



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

**City of Bonita Springs
Board for Land Use Hearings & Adjustments
and Zoning Board of Appeals
Meeting Agenda**

October 14, 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., October 13, 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. Roll Call by City Clerk
4. Public Hearings

Each case will include a public comment period after the applicant and staff presentation.

A. Case Name: 27195 BELLE RIO DRIVE VARIANCE (VAR25-125519-BOS)

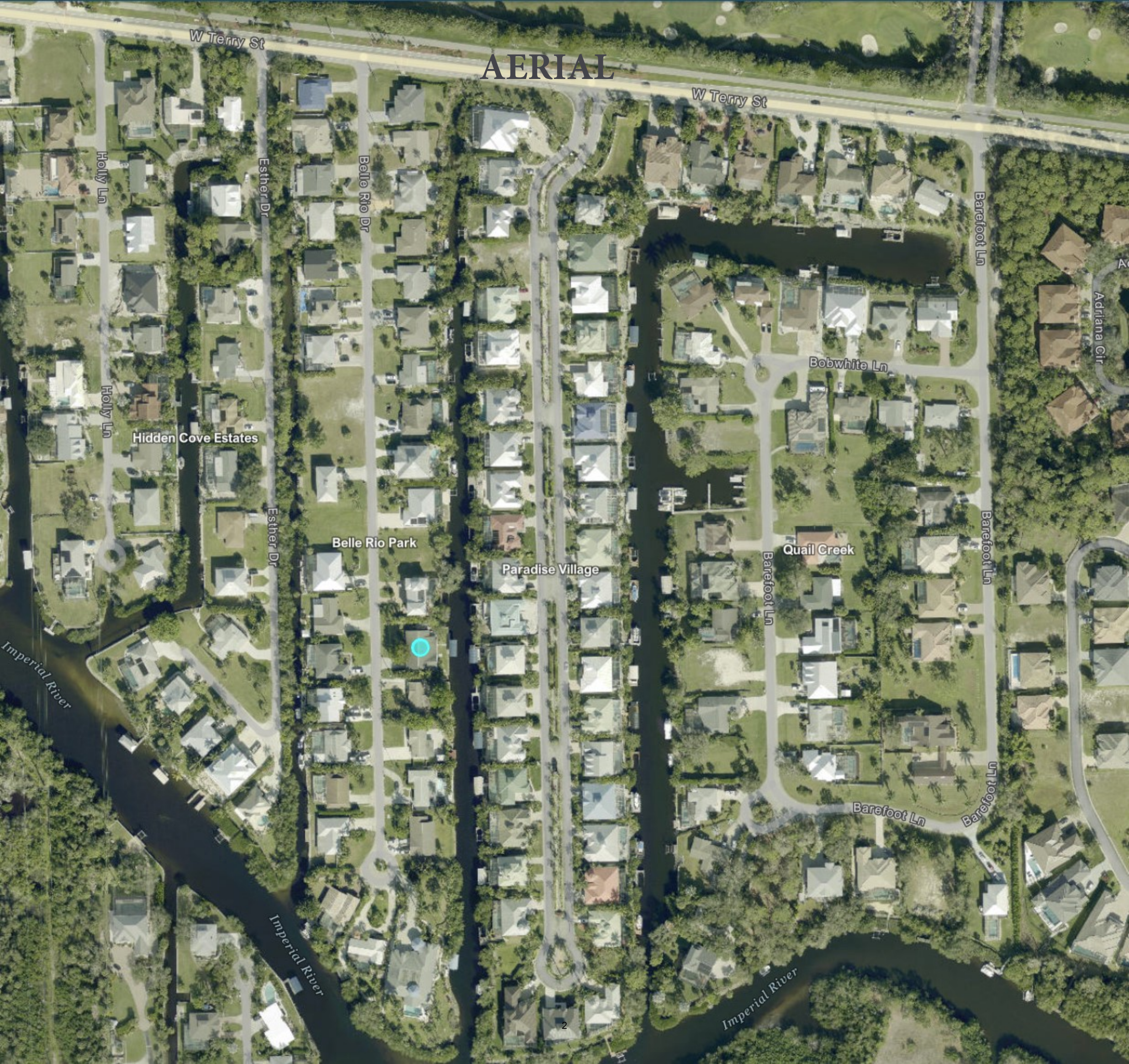
A VARIANCE FROM LDC SECTION 4-1894(B) WHICH REQUIRES A WATER BODY SETBACK OF 25 FEET, TO ALLOW A SETBACK OF 3.7 FEET FROM THE SEAWARD SIDE OF THE SEAWALL ON THE NORTHEAST CORNER, AND A SETBACK OF 18.1 FEET TO THE SEAWARD SIDE OF A SEAWALL ALONG THE SOUTHEAST CORNER OF A PROPOSED SINGLE-FAMILY HOME ON A RESIDENTIAL PROPERTY IN BONITA SPRINGS.

5. Approval of meeting minutes from September 16, 2025
6. Update on Previous Cases
7. Public Comment
8. Next Meeting: 9:00 a.m., November 18, 2025 (Tentative)
9. Adjournment

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AERIAL



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

PROJECT NAME: 27195 BELLE RIO NEW CONSTRUCTION & VARIANCE

TYPE OF CASE: VARIANCE (SETBACK)

CASE NUMBER: VAR25-125519-BOS

HEARING DATE: OCTOBER 14, 2025

PLANNER: MIKE FIIGON II, SENIOR PLANNER

REQUEST AND STAFF RECOMMENDATION

A variance from LDC Section 4-1894(b) which requires a water body setback of 25 feet, to allow a setback of 3.7 feet from the seaward side of the seawall on the northeast corner, and a setback of 18.1 feet to the seaward side of a seawall along the southeast corner of a proposed single-family home on a residential property in Bonita Springs.

Staff recommends **APPROVAL** of the variance as requested.

I. APPLICATION SUMMARY:

A. Applicant: RDA Consulting Engineering

B. Agent: Richard Dubois, P.E.

C. Request: A variance from LDC Section 4-1894(b) which requires a water body setback of 25 feet, to allow a setback of 3.7 feet from the seaward side of the seawall on the northeast corner, and a setback of 18.1 feet to the seaward side of a seawall along the southeast corner of a proposed single-family home on a residential property in Bonita Springs.

D. Location: 27195 Belle Rio, Bonita Springs, FL 34135

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

Future Land Use: Moderate Density Residential

Current Zoning: RS-1, Single-Family

Current Use: Vacant

F. Surrounding Land Use:

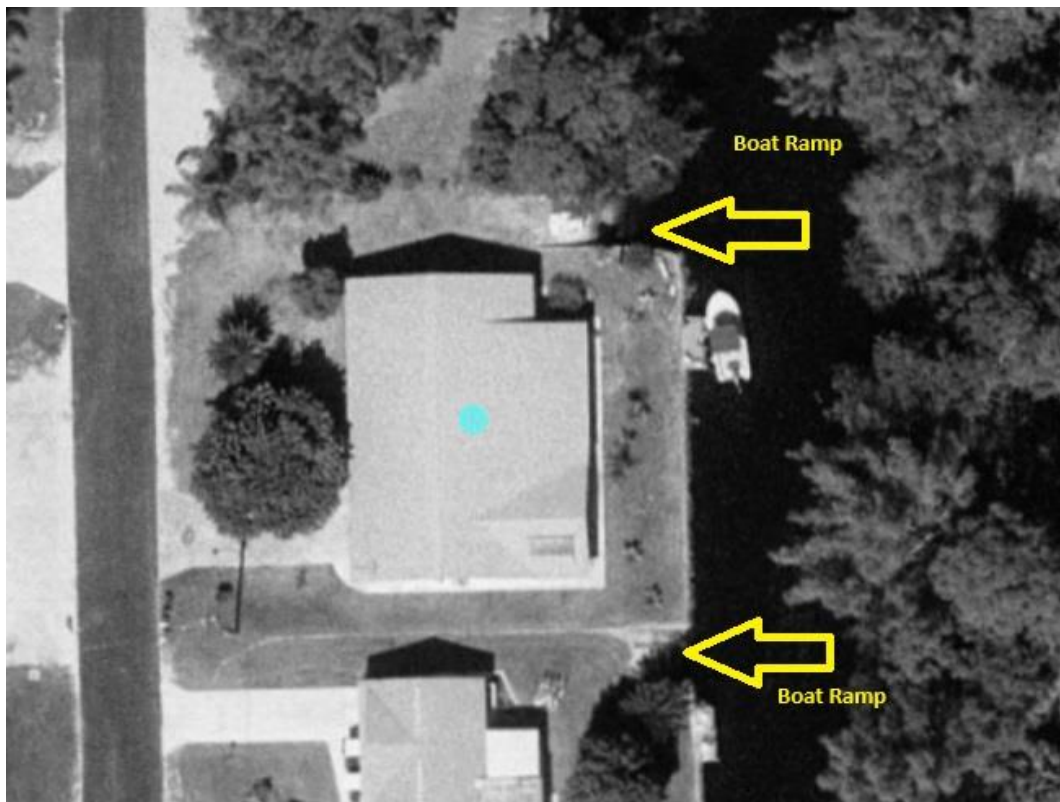
<u>Existing Zoning & Land Use</u>	<u>Future Land Use Designation</u>
North: RS-1; Single-Family Home	Moderate Density Residential
East: Canal/RS-1; Single-Family Home	Moderate Density Residential
South: RS-1; Single-Family Home	Moderate Density Residential
West: RS-1; Single-Family Home	Moderate Density Residential

II. **BACKGROUND AND INFORMATIONAL ANALYSIS:**

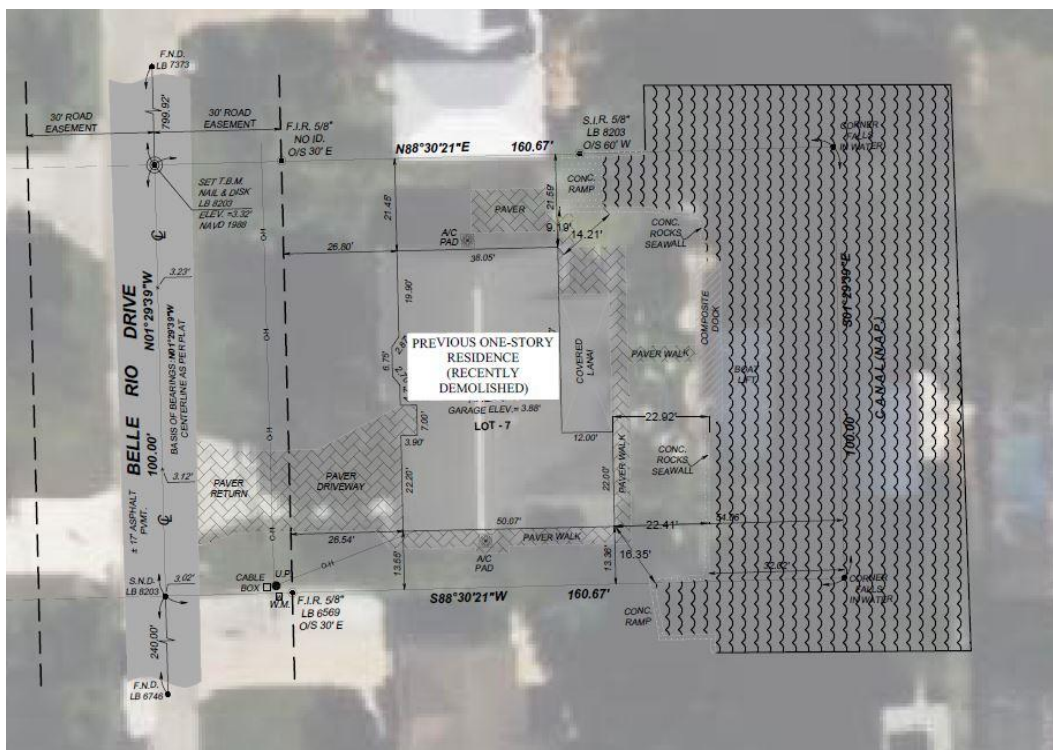
Introduction/Synopsis

The property is located at 27195 Bell Rio Drive in Bonita Springs. The original home was built in 1981 and had a history of flooding during severe storm events (such as Hurricanes Irma [2017] and Ian [2022]). The original home has since been demolished and a permit application has been submitted for a new single-family residence.

The property is located in the RS-1 (Single-Family) zoning designation, which requires a water body setback of at least 25 feet (LDC 4-1894(b)). The site plan (below) shows the previous home and the setbacks. The home was approximately 16.35 feet from the seawall on the southeast corner and 14.21 feet at the northeast corner. The required setback at the time of construction in 1981 would have been 25 feet (same standard under the current LDC). However, it is unclear based on aerial and permitting data how long the boat ramps have been in existence. Having said that, it is clear they predate the incorporation of the City of Bonita via an aerial from 1998 (below). If not for the boat ramps on both sides of the property, the previous home as well as the proposed home would meet all required setbacks for the zoning district.



1998 Aerial of 27195 Belle Rio (Community Development—2025)



Site plan showing the previous home with setbacks (RDA Consulting Engineers—2025)

Several variances have been approved within the Belle Rio subdivision—all of them setback-related. Examples include:

27090 Belle Rio Drive—Street and waterbody setback relief

27125 Belle Rio Drive—Street setback relief

With this information, including the Applicant's narrative and analysis, staff is able to provide the below analysis of the variance criteria based on the facts of the case.

