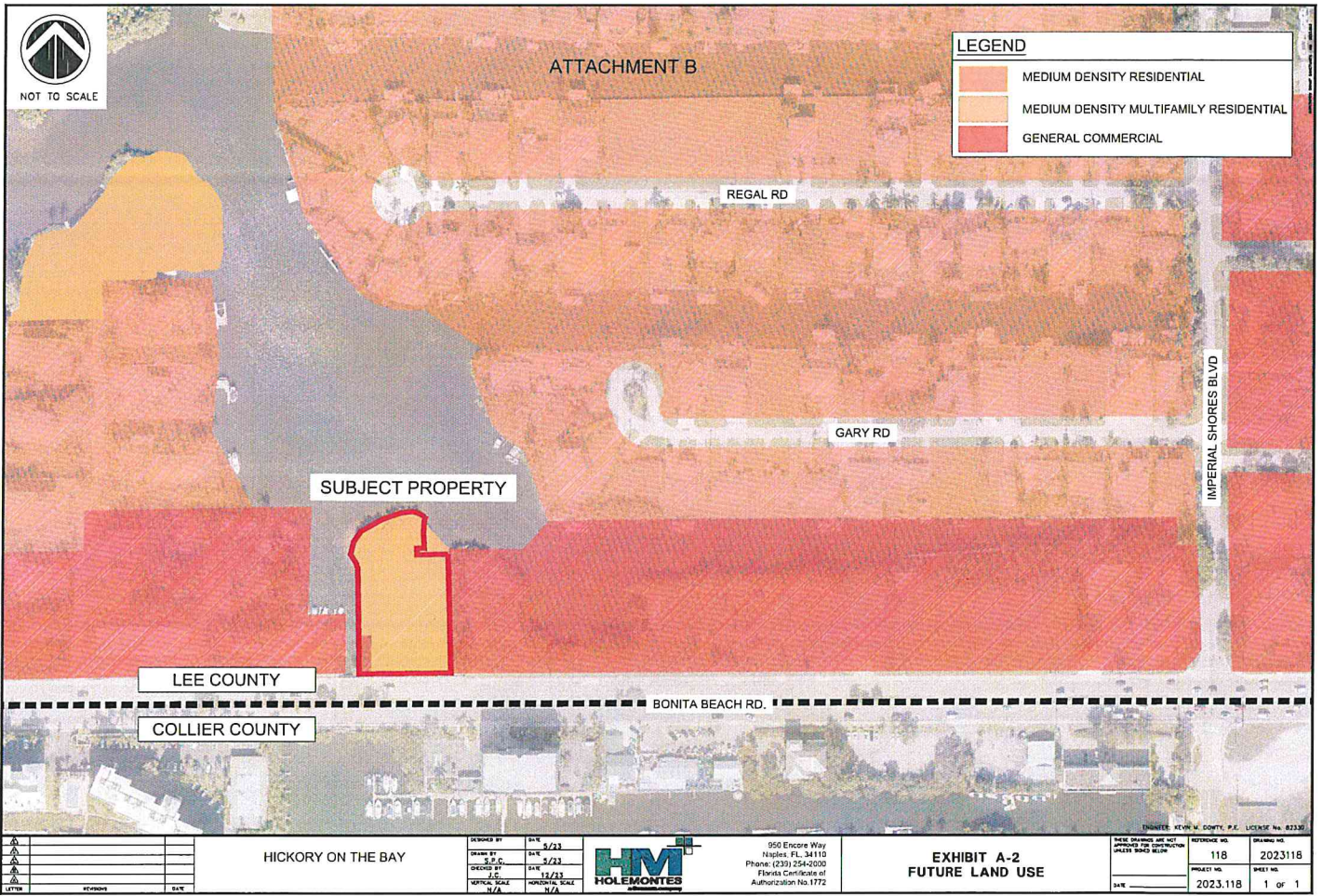
Nigel Fullick

Jim Fitzpatrick



ATTACHMENT B

LEGEND	
	MEDIUM DENSITY RESIDENTIAL
	MEDIUM DENSITY MULTIFAMILY RESIDENTIAL
	GENERAL COMMERCIAL



LEE COUNTY

COLLIER COUNTY

BONITA BEACH RD.