Variance Review Criteria – Analysis

As outlined in LDC 4-131(b)(3), the following standard of review is applied to variance cases:

- (3) *Findings. Before making a recommendation to grant any variance, the zoning board must find that all of the following exist:*
- a. There are exceptional or extraordinary conditions or circumstances that are inherent to the property in question;*
 - b. The exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of the ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding the adoption of the ordinance from which this chapter is derived will not be considered self-created);*
 - c. The variance granted is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation in question to their property;*
 - d. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and*
 - e. The condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of a general or recurrent nature so as to make it more reasonable and practical to amend the ordinance.*

Criterion a: There are exceptional or extraordinary conditions or circumstances that are inherent to the property in question:

Staff Analysis: The original plat is from the 1920's and was subdivided multiple times between the 1930's and the 1960's—with this parcel being part of Belle Rio Park Subdivision. The lot contains a roadway easement 30 feet wide and a canal

easement that is also approximately 30 feet wide. The easements reduce the usable lot width by 60 feet total. Several variances have been approved previously by Lee County for other lots within the subdivision for waterbody and street setbacks as a result of the difference between the platted lot depth and the actual usable space once the easements are accounted for. A unique condition is further demonstrated by the presence of two boat ramps that also significantly reduce the usable space for home construction.

Criterion b: The exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of the ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding the adoption of the ordinance from which this chapter is derived will not be considered self-created).

Staff Analysis: The owner did not create the lot nor build the home that had previous setback violations that went unnoticed for 30+ years. The owner is requesting to be able to build a new home in a location consistent with the previous home (though a larger footprint overall), but needs setback relief in order to do so.

Criterion c: The variance granted is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation in question to their property.

Staff Analysis: If the two boat ramps were not present, the proposed single family residence would be meeting all required setbacks (street, sides, canal/waterbody). The boat ramps are seawalled, which reduces erosion concerns related to construction of the home. The footprint of the home being proposed will not violate the lot coverage provisions of the RS-1 zoning district and is reasonably scaled and compatible with other existing homes in the subdivision. The requested variance is the minimum necessary in order to effectuate the proposed building plan.

Criterion d: The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Staff Analysis: Previous setback variances have been granted by Lee County and the City of Bonita for other lots in the same subdivision. The Applicant has supplied Staff with letters of support from other homeowners on the street.

Criterion e: The condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of a general reoccurring nature so as to make it more reasonable to amend the ordinance.

Staff Analysis: While several variances have been approved previously for multiple lots within the Belle Rio Park Subdivision, Staff does not believe that a wholesale code change is warranted and instead believes these projects can be reviewed on a case-by-case basis.

It is Staff's opinion the application has demonstrated compliance with all of the criteria listed above.

Surrounding Zoning

The zoning surrounding is residential (RS-1, single-family). The requested use of a single-family home is consistent with the property's RS-1 zoning designation and is compatible with surrounding residential uses.

Neighborhood Compatibility

The owner's desire to construct a new single-family home is compatible with the zoning designation and the neighborhood. Several homes in the community and in the surrounding neighborhoods have received variances due to some unique circumstance. The proposed building is not out of scale or character and Staff has not received any opposition correspondence.

Comprehensive Plan Considerations

The subject property is located in the Moderate Density Residential future land use category according to the City's Future Land Use Map. The Future Land Use Element of the Comprehensive Plan describes the Moderate Density Residential land use as follows:

Policy 1.1.7: Moderate Density Residential - Intended to accommodate and preserve single-family residential development at a maximum density of up to 5.8 dwelling units per gross acre and approximately 1,977 acres of gross land area in the land use category; planned unit developments at a maximum density of six units per acre; group homes and foster care facilities; public schools and other public, semi-public and recreational uses on a limited basis.

- a. *Appropriate residential housing types include conventional and modular constructed single-family homes on permanent foundations.*
- b. *Maximum allowable height of structures shall be 35 feet from the base flood elevation to the eaves.*

It is Staff's opinion that the requested variance does not conflict with the Moderate Density Residential future land use category.

Findings & Conclusions:

Based upon an analysis of the application and the standards for approval of a variance, Staff makes the following findings and conclusions:

1. There are exceptional or extraordinary conditions or circumstances inherent to the subject property, specifically the boat ramps that significantly alter the permitted building footprint.
2. The exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of the ordinance. The Applicant has not altered the lot configuration nor were they responsible for the creation of the boat ramps that are leading to the setback issue.
3. The variance, if granted, is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulations in question to the subject property.
4. The granting of the variance will not have deleterious effects on the neighborhood and public welfare.
5. The condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of a general or recurrent nature to make it more reasonable and practical to amend the ordinance.

III. RECOMMENDATION:

Staff recommends **APPROVAL** of the Applicant's requested variance from LDC 4-1894(b). This recommendation of approval is based on the *Findings & Conclusions* contained herein and is subject to the following conditions:

1. The variance is limited to a northeast corner setback of 3.7 feet to the boat ramp seawall, and a southeast corner setback of 18.1 feet to the boat ramp seawall, as shown on the attached site plan (Exhibit C).
2. All other zoning and development regulations remain in full force and effect.
3. Approval of this variance does not guarantee approval of a building permit.

IV. SUBJECT PROPERTY

The applicant indicates the STRAP number is: 34-47-25-B2-04100.0130

V. EXHIBITS

- A. Legal Description and Boundary Survey
- B. Applicant's Narrative
- C. Proposed Site Plan

VI. ATTACHMENTS

- A. Application and Backup (online only)



GEOMETRIC SURVEYING INC.

2804 DEL PRADO BLVD S, SUITE 205

CAPE CORAL, FL 33904

ASSISTANCE@GEOMETRICSURVEYING.COM

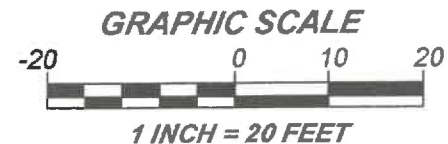
(239)-540-6257

(239)-471-2237

EXHIBIT A

MAP OF BOUNDARY SURVEY

27195 BELLE RIO DRIVE, BONITA SPRINGS, FLORIDA 34135



LOCATION SKETCH

SCALE = N.T.S.

ABBREVIATIONS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
BLDG. = BUILDING.
B.M. = BENCHMARK.
B.S.L. = BUILDING SETBACK LINE.
C = CALCULATED.
C.B. = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH. = CHORD.
CH.B. = CHORD BEARING.
CL = CLEAR.
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE.
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
C.U.P. = CONC. UTILITY POLE.
C.W. = CONCRETE WALK.
D.E. = DRAINAGE EASEMENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS.
° = DEGREES.
E = EAST.
EB = ELECTRIC BOX.
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
F.H. = FIRE HYDRANT.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL & DISK.
FT = FEET.
F.N. = FOUND NAIL.
I.F. = IRON FENCE.
IN. & EG. = INGRESS AND EGRESS EASEMENT.
L.B. = CERTIFICATE OF AUTHORIZATION.
L.P. = LIGHT POLE.
L.M.E. = LAKE MAINTENANCE EASEMENT.
' = MINUTES.
M. = MEASURED DISTANCE.
MB = MAIL BOX.
M.E. = MAINTENANCE EASEMENTS.
MON. = MONUMENT LINE.
MH = MANHOLE.
M.L. = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
O/S = OFFSET.
O.H. = OVERHEAD UTILITY LINES.
O.R.B. = OFFICIAL RECORDS BOOK.
OVH = OVERHANG.
P.V.M.T. = PAVEMENT.
PL. = PLANTER.
P.L. = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
POC = POINT OF COMMENCEMENT.
POB = POINT OF BEGINNING.
P.P.S. = POOL PUMP SLAB.
P.R.C. = POINT OF REVERSE CURVE.
P.B. = PLAT BOOK.
PG. = PAGE.
PWY. = PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
RES. = RESIDENCE.
PROP. COR. = PROPERTY CORNER.
RW = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RGE. = RANGE.
SEC. = SECTION.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #7608.
S.P. = SCREENED PORCH.
S. = SOUTH.
" = SECONDS.
T = TANGENT.
TSB = TRAFFIC SIGNAL BOX.
T.S.P. = TRAFFIC SIGNAL POLE.
TWP. = TOWNSHIP.
UTIL. = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.S. = WOOD SHED.
W. = WEST.
C = CENTER LINE.
Δ = CENTRAL ANGLE.
L = ANGLE.

OVERHEAD UTILITY LINES =
VINYL FENCE =
CHAIN LINK FENCE =
IRON FENCE =
WOOD FENCE =
POST & WIRE FENCE =
BUILDING SETBACK LINE =
UTILITY EASEMENT =
LIMITED ACCESS RW =
EXISTING ELEVATIONS =

± 0.00

SURVEYOR'S NOTE:

1. THE HIGHEST CROWN OF ROAD IS 3.32 FT.
2. ALL ELEVATIONS SHOWN ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, BENCHMARK ID: AD 6333. ELEVATION IS 7.77' OF NAVD 1988.

CERTIFICATION:

BAYBEACH BUILDERS INC.

LEGAL DESCRIPTION:

A PARCEL LYING IN LOT 7, SECTION 34, TOWNSHIP 47 SOUTH, RANGE 25 EAST, BONITA FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 27, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED ON "EXHIBIT A".

EXHIBIT A

FROM THE NORTHWEST CORNER OF LOT 7, SECTION 34, TOWNSHIP 47 SOUTH, RANGE 25 EAST, BONITA FARMS, RECORDED IN PLAT BOOK 3, PAGE 27, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, RUNS 81 DEGREES 38' 50" EAST 166.77 FEET ALONG THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 1003.86 FEET PARALLEL WITH THE WEST LINE OF SAID LOT 7 FOR A POINT OF BEGINNING. THENCE EAST 160.67 FEET TO THE EAST LINE OF LOT 7; THENCE SOUTH 100 FEET; THENCE WEST 160.67 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS, TO AND FROM SAID LANDS OVER, ALONG AND ACROSS THE FOLLOWING DESCRIBED LANDS, TO-WIT: A STRIP OF LAND 60 FEET WIDE ENDING INTO A CUL-DE-SAC OR TRAFFIC CIRCLE. THE CENTERLINE OF SUCH STRIP BEING DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SAID LOT 7, RUNS 81 DEGREES 38' 50" EAST, 167.77 FEET ALONG THE SAID NORTH LINE OF LOT 7; THENCE SOUTH 25.27 FEET PARALLEL WITH THE SAID WEST LINE OF LOT 7 TO THE CENTER OF SAID COL-DE-SAC HAVING A RADIUS OF 55 FEET AND FOR THE POINT OF TERMINATION. SAID LINES TO BEGIN AND TERMINATE AT THE PROPERTY LINES. ALSO, AN EASEMENT FOR BOAT CANAL PURPOSES OVER AND ACROSS THE EASTERLY 30 FEET OF SAID LOT 7, EXCEPTING THE NORTHERLY 80.27 FEET THEREOF.

SURVEYOR NOTES:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, ENCUMBRANCES OR EASEMENTS OF RECORD THE SAME THAT MAY NOT BE NOTED OR DEPICTED HEREON.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT, UNLESS NOTED OR DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" REFERS TO ABOVE GROUND INTRUSIONS OF IMPROVEMENTS ONTO SUBJECT PROPERTY FROM ADJOINERS PROPERTY OR ONTO ADJOINERS PROPERTY FROM SUBJECT PROPERTY.
- ARCHITECTS AND ENGINEERS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLANS WITH CORRECT INFORMATION TO BUILDING AND ZONING OFFICIALS OR ANY OTHER AUTHORITIES FOR APPROVAL OF PLANS FOR NEW CONSTRUCTION. THEY WILL ALSO BE RESPONSIBLE FOR SUBMITTING PLANS WITH CORRECT PROPOSED BUILDING HEIGHTS AND PROPOSED FINISHED FLOOR ELEVATION WITH DATUM FOR NEW BUILDINGS TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE SHOWN RECORD AND MEASURED CALLS ARE IN SUBSTANTIAL AGREEMENT.
- UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE UNDERGROUND FOOTINGS AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- FENCE TIES ARE TO CENTERLINE OF THE SAME.
- WALL TIES ARE TO THE FACE OF THE SAME.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 9.00 FT.
COMMUNITY: 120680
PANEL: 0658
SUFFIX: G
DATE OF FIRM: 11/17/2022
THE SUBJECT PROPERTY LIES IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE SKETCH OF THIS BOUNDARY SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.050.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES AND THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY:  03/05/2025
MIGUEL J. GARAY (DATE OF FIELDWORK)

PROFESSIONAL SURVEYOR AND MAPPER L#6594 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED:

DRAWN BY:	AHV	
FIELD DATE:	03/05/2025	
SURVEY NO:	25-000428	
SHEET:	1 OF 1	

L.S.#6594 L.B.#8203

EXHIBIT B

Exhibit IV-D

Variance Application Narrative – 27195 Belle Rio Drive

Per the City of Bonita Springs Land Development Code, to request a public hearing for a variance applicants must provide a narrative that addresses which ordinance a variance is being sought from, the basis or reasons for the variance, while also proving that granting said variance(s) will not threaten the health, safety, and wealth fare of nearby property owners and the general public. In addition, the narrative must also address how the variance will not create undue hardship on essential public facilities, and how the standard from which the variance is requested is unreasonable burdensome as applied to the applicants property and development plans. The narrative below addresses the questions raised by City of Bonita Springs Land Development code.

a. Ordinance(s) from which the variance is sought

Response a: We are seeking two variances from the Land Development Code (LDC). More specifically we are seeking relief from section 4-1894(b) of the City of Bonita Springs LDC; which requires, “Buildings and structure may not be placed closer than 25 feet to a canal or a bay or other water body...” for the Northeast corner of a proposed building to a boat ramp located at 27195 Belle Rio Drive. We are additionally seeking the same variance from LDC Section 4-1894(b) for the Southeast corner of the proposed building to an existing boat slip located at 27195 Belle Rio Drive.

b. Variance(s) being sought

Response b: The first variance being sought is from LDC Section 4-1894(b) which requires “Buildings and structure may not be placed closer than 25 feet to a canal or a bay or other water body...” to instead allow for a 3.7’ setback from the seaward side of the seawall along the boat ramp to the Northeast corner of the proposed building.

The second variance being sought is from LDC Section 4-1894(b) which requires “Buildings and structure may not be placed closer than 25 feet to a canal or a bay or other water body...” to instead allow for a 18.1’ setback from the seaward side of the seawall along the boat ramp to the Southeast corner of the proposed building.

c. Basis for Variance(s)

Response c: We are requesting these variances to allow the property owner to fully utilize and improve the property through the construction of a new single-family residence. The previously existing structure has a history of flooding during severe storm events. The current home owners have demolished the existing home to build a new, more resilient, home to be better protected against future storm surge events. The previously existing home was approximately 14.21’ away from the existing boat ramp, encroaching into the rear setback to the north east.

The proposed redevelopment addresses these issues by elevating the new structure above the base flood elevation, consistent with current flood plain regulations and the City of Bonita Springs Land Development Code (LDC). The project also includes a modest expansion of the building footprint while providing a 25’ foot setback from the canal along the rear frontage.



Exhibit IV-D

Variance Application Narrative – 27195 Belle Rio Drive

However, two existing boat ramps—located on the north and south sides of the property—provide access to neighboring properties via the canal. The placement of these ramps causes the seawall to encroach farther inland than would typically be expected. This unique site constraint significantly reduces the buildable area of this lot.

- d. Will there be any risk to the Health, Safety, and Welfare of Abutting Neighbors and the general Public by granting this variance.

Response d: There is no risk to the Health, Safety and Welfare of the Abutting Neighbor or the General Public as a result of granting this variance. Based on examination of Aerials of the property and neighboring parcels along with nearby permit, there are several residences located at similar setbacks from the seaward side of the seawall without any known issue or concern to the health, safety and welfare of abutting neighbors or general public. In addition, the proposed encroachment will not obstruct the views of the neighboring properties to the waterbody. The principal house setback to the rear of the lot will be maintained at a minimum of 25'. Additionally, the improvements proposed to the property will not encroach on existing boat ramps or slips along the canal frontage. By granting these variances the property owner will be able to move forward with the rebuilding of their home which will be built to current Florida Building Codes and provide a more resilient residence against future storm surge events.

- e. Will granting this variance create undue hardship on public facilities.

Response e: The variance will not create undue hardship on public facilities located on or abutting the project. The proposed residential home will not encroach within the rear 25' setback along the canal frontage. Therefore, the neighboring properties will not have their views of the waterbody obstructed.

- f. How does that standard the applicant is seeking variance from create unreasonable burden on the applicant's property and development plans.

Response f: There is historic precedence for this variance as several existing properties along Belle Rio Drive are constructed at a similar setback to the seaward of the seawall around the boat ramp. Maintaining the standard prevents the property owner from developing their property to the same extent as the surrounding properties. In addition, the boat ramp on the subject property existed before the homeowners bought the property and this ramp has become a hardship due to the setback restrictions. It should be noted that by granting this variance there will be no negative impacts to surrounding properties such as blocking the view of the canal or preventing access to the boat ramps along the canal.



EX. BOAT SLIP

EXHIBIT C

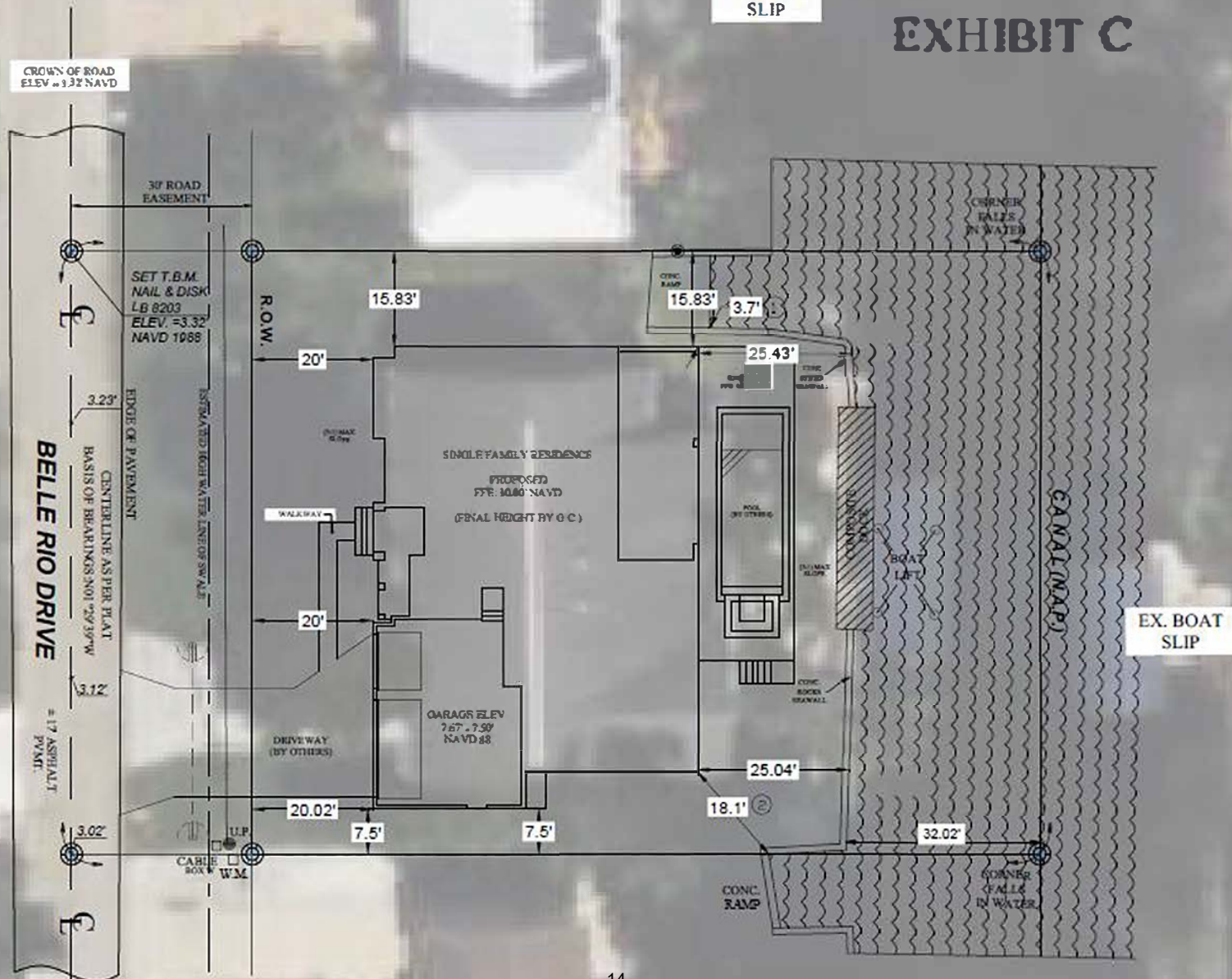


EXHIBIT D



EXHIBIT D

August 5th, 2025

City of Bonita Springs Community Development
9220 Bonita Beach Rd., #111
Bonita Springs, FL 34135

**Re: 27195 Belle Rio Dr New Construction and Variance Application
Public Hearing Request - Variance**

The 27195 Belle Rio Drive New Construction Variance Application project is located within Section 34, Township 47 South, Range 25 East, in Lee County, Florida. More specifically, the project is located on the parcel with the folio number 10290359, and the address is 27195 Belle Rio Drive. The total project boundary encompasses approximately 0.37 acres. The general location of the project is approximately 1,085 feet south of the intersection West Terry Street and Belle Rio Driven along the east side of Belle Rio Drive. A pre-application meeting for this project was held on 07/01/2025.

We are seeking two variances from the City of Bonita Springs Land Development Code (LDC). The first variance being sought is from LDC Section 4-1894(b) which requires "Buildings and structure may not be placed closer than 25 feet to a canal or a bay or other water body..." to instead allow for a 3.7' setback from the seaward side of the seawall along the boat ramp to the Northeast corner of the proposed building. The second variance being sought is from LDC Section 4-1894(b) which requires "Buildings and structure may not be placed closer than 25 feet to a canal or a bay or other water body..." to instead allow for a 18.1' setback from the seaward side of the seawall along the boat ramp to the Southeast corner of the proposed building.

Enclosed are the following items necessary to submit the City of Bonita Springs Public Hearing Request Variance Application for the above referenced project:

1. Cover Letter – 1 Copy
2. Public Hearing request – Variance Application – 1 Copy
3. Exhibit I-B-1 – Notarized Authorization Form – 1 Copy
4. Exhibit I-F – Notarized Disclosure Form – 1 Copy
5. Exhibit II-A-1 – Legal Description of Parcel – 1 Copy
6. Exhibit II-A-3 – Plat Map of Bonita Farms -1 Copy
7. Exhibit IV-A – List of Surround Property Owners – 2 Copy
8. Exhibit IV-B – Property Owner Map – 1 Copy
9. Exhibit IV-D – Variance Request Narrative – 1 Copy
10. Exhibit IV-E-1 Original Site Plan – 1 Copy
11. Exhibit IV-E-2 Proposed Site Plan – 1 Copy
12. Exhibit IV-F – USB Containing Digital Copies of all Application files – 1 Copy
13. Check of \$750.00 to the City of Bonita Springs – 1 Copy

Please review the enclosed information for your approval. If you have any questions or need additional information, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "RJ DB".

Richard DuBois, P.E. - Sr. Project Manager

CITY OF BONITA SPRINGS

Community Development Department

9220 Bonita Beach Road, Ste. 111

Bonita Springs, FL 34135

Phone: (239) 444-6150

email: permitting@cityofbonitaspringscd.org

**PUBLIC HEARING REQUEST
VARIANCE**

ACTION REQUEST INFORMATION

A. Project Name: _____

STRAP Number(s): _____

PART I

APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. Applicant's Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

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

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

☐ Other (indicate): _____

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

C. Property Owner's Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

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

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

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

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

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

PART II
GENERAL INFORMATION

A. Variance Request: (Check applicable answers)

- ☐ (Zoning) LDC Section: _____
- ☐ (Docks and Shoreline) LDC Section: _____
- ☐ (Development Standards) LDC Section: _____
- ☐ (Signs) LDC Section: _____

B. Specific Variance Request (attach sheet if more space needed)

Ordinance Section: _____ Variance is:

FROM: _____

TO: _____

C. Is this hearing requested as a result of a code violation? _____ NO _____ YES

D. Has a Development Order application been filed on the subject property? _____ NO _____ YES

D.O. Number: _____

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

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

_____ YES. Property is identified as:

Subdivision Name: _____

Plat Book: _____ Page: _____ Unit: _____ Block: _____ Lot: _____

Section: _____ Township: _____ Range: _____

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

F. Project Street Address: _____

G. General Location of Property (referenced to major streets): _____

H. Vehicular route to the site from the nearest arterial road: _____

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

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

Briefly describe current use of the property: _____

J. Property Dimensions

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

K. Facilities

1. Fire District: _____
2. Sewer Service Supplier: _____
3. Water Service Supplier: _____

**PART III
AFFIDAVIT**

I, Richard Dubois, certify that I am the owner or owner's authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of the City of Bonita Springs Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

STATE OF: Florida COUNTY OF: Lee

Signature: *RD*

Signatory's Printed Name: Richard D. Bois

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

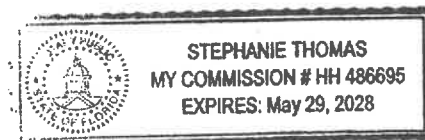
24th (day) of July, (month) 2025 (year), by Richard Dubois (name of person making statement).