REGAL RD

GARY RD

IMPERIAL SHORES BLVD

HICKORY ON THE BAY

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
SCALE	HORIZONTAL SCALE
VERTICAL SCALE	VERTICAL SCALE



950 Encore Way
 Naples, FL 34110
 Phone: (239) 254-0000
 Florida Certificate of
 Authorization No. 1772

EXHIBIT A-2
FUTURE LAND USE

ENGINEER KEVIN M. COWLEY, P.E. LICENSE No. 82330	REFERENCE NO.	DRAWING NO.
	118	2023.118
	PROJECT NO.	SHEET NO.
	2023.118	1 OF 1

VERTICAL SCALE: 1" = 100' HORIZONTAL SCALE: 1" = 100'

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.

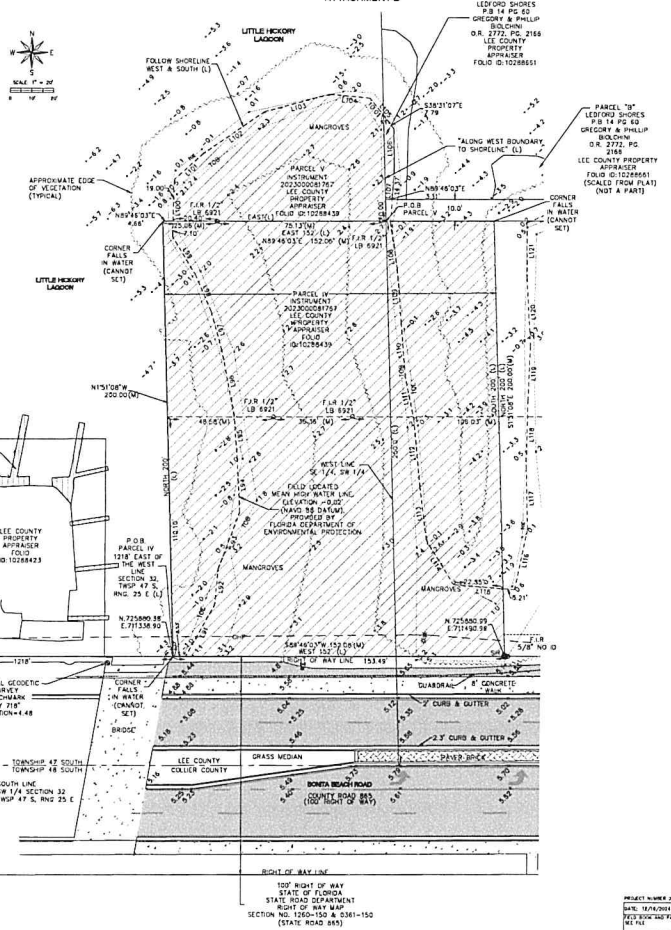
b. If affordable housing is provided, residential density may be increased by up to five additional units per acre.

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.

(Ord. No. 17-08, § 1, 6-7-17)

ATTACHMENT D



Line #	Direction	Length
L91	S28°52'28"W	27.21
L92	S45°44'47"W	18.70
L93	S22°24'14"W	27.81
L94	S33°24'17"	24.84
L95	S43°30'07"	20.27
L96	S11°15'47"	29.80
L97	S15°24'04"	18.54
L98	S24°05'24"	18.66
L99	S31°34'48"	20.17
L100	S10°17'14"	28.19
L101	S47°26'14"W	17.80
L102	S55°25'14"W	24.83
L103	S14°50'45"W	30.80
L104	N84°49'54"W	18.42
L105	N38°31'27"W	17.81
L106	N19°22'37"W	18.21
L107	N37°19'17"	25.28
L108	N40°12'18"	21.02
L109	N44°13'37"W	25.12
L110	N43°27'02"W	24.21
L111	N11°28'27"W	20.11
L112	N54°11'55"W	31.04
L113	N71°17'13"W	24.87
L114	N31°23'17"W	24.15
L115	N85°13'08"W	25.80
L116	S11°37'52"W	28.28
L117	S13°27'29"	28.83
L118	S10°12'29"	30.06
L119	S20°13'18"	28.23
L120	S31°16'16"	28.82
L121	S04°10'57"	28.18

LEGAL DESCRIPTION

PARCEL 1V BEGINNING AT A POINT 1218 FEET EAST FROM WHERE THE WEST BOUNDARY OF SECTION 32, INTERSECTS WITH THE NORTH BOUNDARY OF BONITA BEACH ROAD, THENCE NORTH 200 FEET, THENCE EAST 152 FEET, THENCE SOUTH 202 FEET, THENCE WEST TO THE POINT OF BEGINNING IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

PARCEL 1W BEGINNING AT A POINT 250 FEET NORTH FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THENCE ALONG THE WEST BOUNDARY TO THE SHORELINE, THEN FOLLOWING THE SHORELINE TO THE WEST AND SOUTH TO A POINT 250 FEET NORTH OF THE SECTION, THENCE EAST TO THE POINT OF BEGINNING.

AND

PARCEL 1A, LEDFORD SHORES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 60 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL SURVEYED HEREON

SURVEYORS NOTES

- 1) BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM (FLORIDA WEST ZONE NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT), VERIFIED BY REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) USING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE, NAD 83, 2011 ADJUSTMENT.
- 2) DIMENSIONS SHOWN HEREON ARE GRID DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
- 3) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AC, HAVING A BASE FLOOD ELEVATION OF 10 FEET (NAVD 88), PER FIRM 1207102542, EFFECTIVE DATE 11/17/2022.
- 5) FOUNDATIONS AND UTILITIES BENEATH THE SURFACE, IF ANY, HAVE NOT BEEN LOCATED.
- 6) TOTAL AREA OF PROPERTY SURVEYED IS 0.803 ACRES ±.
- 7) LAST DATE OF FIELD WORK WAS 06/27/23.
- 8) THE INTENDED USE OF THIS SURVEY IS TO BE USED FOR DESIGN PURPOSES.
- 9) ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS THEY RELATE TO NATIONAL GEODETIC SURVEY BENCHMARK "718" (POINT IDENTIFICATION NUMBER 042708), HAVING AN ELEVATION OF 4.44'.
- 10) COORDINATES SHOWN HEREON WERE MEASURED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE, NAD 83, 2011 ADJUSTMENT.

LEGEND

- SR SET 5/8" IRON ROD & CAP (L.B. 8032)
- F.P.A.K. FOUND PAPER-KARLON WAL
- F.L.C. FLORIDA ADMINISTRATIVE CODE
- L.S. LICENSED SURVEYOR E-FILE
- L.I.C. LICENSED BUSINESS
- F.I.R.M. FLOOD INSURANCE RATE MAP
- P.B. PLAT BOOK
- P.S. (S) PAGE(S)
- INST. INSTRUMENT
- NO. NUMBER
- TOE APPROXIMATE TOE OF SLOPE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- (M) MEASURED
- (L) LEGAL
- CONCRETE CONCRETE
- PAVEMENT PAVEMENT
- PAVER BRICK PAVER BRICK
- CONCRETE CONCRETE

CERTIFICATION

I, J.R. EVANS ENGINEERING, P.A. HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE HEREON DISCLOSED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 05/22/2023 THROUGH 12/16/2023. THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54B-17.001-051, F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

STEPHEN E. BERRY, STATE OF FLORIDA, (L.S. #2394)
BILLS SURVEYORS AC, (L.B. #2333)

PROJECT NUMBER 2334	BOUNDARY SURVEY	BILLS SURVEYORS, INC.
DATE: 05/22/2023	LEE COUNTY PROPERTY APPRAISER	8001 HIGHLAND WOODS BLVD., SUITE 6
BY: J.R. EVANS	STRAP NO. 32-47-25-84-000640000 AND 32-47-25-84-003040000	BONITA SPRINGS, FLORIDA, 34135
APPROVED: [Signature]	A PORTION OF SECTION 32, TOWNSHIP 47 SOUTH	(239) 597-1315
MAP: 1-14	RANGE 25 EAST, LEE COUNTY, FLORIDA	

**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 Dhooghe. 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