Signature of Notary Public - State of Florida: *ST*

Name of Notary Typed, Printed, or Stamped: Stephanie Thomas

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____



PART IV - SUBMITTAL REQUIREMENTS

APPLICATION TYPE	COPIES	EXHIBIT	ITEM
All	1		Completed application
All	1		Application Fee
All	1	I-B-1	Notarized Authorization Form (if applicable)
All	1	I-F	Notarized Disclosure Form (if applicable)
All	1	II-A-1	Legal Description
All	1	II-A-2	Certified sketch of description (if applicable)
All	1	II-A-3	Plat Book Page (if applicable)
All	2	IV-A	Surrounding Property Owners List
All	1	IV-B	Property Owners Map
All	1	IV-C	Deed Restrictions & Narrative (if applicable)
All	1	IV-D	Narrative Regarding Request
All	1	IV-E	Site Plan
All	1	IV-F	Application and Exhibits on CD-ROM
Marine Facility Variance	1		Supplement A

**EXPLANATORY NOTES
GENERAL**

1. ALL APPLICANTS FOR A VARIANCE FROM THE LAND DEVELOPMENT CODE (ZONING) MUST COMPLETE THIS FORM.

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

2. ALL APPLICANTS MUST PAY THE APPLICABLE APPLICATION FEE.

PART I – EXPLANATORY NOTES

- A. Applicant's Name: Application may be by the landowner or the authorized agent. Where there is more than one owner, either legal or equitable, then all such owners must jointly initiate the application. Exceptions to this are:
- 1) It is not required that both husband and wife initiate the application on private real property owned by them.
 - 2) The property is subject to a land trust agreement, the trustee may initiate the application.
 - 3) The fee owner is a corporation; any duly authorized corporate official may initiate the application.
 - 4) The fee owner is a partnership; the general partner may initiate the application.
 - 5) The fee owner is an association; the association may appoint an agent to initiate the application on behalf of the association.
 - 6) The property is a condominium or time-share condominium, refer to Sec. 4-193(a)(1)b. for rules.
 - 7) The property is a subdivision, refer to Sec. 4-193(a)(1)c. for rules.
- B. Relationship of applicant to owner: If the applicant is not the owner of the property, a **notarized** authorization form from the owner to the applicant must be submitted. Label this submittal as Exhibit I-B.
- C. Name of owner (s): see F. below
- F. Name of Owner(s): A Disclosure Form (Exhibit I-F, attached) must be submitted for any entity whose interest in the property is other than solely equity interest(s) which are regularly traded on an established commodities market in the United States or another Country.
- G. Authorized Agents: If the owner or applicant has authorized agents to act on his/her behalf, list the agent(s) name, mailing address and phone number.

PART II – EXPLANATORY NOTES

- B. Explain the specific request. For example:

Ordinance Section: 4-488 Property Development Regulations

Variance is:

FROM: 7.5 foot side yard setback in the RS-1 district for a single family dwelling.

TO: 6.8 foot side yard setback for a single family dwelling

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

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

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

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

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

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

F. Project Street Address: If the street address is unknown, the address may be obtained from the Lee County E-911 Addressing Division at (239) 338-3200.

G. General Location: The general location should reference known major streets so as to indicate to the general public the location of the property.

H. Vehicular route: Briefly describe how to get to the property via vehicle from the nearest arterial street.

I. Present Use of Property: Briefly describe the present use of the property.

J. Property Dimensions: If the parcel is irregularly shaped, indicate the average width and depth of the property. Indicate the length of property abutting any existing street rights-of-way or easements. If property abuts more than one street, indicate frontage on each street.

K.1.Fire District: Insert the name of the Fire District in which the property is located.

K.2.Sewer Service Supplier: List the name of the utility company or package plant which will be providing sanitary sewer service to the project. If a new private disposal plant is proposed or if septic systems will be used, so indicate.

K.3.Potable Water Service Supplier: List the name of the utility company which will provide potable water service to the project. Indicate if wells are to be utilized.

PART III – EXPLANATORY NOTES

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

PART IV – EXPLANATORY NOTES

- A. Property Owners List: A complete list of all property owners, and their mailing addresses, for all property within three hundred seventy-five (375) feet [five hundred (500) feet if a COP] of the perimeter of the subject property or the portion thereof that is the subject of the request. Names and addresses of property owners shall be deemed to be those appearing on the latest tax rolls of the County. The applicant is responsible for the accuracy of such list. This list is for

the purpose of confirming mailed notices by the applicant to property owners within 375 feet or 500 feet of the property described as set forth in Section 4-229. **[Sec 4-194(a)(6)]**. Label as Exhibit IV-A.

- B. Property Owners Map: A County Zoning map or other similar map displaying all of the parcels of property within three hundred seventy-five feet (375) [five hundred (500) feet if for a Consumption on Premises permit] of the perimeter of the subject parcel or the portion thereof that is the subject of the request, referenced by number or other symbol to the names on the property owners list. The applicant is to be responsible for the accuracy of the map. Label as Exhibit IV-B.
- C. Deed Restrictions: A copy of the deed restrictions on the subject property, if any, and a written statement as to how the deed restrictions may affect the requested action. Label as Exhibit IV-C.
- D. Narrative Statement: Label as Exhibit IV-D.

- 1) For a Zoning Variance or Marine Facilities variance, state the basis or reason(s) for the requested variance and include, at a minimum, the following issues:

The section number, and the particular regulation from which relief (variance) is requested; and
What extraordinary conditions or circumstances exist inherent in the land, structure, or building involved, which create a hardship on the property owner which is not generally applicable to other lands, structures or buildings; and

How a literal interpretation of the provisions of the section of the ordinance (from which the variance is sought) would deprive the applicant of rights commonly enjoyed by other properties in the same district; and why granting the variance will not be injurious to the neighborhood or otherwise be detrimental to the public welfare.

- 2. For Development Standards Variances (Sec. 3-81), state the basis or reason(s) for the requested variance and include, at a minimum, the following issues:

The section number, and the particular regulation from which relief (variance) is requested; and
The granting of the variance will not threaten the health, safety, welfare of abutting property owners or the general public; and

How the requested variance will not create an undue burden on essential public facilities; and
How the standard from which the variance is being requested is unreasonably burdensome, as applied to the applicant's property and development plans.

- E. Site Plans (Label as Exhibit IV-E): Every request for a variance must include a site plan detailing or illustrating:

- 1. Existing streets, easements, or other reservations of land within the site; and
- 2. All existing and proposed structures on the site (including structures over water, if applicable); and
- 3. All existing structures within one hundred (100) feet of the perimeter boundary of the site; and
- 4. The proposed variance from the adopted standards; and
- 5. Any other information requested by the Director commensurate with the intent and purpose of the regulations from which the variance is requested.

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

STRAP NO. 34-47-25-B2-04100.0130

CASE NO. _____

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

FL.

<u>Name and Address</u>	<u>Percentage of Ownership</u>
<u>27195 Belle Rio Drive, Bonita Springs</u>	
<u>Ross W Sandison</u>	<u>50%</u>
<u>Ellen E Sandison</u>	<u>50%</u>
_____	_____
_____	_____
_____	_____
_____	_____

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

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

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

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

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

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

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

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

Date of Contract: _____

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

<u>Name and Address</u>

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

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

STATE OF: Florida COUNTY OF: LEE

Signature: [Signatures]
Signatory's Printed Name: Ross W. Sandison Ellen E Sandison.

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence ☐ or online notarization, this
1st (day) of August, (month) 2025 (year), by Ross William Sandison and Ellen Elizabeth Sandison (name of person making statement).

Signature of Notary Public - State of Florida: [Signature]
Name of Notary Typed, Printed, or Stamped: Kimberly Ann Scher

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: Florida Drivers License

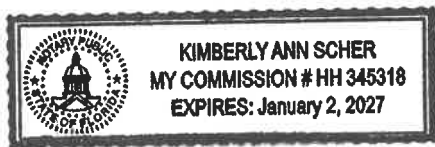


Exhibit IV-D

Variance Application Narrative – 27195 Belle Rio Drive

Per the City of Bonita Springs Land Development Code, to request a public hearing for a variance applicants must provide a narrative that addresses which ordinance a variance is being sought from, the basis or reasons for the variance, while also proving that granting said variance(s) will not threaten the health, safety, and wealth fare of nearby property owners and the general public. In addition, the narrative must also address how the variance will not create undue hardship on essential public facilities, and how the standard from which the variance is requested is unreasonable burdensome as applied to the applicants property and development plans. The narrative below addresses the questions raised by City of Bonita Springs Land Development code.

a. Ordinance(s) from which the variance is sought

Response a: We are seeking two variances from the Land Development Code (LDC). More specifically we are seeking relief from section 4-1894(b) of the City of Bonita Springs LDC; which requires, “Buildings and structure may not be placed closer than 25 feet to a canal or a bay or other water body...” for the Northeast corner of a proposed building to a boat ramp located at 27195 Belle Rio Drive. We are additionally seeking the same variance from LDC Section 4-1894(b) for the Southeast corner of the proposed building to an existing boat slip located at 27195 Belle Rio Drive.

b. Variance(s) being sought

Response b: The first variance being sought is from LDC Section 4-1894(b) which requires “Buildings and structure may not be placed closer than 25 feet to a canal or a bay or other water body...” to instead allow for a 3.7’ setback from the seaward side of the seawall along the boat ramp to the Northeast corner of the proposed building.

The second variance being sought is from LDC Section 4-1894(b) which requires “Buildings and structure may not be placed closer than 25 feet to a canal or a bay or other water body...” to instead allow for a 18.1’ setback from the seaward side of the seawall along the boat ramp to the Southeast corner of the proposed building.

c. Basis for Variance(s)

Response c: We are requesting these variances to allow the property owner to fully utilize and improve the property through the construction of a new single-family residence. The previously existing structure has a history of flooding during severe storm events. The current home owners have demolished the existing home to build a new, more resilient, home to be better protected against future storm surge events. The previously existing home was approximately 14.21’ away from the existing boat ramp, encroaching into the rear setback to the north east.

The proposed redevelopment addresses these issues by elevating the new structure above the base flood elevation, consistent with current flood plain regulations and the City of Bonita Springs Land Development Code (LDC). The project also includes a modest expansion of the building footprint while providing a 25’ foot setback from the canal along the rear frontage.



Exhibit IV-D

Variance Application Narrative – 27195 Belle Rio Drive

However, two existing boat ramps—located on the north and south sides of the property—provide access to neighboring properties via the canal. The placement of these ramps causes the seawall to encroach farther inland than would typically be expected. This unique site constraint significantly reduces the buildable area of this lot.

- d. Will there be any risk to the Health, Safety, and Welfare of Abutting Neighbors and the general Public by granting this variance.

Response d: There is no risk to the Health, Safety and Welfare of the Abutting Neighbor or the General Public as a result of granting this variance. Based on examination of Aerials of the property and neighboring parcels along with nearby permit, there are several residences located at similar setbacks from the seaward side of the seawall without any known issue or concern to the health, safety and welfare of abutting neighbors or general public. In addition, the proposed encroachment will not obstruct the views of the neighboring properties to the waterbody. The principal house setback to the rear of the lot will be maintained at a minimum of 25'. Additionally, the improvements proposed to the property will not encroach on existing boat ramps or slips along the canal frontage. By granting these variances the property owner will be able to move forward with the rebuilding of their home which will be built to current Florida Building Codes and provide a more resilient residence against future storm surge events.

- e. Will granting this variance create undue hardship on public facilities.

Response e: The variance will not create undue hardship on public facilities located on or abutting the project. The proposed residential home will not encroach within the rear 25' setback along the canal frontage. Therefore, the neighboring properties will not have their views of the waterbody obstructed.

- f. How does that standard the applicant is seeking variance from create unreasonable burden on the applicant's property and development plans.

Response f: There is historic precedence for this variance as several existing properties along Belle Rio Drive are constructed at a similar setback to the seaward of the seawall around the boat ramp. Maintaining the standard prevents the property owner from developing their property to the same extent as the surrounding properties. In addition, the boat ramp on the subject property existed before the homeowners bought the property and this ramp has become a hardship due to the setback restrictions. It should be noted that by granting this variance there will be no negative impacts to surrounding properties such as blocking the view of the canal or preventing access to the boat ramps along the canal.





GEOMETRIC SURVEYING INC.

2804 DEL PRADO BLVD S, SUITE 205

CAPE CORAL, FL 33904

ASSISTANCE@GEOMETRICSURVEYING.COM

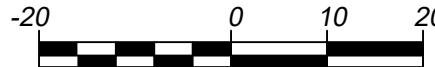
(239)-540-6257

(239)-471-2237

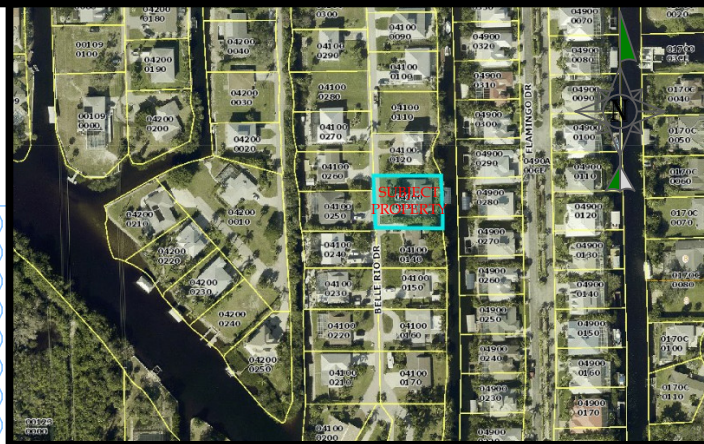
MAP OF BOUNDARY SURVEY

27195 BELLE RIO DRIVE, BONITA SPRINGS, FLORIDA 34135

GRAPHIC SCALE



1 INCH = 20 FEET



LOCATION SKETCH

SCALE = N.T.S.

SURVEYOR NOTES :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, ENCUMBRANCES OR EASEMENTS OF RECORD THE SAME THAT MAY NOT BE NOTED OR DEPICTED HEREON.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT, UNLESS NOTED OR DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" REFERS TO ABOVE GROUND INTRUSIONS OF IMPROVEMENTS ONTO SUBJECT PROPERTY FROM ADJOINERS PROPERTY OR ONTO ADJOINERS PROPERTY FROM SUBJECT PROPERTY.
- ARCHITECTS AND ENGINEERS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLANS WITH CORRECT INFORMATION TO BUILDING AND ZONING OFFICIALS OR ANY OTHER AUTHORITIES FOR APPROVAL OF PLANS FOR NEW CONSTRUCTION. THEY WILL ALSO BE RESPONSIBLE FOR SUBMITTING PLANS WITH CORRECT PROPOSED BUILDING HEIGHTS AND PROPOSED FINISHED FLOOR ELEVATION WITH DATUM FOR NEW BUILDINGS TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE SHOWN RECORD AND MEASURED CALLS ARE IN SUBSTANTIAL AGREEMENT.
- UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE UNDERGROUND FOOTINGS AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- FENCE TIES ARE TO CENTERLINE OF THE SAME.
- WALL TIES ARE TO THE THE FACE OF THE SAME.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 9.00 FT.
COMMUNITY: 120680
PANEL: 0658
SUFFIX: G
DATE OF FIRM: 11/17/2022
THE SUBJECT PROPERTY LIES IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE SKETCH OF THIS BOUNDARY SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.050.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES AND THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MIGUEL J. GARAY

03/05/2025

BY: (DATE OF FIELDWORK)

PROFESSIONAL SURVEYOR AND MAPPER LS# 6594 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED: _____

DRAWN BY:	AHV	
FIELD DATE:	03/05/2025	
SURVEY NO:	25-000428	
SHEET:	1 OF 1	

L.S.#6594 L.B.#8203

ABBREVIATIONS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
BLDG. = BUILDING.
B.M. = BENCHMARK
B.S.L. = BUILDING SETBACK LINE
C = CALCULATED
C.B. = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH. = CHORD.
CH.B. = CHORD BEARING.
CL = CLEAR
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE.
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
C.U.P. = CONC. UTILITY POLE
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
° = DEGREES.
E = EAST.
EB = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
F.H. = FIRE HYDRANT.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL & DISK.
FT = FEET
F.N. = FOUND NAIL
I.F. = IRON FENCE
IN. & EG. = INGRESS AND EGRESS EASEMENT.
L.B. = CERTIFICATE OF AUTHORIZATION
L.P. = LIGHT POLE.
L.M.E. = LAKE MAINTENANCE EASEMENT.
' = MINUTES.
M. = MEASURED DISTANCE.
MB = MAIL BOX
M.E. = MAINTENANCE EASEMENTS
MON. = MONUMENT LINE.
MH = MANHOLE.
M.L. = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
O/S = OFFSET.
O.H. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
OVH = OVERHANG
P.V.M.T. = PAVEMENT.
PL = PLANTER.
P.L. = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
PT = POINT OF TANGENCY.
POC = POINT OF COMMENCEMENT.
POB = POINT OF BEGINNING.
P.P.S. = POOL PUMP SLAB
P.R.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK.
PG. = PAGE.
PWY. = PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
RES. = RESIDENCE.
PROP. COR. = PROPERTY CORNER
RW = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RGE. = RANGE.
SEC. = SECTION.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #7806.
S.P. = SCREENED PORCH
S. = SOUTH.
" = SECONDS
T = TANGENT
TSB = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP. = TOWNSHIP.
UTIL. = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.S. = WOOD SHED.
W = WEST.
C. = CENTER LINE.
Δ = CENTRAL ANGLE.
L = ANGLE.

OVERHEAD UTILITY LINES =
VINYL FENCE =
CHAIN LINK FENCE =
IRON FENCE =
WOOD FENCE =
POST & WIRE FENCE =
BUILDING SETBACK LINE =
UTILITY EASEMENT =
LIMITED ACCESS RW =
EXISTING ELEVATIONS =

SURVEYOR'S NOTE:

- THE HIGHEST CROWN OF ROAD IS 3.32 FT.
- ALL ELEVATIONS SHOWN ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, BENCHMARK ID: AD 6333. ELEVATION IS 7.77' OF NAVD 1988.

CERTIFICATION:

BAYBEACH BUILDERS INC.

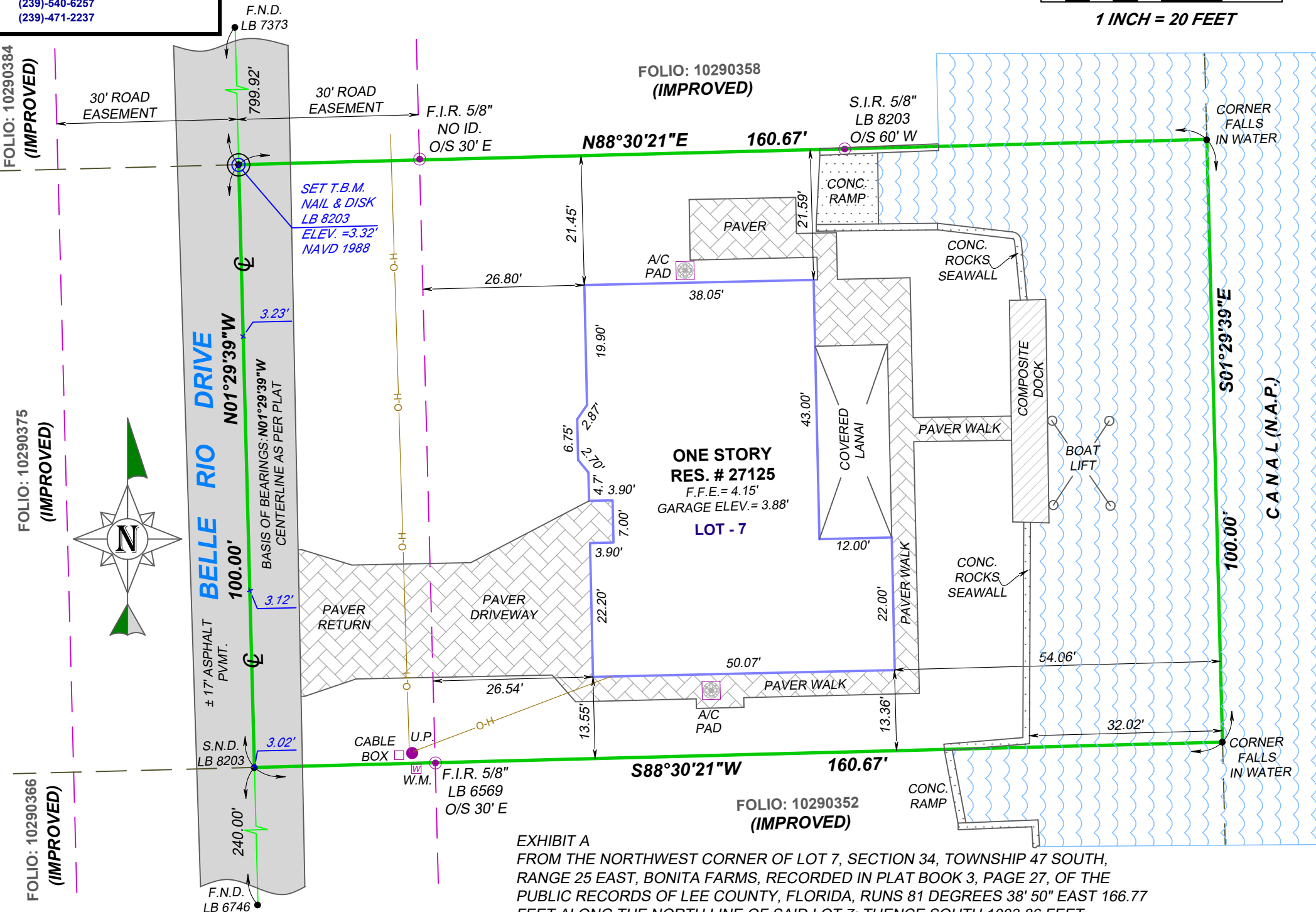
LEGAL DESCRIPTION:

A PARCEL LYING IN LOT 7, SECTION 34, TOWNSHIP 47 SOUTH, RANGE 25 EAST, BONITA FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 27, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED ON "EXHIBIT A".

EXHIBIT A

FROM THE NORTHWEST CORNER OF LOT 7, SECTION 34, TOWNSHIP 47 SOUTH, RANGE 25 EAST, BONITA FARMS, RECORDED IN PLAT BOOK 3, PAGE 27, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, RUNS 81 DEGREES 38' 50" EAST 166.77 FEET ALONG THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 1003.86 FEET PARALLEL WITH THE WEST LINE OF SAID LOT 7 FOR A POINT OF BEGINNING. THENCE EAST 160.67 FEET TO THE EAST LINE OF LOT 7; THENCE SOUTH 100 FEET; THENCE WEST 160.67 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS, TO AND FROM SAID LANDS OVER, ALONG AND ACROSS THE FOLLOWING DESCRIBED LANDS, TO-WIT: A STRIP OF LAND 60 FEET WIDE ENDING INTO A CUL-DE-SAC OR TRAFFIC CIRCLE. THE CENTERLINE OF SUCH STRIP BEING DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SAID LOT 7, RUNS 81 DEGREES 38' 50" EAST, 167.77 FEET ALONG THE SAID NORTH LINE OF LOT 7; THENCE SOUTH 25.27 FEET PARALLEL WITH THE SAID WEST LINE OF LOT 7 TO THE CENTER OF SAID COL-DE-SAC HAVING A RADIUS OF 55 FEET AND FOR THE POINT OF TERMINATION. SAID LINES TO BEGIN AND TERMINATE AT THE PROPERTY LINES. ALSO, AN EASEMENT FOR BOAT CANAL PURPOSES OVER AND ACROSS THE EASTERLY 30 FEET OF SAID LOT 7, EXCEPTING THE NORTHERLY 80.27 FEET THEREOF.



CITY OF BONITA SPRINGS

Community Development Department
9220 Bonita Beach Road, Ste. 111
Bonita Springs, FL 34135
Phone: (239) 444-6150
email: permitting@cityofbonitaspringscd.org

AUTHORIZED AGENT AFFIDAVIT (2021)

This authorization will expire on September 30th of every year and a new affidavit must be submitted for each current year.

I, Ross Sandison, of 27195 Belle Rio Drive, Bonita Springs, FL 34135
(Name of License Holder) (Print Business Name as it Appears on State License / Registration)

having personally appeared for identification, do hereby authorize the following to act as my agent(s) in submitting PERMIT APPLICATIONS in the City of Bonita Springs.

1) Richard DuBois
(Print Name of Authorized Agent)

3) _____
(Print Name of Authorized Agent)

2) _____
(Print Name of Authorized Agent)

4) _____
(Print Name of Authorized Agent)

I understand that I am the licensed qualifier responsible for the application as submitted by my agent(s), as referenced above. I further understand that each time my agent(s) submits an application for a permit, or signs any required documents, that the individual must exhibit this authorization affidavit to the permitting staff upon request. I further acknowledge that this original authorization affidavit is in my license or qualification file for legal reference purposes.

APPLICABLE BUILDING CODES

7th ed. 2020 FBC; Florida Building Code: Building, Existing, Mechanical, Plumbing
7th ed. 2020 FFC; Florida Fire Prevention Code
NEC 2017; National Electric Code

SIGN ONLY IN THE PRESENCE OF A NOTARY PUBLIC

1) [Signature]
(Signature of Authorized Agent)

3) _____
(Signature of Authorized Agent)

2) _____
(Signature of Authorized Agent)

4) _____
(Signature of Authorized Agent)

Contractor Signature: _____

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me by means of physical presence ☒ or online notarization ☐,
this (day) 31st of (month) July, (year) 2025,
by (name of person making statement) _____

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

Print, Type, or Stamp Commissioned Name of Notary Public: Stephanie Thomas

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____



EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 34-47-25-B2-04100.0130

CASE NO. _____

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

FL.
Name and Address 27195 Belle Rio Drive, Bonita Springs Percentage of Ownership
Ross W Sandison 50%
Ellen E Sandison 50%

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

Name, Address, and Office	Percentage of Stock

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

Name and Address	Percentage of Interest

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

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

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

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

Date of Contract: _____

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

<u>Name and Address</u>

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

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

STATE OF: _____ COUNTY OF: _____

Signature:

Ross W. Sandison

Ellen E. Sandison

Signatory's Printed Name:

Ross W. Sandison

Ellen E. Sandison

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

Signature of Notary Public - State of Florida: _____

Name of Notary Typed, Printed, or Stamped: _____

Personally Known ☐ OR Produced Identification ☐

Type of Identification Produced: _____

EXHIBIT II-A-1

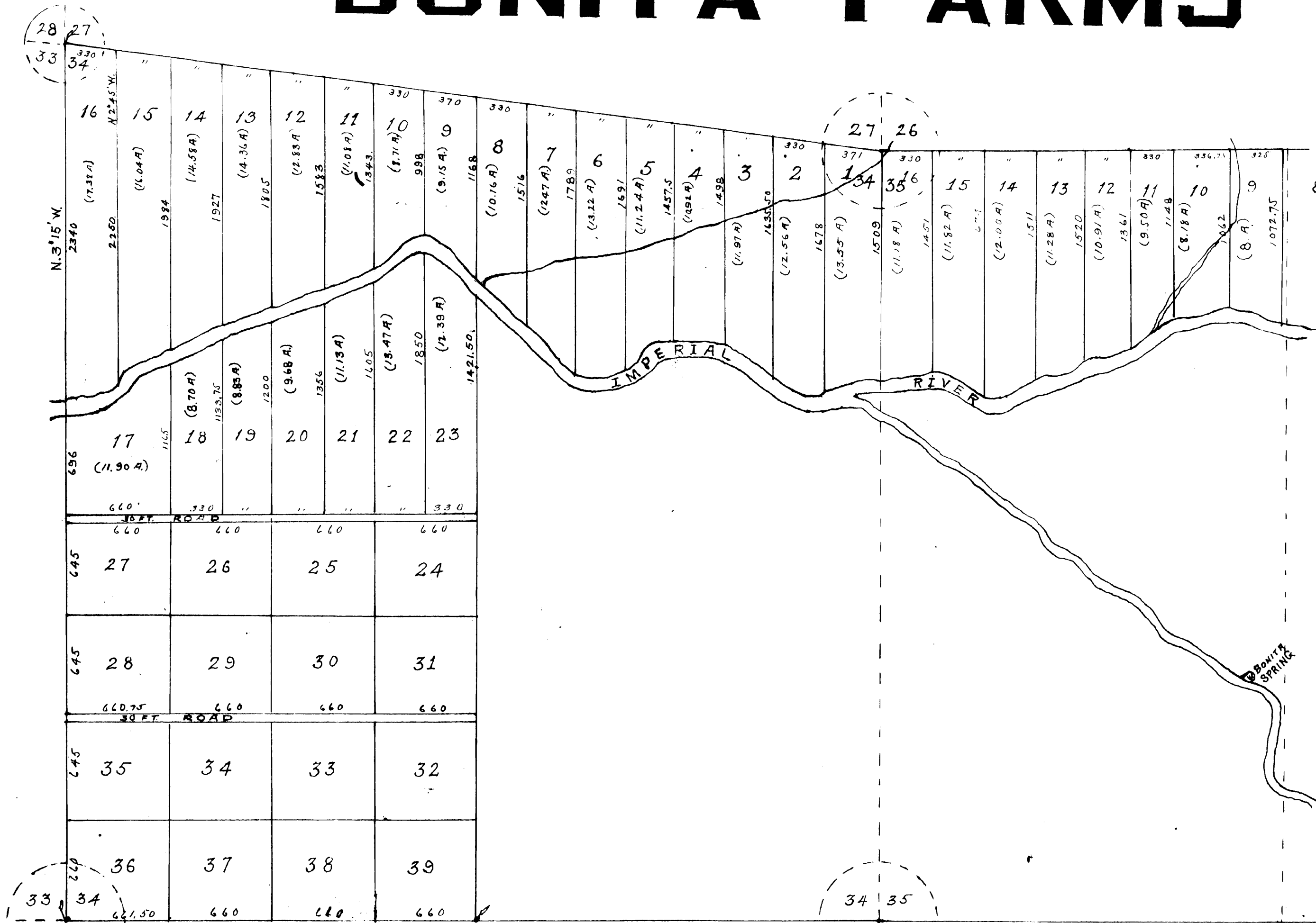
A Parcel lying in Lot 7, Section 34, Township 47 South, Range 25 East, Bonita Farms, according to the plat thereof, recorded in Plat Book 3, Page 27, of the Public Record of Lee County, Florida, and more particularly on "Exhibit A" attached.

Exhibit A

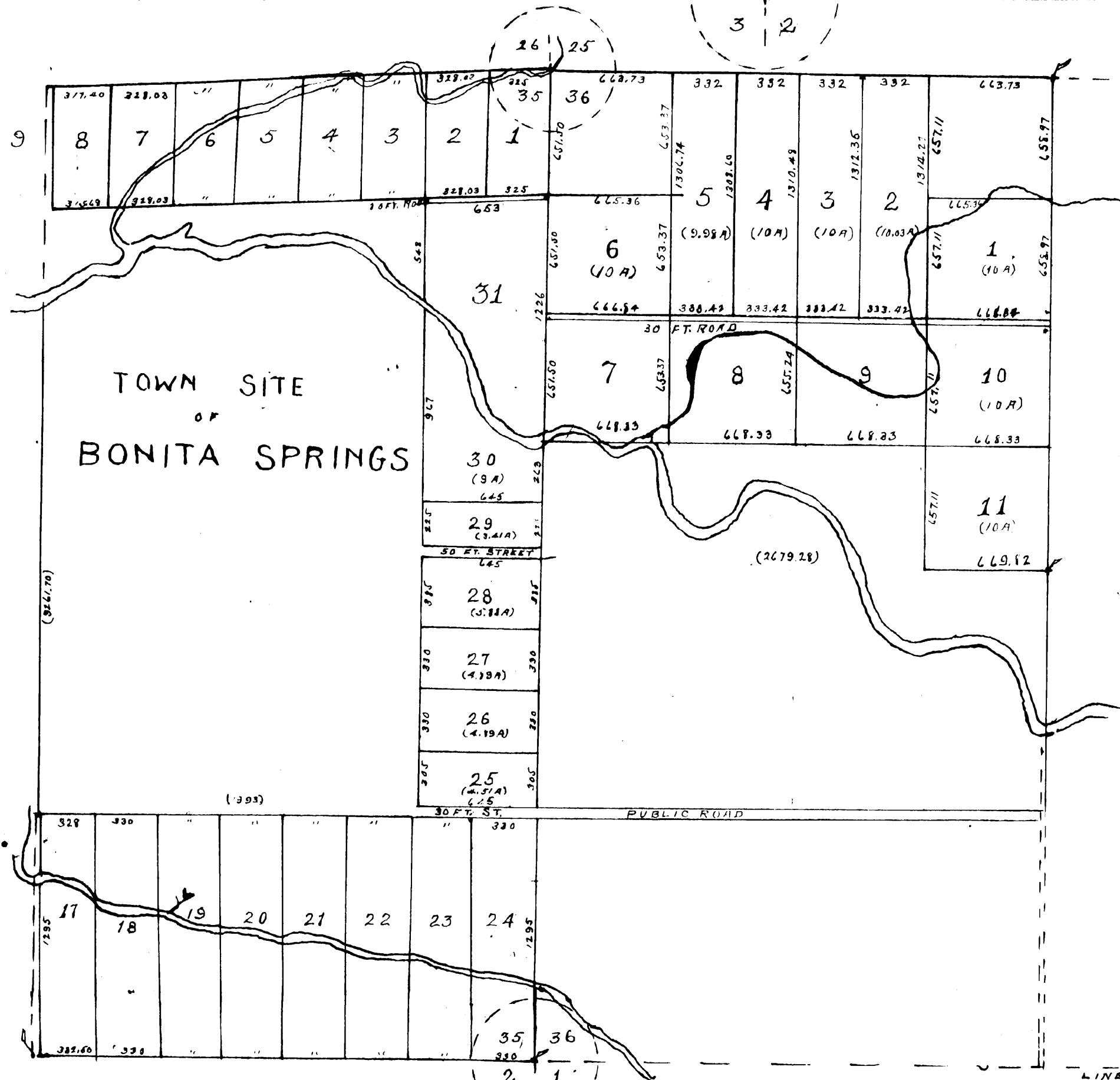
FROM THE NORTHWEST CORNER OF LOT 7, SECTION 34, TOWNSHIP 47 SOUTH, RANGE 25 EAST, BONITA FARMS, RECORDED IN PLAT BOOK 3, PAGE 27, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, RUNS 81 DEGREES 38' 50" EAST 166.77 FEET ALONG THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 1003.86 FEET PARALLEL WITH THE WEST LINE OF SAID LOT 7 FOR A POINT OF BEGINNING. THENCE EAST 160.68 FEET TO THE EAST LINE OF LOT; THENCE SOUTH 100 FEET; THENCE WEST 160.67 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING.

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BONITA FARMS



Petition to Vacate
 Petition No: 94-39
 Description: Parcel or tract of land
 See CCMB
 Date of Approval: 3/01/95
 Resolution No: 95-03-19
 CCMB: 1995R Page: 158
 Recorded on: 3/14/95 OR Book: 2582 Page: 3728-3736



APPROVED: *[Signature]*
 P.B. 3/1/95
 OR 2077
 6-15-99
 Entered by: *[Signature]*

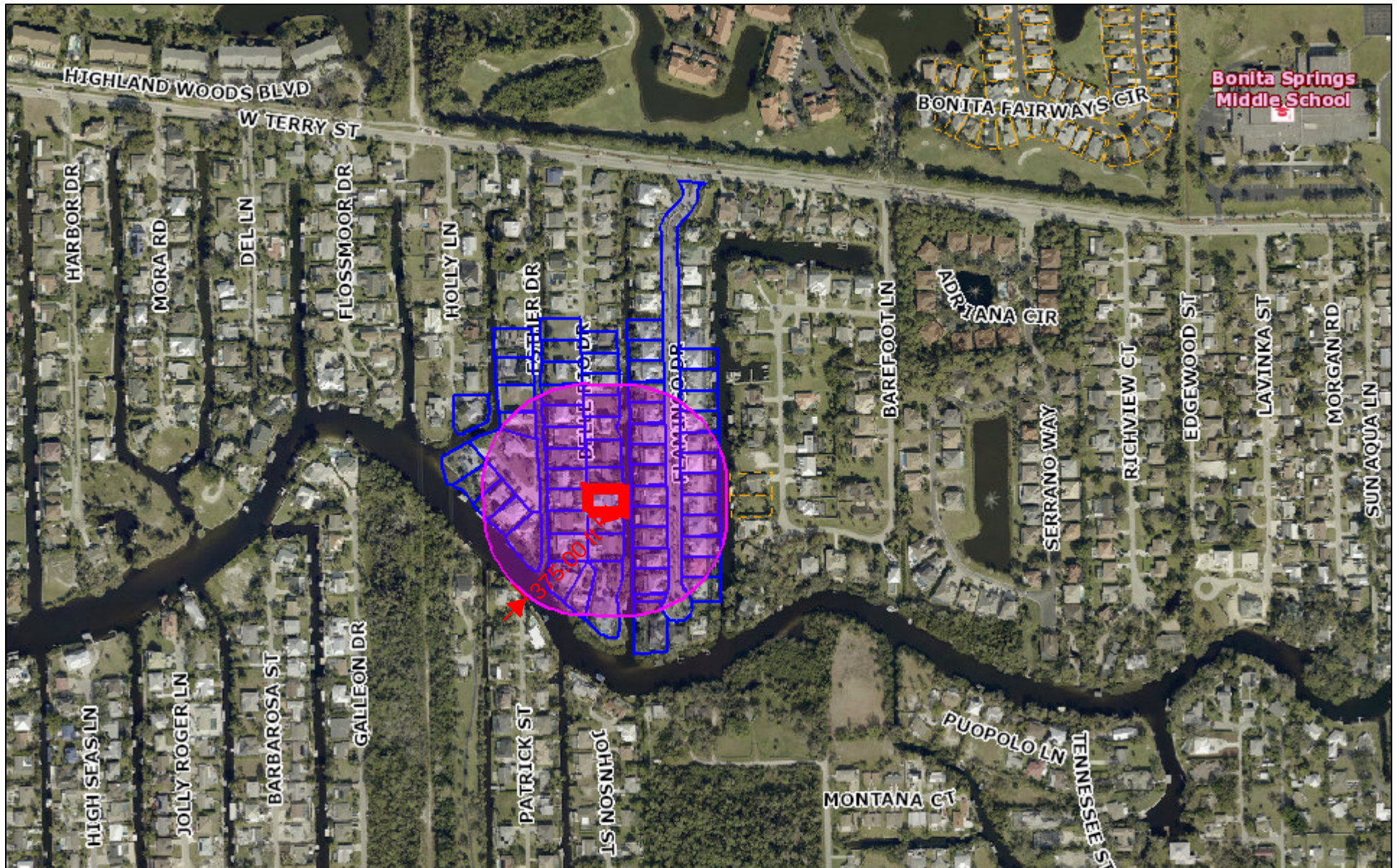
LOCATED IN SECTIONS 34 35 & 36 T 47 S OF R. 25 E.

AS FOLLOWS ALL OF THE W $\frac{1}{2}$ OF SEC 34 AND ALL OF THE E $\frac{1}{2}$ OF SEC 34 N. OF
 THE RIVER ALL OF THE W $\frac{1}{2}$ OF SEC 35 N OF THE RIVER AND ALL OF THE E $\frac{1}{2}$ OF SEC. 35
 ALSO ALL LOTS NUMBERED 1 TO 11 INCLUSIVE IN THE NW $\frac{1}{4}$ OF SEC 36 AS SHOWN ON PLAT.

EXHIBIT IV-A

FOLIO	STRAP	STREET NUMBER	STREET NAME	SITE CITY	SITE ZIP	OWNER NAME	MAILING ADDRESS	CITY	STATE	COUNTRY	ZIP
10290350	344725B2041000150	27225	BELLE RIO DR	BONITA SPRINGS	34135	ORMAN BRIAN	235 DOLPHIN COVE CT	BONITA SPRINGS	FL		34134
10290351	344725B2041000160	27241	BELLE RIO DR	BONITA SPRINGS	34135	GERNDON DREW ALEXANDER	27241 BELLE RIO DR	BONITA SPRINGS	FL		34135
10290352	344725B2041000140	27211	BELLE RIO DR	BONITA SPRINGS	34135	GONZALEZ YANNI &	27211 BELLE RIO DR	BONITA SPRINGS	FL		34135
10290353	344725B2041000190	27285	BELLE RIO DR	BONITA SPRINGS	34135	GARRIDO LUIS E &	27285 BELLE RIO DR	BONITA SPRINGS	FL		34135
10290354	344725B2041000110	27165	BELLE RIO DR	BONITA SPRINGS	34135	KING THEODORE A & BEVERLY A	34 GEORGE DAVISON RD	CRANBURY	NJ		8512
10290355	344725B2041000180	27271	BELLE RIO DR	BONITA SPRINGS	34135	DONAHUE MICHAEL E &	27271 BELLE RIO DR	BONITA SPRINGS	FL		34135
10290356	344725B2041000170	27255	BELLE RIO DR	BONITA SPRINGS	34135	MILES RONALD & SHANNON	4745 N BURT PL	EAGLE	ID		83616
10290357	344725B2041000270	27164	BELLE RIO DR	BONITA SPRINGS	34135	ELWELL BEN D & JANET	27164 BELLE RIO DR	BONITA SPRINGS	FL		34135
10290358	344725B2041000120	27181	BELLE RIO DR	BONITA SPRINGS	34135	MCKEAN AND MATTHEW & SUSAN	PO BOX 1219	WRIGHTWOOD	CA		92397
10290360	344725B2041000290	27136	BELLE RIO DR	BONITA SPRINGS	34135	ECKER THOMAS H	27136 BELLE RIO DR	BONITA SPRINGS	FL		34135
10290361	344725B2041000230	27226	BELLE RIO DR	BONITA SPRINGS	34135	STANIFER ROBYN &	27226 BELLE RIO DR	BONITA SPRINGS	FL		34135
10290362	344725B2041000080	27115	BELLE RIO DR	BONITA SPRINGS	34135	CAUADELLA CONRAN AMBER	27115 BELLE RIO DR	BONITA SPRINGS	FL		34135
10290365	344725B2041000200	27270	BELLE RIO DR	BONITA SPRINGS	34135	IOTT KERRY B & MICHELLE M	18900 TODD RD	PETERSBURG	MI		49270
10290366	344725B2041000240	27210	BELLE RIO DR	BONITA SPRINGS	34135	ROSE TREASURE JEAN +	27210 BELLE RIO DR	BONITA SPRINGS	FL		34135
10290369	344725B2041000210	27256	BELLE RIO DR	BONITA SPRINGS	34135	BARTON FERNANDO GERMAN	27256 BELLE RIO DR	BONITA SPRINGS	FL		34135
10290370	344725B2041000220	27240	BELLE RIO DR	BONITA SPRINGS	34135	REES RODERICK J & ELIZABETH	27240 BELLE RIO DR	BONITA SPRINGS	FL		34135
10290372	344725B2041000300	27120	BELLE RIO DR	BONITA SPRINGS	34135	MIRA SK LLC	1425 MCHENRY RD #104	BUFFALO GROVE	IL		60089
10290373	344725B2041000280	27150	BELLE RIO DR	BONITA SPRINGS	34135	CAFARO MARITZA	300 DIPLOMAT PKWY #707	HALLANDALE	FL		33009
10290374	344725B2041000100	27141	BELLE RIO DR	BONITA SPRINGS	34135	RODRIGUEZ STEVEN &	27141 BELLE RIO DR	BONITA SPRINGS	FL		34135
10290375	344725B2041000250	27196	BELLE RIO DR	BONITA SPRINGS	34135	LOPEZ MANUEL L	27196 BELLE RIO DR	BONITA SPRINGS	FL		34135
10290376	344725B2041000310	27106	BELLE RIO DR	BONITA SPRINGS	34135	EWERS MICHAEL D TR	PO BOX 6227	EAGLE	CO		81631
10290383	344725B2041000090	27125	BELLE RIO DR	BONITA SPRINGS	34135	KUNZ JOHN L & HOLLY F	27125 BELLE RIO DR	BONITA SPRINGS	FL		34135
10290384	344725B2041000260	27180	BELLE RIO DR	BONITA SPRINGS	34135	MICHELSON PAUL W	27180 BELLE RIO DR	BONITA SPRINGS	FL		34135
10290386	344725B2042000250	27181	ESTHER DR	BONITA SPRINGS	34135	FREDSTROM SCOTT L & BETH M	27181 ESTHER DR	BONITA SPRINGS	FL		34135
10290387	344725B2042000210	27221	ESTHER DR	BONITA SPRINGS	34135	JENNINGS JEFFREY J & DAWN	1 TANSIGATE BLVD	BERLIN	NJ		8009
10290388	344725B2042000050	27110	ESTHER DR	BONITA SPRINGS	34135	FREYE TAYLOR W	3003 PURCHASE ST #10	PURCHASE	NY		10577
10290389	344725B2042000060	27100	ESTHER DR	BONITA SPRINGS	34135	FISH GARY D & SHERRI L	27100 ESTHER DR	BONITA SPRINGS	FL		34135
0						Information Unavailable					
10290393	344725B2042000180	27129	HOLLY LN	BONITA SPRINGS	34135	RUTGERS GREGG	22836 WEATHER VANE CT	MATTAWAN	MI		49071
10290394	344725B2042000200	27171	HOLLY LN	BONITA SPRINGS	34135	FOUR ROCK PROPERTIES LLC	6440 GRACE MEADOW CT	ADA	MI		49301
10290397	344725B2042000020	27170	ESTHER DR	BONITA SPRINGS	34135	LOMBARDO ANTHONY G TR	PO BOX 110191	NAPLES	FL		34108
10290398	344725B2042000030	27150	ESTHER DR	BONITA SPRINGS	34135	NICOLA FAMILY ENTERPRISES LLC	5020 ESPLANADE ST	BONITA SPRINGS	FL		34134
10290403	344725B2042000190	27149	HOLLY LN	BONITA SPRINGS	34135	NEALON DONALD P & JEANNE M	27149 HOLLY LN	BONITA SPRINGS	FL		34135
10290406	344725B2042000010	27200	ESTHER DR	BONITA SPRINGS	34135	SCHAEFFER JAMES J TR	1950 FORT VALLEY RD	LURAY	VA		22835
10290407	344725B2042000040	27130	ESTHER DR	BONITA SPRINGS	34135	HART RONALD E & JENNIFER R	1220 LONER RD	BLYTHEWOOD	SC		29016
10290408	344725B2042000220	27211	ESTHER DR	BONITA SPRINGS	34135	MASTEI LUCY S	27211 ESTHER DR	BONITA SPRINGS	FL		34135
10290409	344725B2042000230	27201	ESTHER DR	BONITA SPRINGS	34135	SWOPE GLADYS S PARODI	27201 ESTHER DR	BONITA SPRINGS	FL		34135
10290410	344725B2042000240	27191	ESTHER DR	BONITA SPRINGS	34135	DIVERSIFIED DEVELOPMENT AND DE	9756 W TERRY ST	BONITA SPRINGS	FL		34135
10457785	344725B2049000050	27051	FLAMINGO DR	BONITA SPRINGS	34135	BRADLEY PATRICK TR	27051 FLAMINGO DR	BONITA SPRINGS	FL		34135
10457786	344725B2049000060	27061	FLAMINGO DR	BONITA SPRINGS	34135	WARE JAMES L & KATHRYN M	903 N CLAY ST #A	STURGIS	MI		49091
10457787	344725B2049000070	27071	FLAMINGO DR	BONITA SPRINGS	34135	KEENAN DANIEL T & PAHELIA P	355 WOLF AVE	WADSWORTH	OH		44281
10457788	344725B2049000080	27061	FLAMINGO DR	BONITA SPRINGS	34135	CONCEPCION ALBERTO R &	27061 FLAMINGO DR	BONITA SPRINGS	FL		34135
10457789	344725B2049000090	27091	FLAMINGO DR	BONITA SPRINGS	34135	FLAMINGO FAMILY LLC	14221 KEYESPORT LNDO	FORTVILLE	IN		46040
10457790	344725B2049000100	27101	FLAMINGO DR	BONITA SPRINGS	34135	BRAUTIGAN SALLY ANN &	27101 FLAMINGO DR	BONITA SPRINGS	FL		34135
10457791	344725B2049000110	27111	FLAMINGO DR	BONITA SPRINGS	34135	DUTRO NICHOLAS TODD	13522 MESSINO CT	ESTERO	FL		33928
10457792	344725B2049000120	27121	FLAMINGO DR	BONITA SPRINGS	34135	ANDREKO LINDA TR	27121 FLAMINGO DR	BONITA SPRINGS	FL		34135
10457793	344725B2049000130	27131	FLAMINGO DR	BONITA SPRINGS	34135	JUNG DANIEL H & HEE J	27131 FLAMINGO DR	BONITA SPRINGS	FL		34135
10457794	344725B2049000140	27141	FLAMINGO DR	BONITA SPRINGS	34135	BOLEN GRACE C +	27141 FLAMINGO DR	BONITA SPRINGS	FL		34135
10457795	344725B2049000150	27151	FLAMINGO DR	BONITA SPRINGS	34135	COON MARK	27151 FLAMINGO DR	BONITA SPRINGS	FL		34135
10457796	344725B2049000160	27161	FLAMINGO DR	BONITA SPRINGS	34135	GOODE DARREN	27161 FLAMINGO DR	BONITA SPRINGS	FL		34135
10457797	344725B2049000170	27171	FLAMINGO DR	BONITA SPRINGS	34135	MATTSOON PETER D & JANE A	27171 FLAMINGO DR	BONITA SPRINGS	FL		34135
10457800	344725B2049000230	27170	FLAMINGO DR	BONITA SPRINGS	34135	MICLETTE RAYMOND C JR &	27170 FLAMINGO DR	BONITA SPRINGS	FL		34135
10457801	344725B2049000240	27160	FLAMINGO DR	BONITA SPRINGS	34135	DALESSANDRO NICOLE MARIE +	1000 JUDSON ST #2A	BENSENVILLE	IL		60106
10457802	344725B2049000250	27150	FLAMINGO DR	BONITA SPRINGS	34135	MITCHELL JOSEPH MCNEIL	27150 FLAMINGO DR	BONITA SPRINGS	FL		34135
10457803	344725B2049000260	27140	FLAMINGO DR	BONITA SPRINGS	34135	CLOAK KEITH & VENIA	27140 FLAMINGO DR	BONITA SPRINGS	FL		34135
10457804	344725B2049000270	27130	FLAMINGO DR	BONITA SPRINGS	34135	UFAC LEASING LLC	520 GREGORY AVE	WILMETTE	IL		60091
10457805	344725B2049000280	27120	FLAMINGO DR	BONITA SPRINGS	34135	CROW MARK ANTHONY TR	27120 FLAMINGO DR	BONITA SPRINGS	FL		34135
10457806	344725B2049000290	27110	FLAMINGO DR	BONITA SPRINGS	34135	ARGUELLES ALBERTO & SABRINA	27110 FLAMINGO DR	BONITA SPRINGS	FL		34135
10457807	344725B2049000300	27100	FLAMINGO DR	BONITA SPRINGS	34135	PEDERSEN LINDA	27100 FLAMINGO DR	BONITA SPRINGS	FL		34135
10457808	344725B2049000310	27090	FLAMINGO DR	BONITA SPRINGS	34135	MERRILL LORA A & DARRIN A TR	27090 FLAMINGO DR	BONITA SPRINGS	FL		34135
10457809	344725B2049000320	27080	FLAMINGO DR	BONITA SPRINGS	34135	MALOWICKI DEBRA ANN	27080 FLAMINGO DR	BONITA SPRINGS	FL		34135
10457810	344725B2049000330	27070	FLAMINGO DR	BONITA SPRINGS	34135	FOUSTANELAS EVANGELINA TR	36 CEDARHILL DR	NEPEAN	ON	CANADA	K2R 1C6
10457811	344725B2049000340	27060	FLAMINGO DR	BONITA SPRINGS	34135	PEROTTI EDWARD J &	27060 FLAMINGO DR	BONITA SPRINGS	FL		34135
10457823	344725B204900A00CE		RIGHT OF WAY	BONITA SPRINGS	34135	JOSEPH CONSTRUCTION CO OF MARC	280 S COLLIER BLVD #2203	MARCO ISLAND	FL		34145
10588352	344725B2041000070	27099	BELLE RIO DR	BONITA SPRINGS	34135	CAKOV AMANDA N &	27099 BELLE RIO DR	BONITA SPRINGS	FL		34135

GeoView Map



August 1, 2025

Air Photos: 2025 Hi-Res (3 inch)

1:6,000



Hospital Locations



Library Locations

School Locations

School Locations



CCC_Parks

--- County Boundary

Major Roads Medium

I - 75

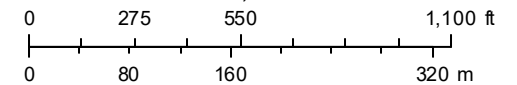
US 41

Other Highways

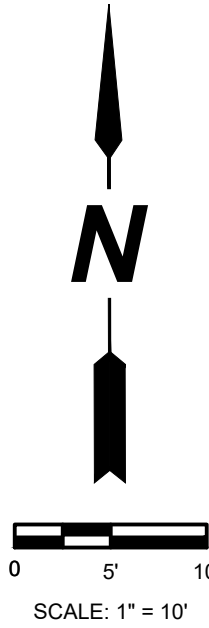
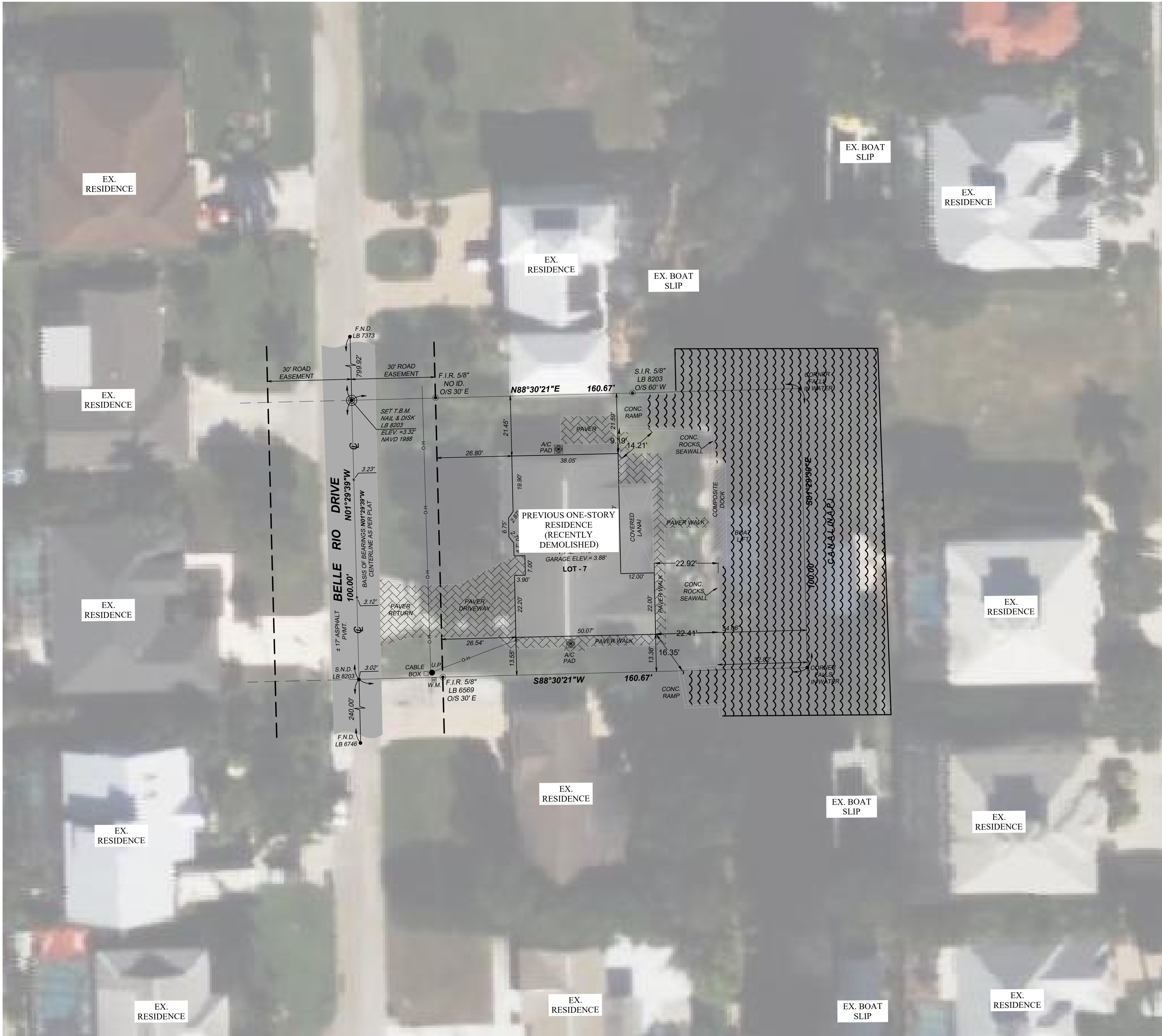
Other Roads



Parcels Near



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.



LEGEND
EX EXISTING

RDA CONSULTING ENGINEERS
791 TENTH ST. S. SUITE 302
NAPLES, FLORIDA 34102
PHONE: (239) 649-1551
FAX: (239) 649-7112
WWW.RDAFL.COM



27195 BELLE RIO DR - SINGLE FAMILY RESIDENCE

EXHIBIT IV-E-1 -ORIGINAL SITE PLAN

DATUM NOTE:
ALL ELEVATIONS REFERENCE
NAVD88 VERTICAL DATUM.
APPROXIMATE CONVERSION FOR
PROJECT AREA:
NAVD 88 + 1.21' = NGVD 29
ANY DATUM CONVERSIONS SHOULD
BE CONFIRMED BY A LICENSED
SURVEYOR PRIOR TO USE.

PREPARED FOR:
BAYBEACH BUILDERS

RICHARD DUBOIS, P.E.
FL LICENSE NO. 93674

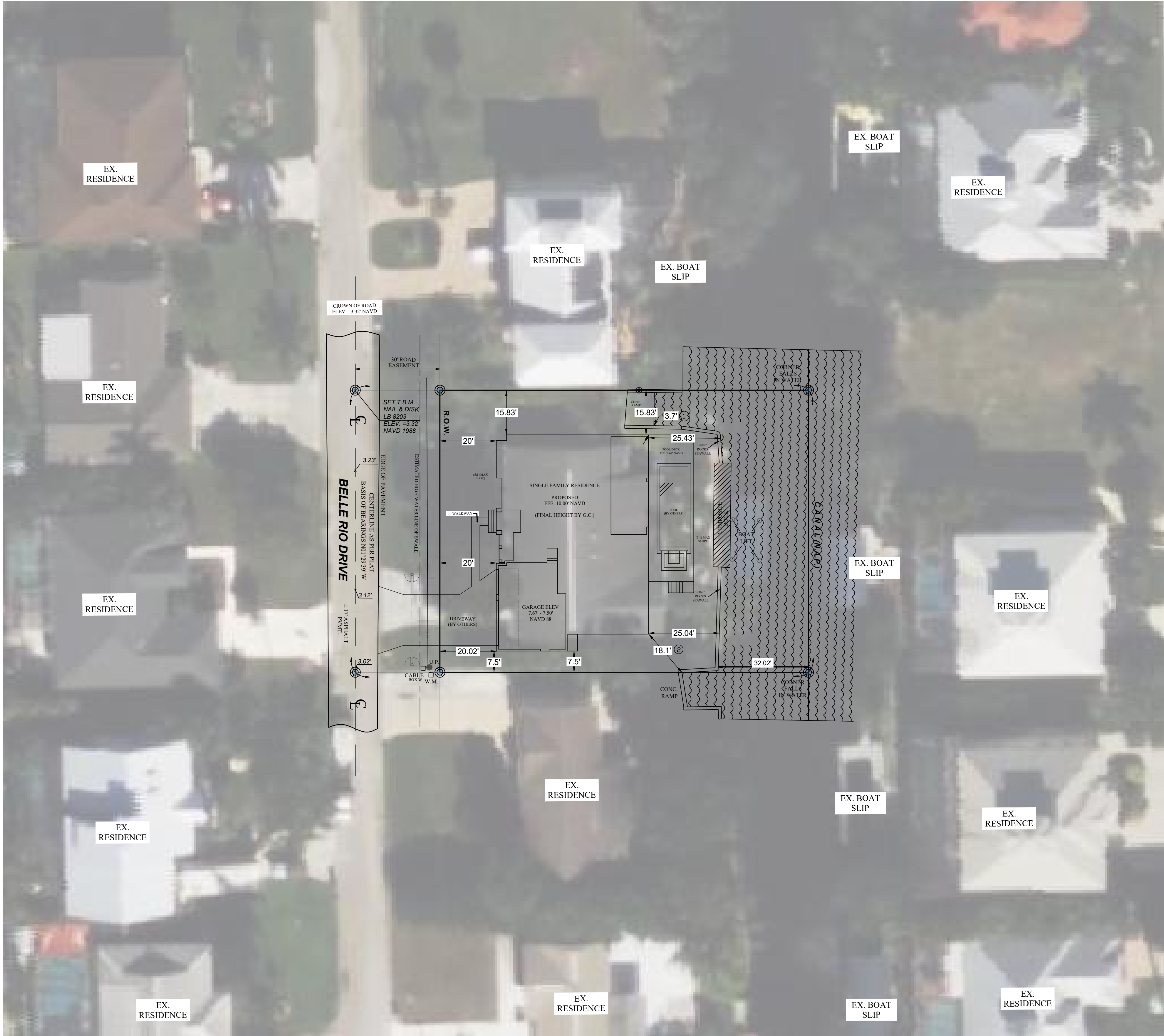
DATE: 08/04/2025

REV 1:

REV 2:

JOB #: RDA250392

Design By: T.R.G.



N

0510

SCALE: 1" = 10'

LEGEND

EX

EXISTING

EXISTING GROUND ELEVATION

DEVIATION SUMMARY TABLE			
DEVIATION NO.	DEVELOPMENT STANDARDS	REQUIRED	PROVIDED
①	BUILDINGS MAY NOT BE PLACED CLOSER THAN 25' TO A CANAL OR A BAY OR OTHER WATERBODY...	25'*	3.7'
②	BUILDINGS MAY NOT BE PLACED CLOSER THAN 25' TO A CANAL OR A BAY OR OTHER WATERBODY...	25'*	18.1'

NOTE
* PER CITY OF BONITA SPRINGS LDC SECTION 4-1894(b)

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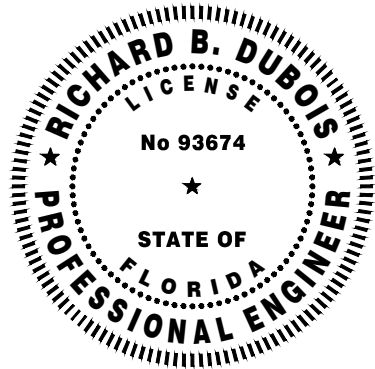


27195 BELLE RIO DR - SINGLE FAMILY RESIDENCE

EXHIBIT IV-E-2 - PROPOSED RESIDENCE SITE PLAN

DATUM NOTE:
ALL ELEVATIONS REFERENCE
NAVD88 VERTICAL DATUM.
APPROXIMATE CONVERSION FOR
PROJECT AREA:
NAVD 88 + 1.21' = NGVD 29
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PREPARED FOR:
BAYBEACH BUILDERS



RICHARD DUBOIS, P.E.
FL LICENSE NO. 93674

DATE: 08/04/2025

REV 1:

REV 2:

JOB #: RDA250392

Design By: T.R.G.

**City of Bonita Springs
Board for Land Use Hearings & Adjustments
and Zoning Board of Appeals**

(Draft) Meeting Minutes

Tuesday, September 16, 2025
9:00 a.m.

1. CALL TO ORDER

In the absence of the Chair and Vice Chair, City Clerk Sheffield called the meeting to order at 9:03 a.m. and presided over the selection of temporary chair to preside over today's meeting. Board Member Benson nominated Board Member Waterhouse to serve as temporary chair; Seconded by Board Member Galloway; the motion carried 5-0.

2. PLEDGE OF ALLEGIANCE

Board Member Gambrell led the Pledge of Allegiance.

3. ROLL CALL

Present: Waterhouse, Gambrell, Benson, Galloway, and Winn

Absent: Chairman Rascio (excused)

Remote: Hershenson (via Zoom)

Board Member Waterhouse made a motion to allow Member Hershenson to participate and vote at today's meeting via zoom; Seconded by Board Member Winn. The motion carried 5-0

4. PUBLIC HEARINGS

EACH CASE WILL INCLUDE A PUBLIC COMMENT PERIOD AT THE CONCLUSION OF THE APPLICANT AND STAFF PRESENTATION

A. CASE NAME: OLD 41 COMMERCIAL PLANNED DEVELOPMENT (PD24-117097-BOS)

A REQUEST TO REZONE APPROXIMATELY 10 +/- ACRES FROM THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONING DISTRICT, TO DEVELOP UP TO SIX BUILDINGS WITH A MAXIMUM OF 39,500 SQUARE FEET OF COMMERCIAL USES, 80,000 SQUARE FEET OF SELF-STORAGE/MINI-WAREHOUSE USES AND 70,000 SQUARE FEET OF LIGHT INDUSTRIAL USES.

The City Clerk read the case title into the record. City Attorney Rooney swore in all those who intended to give testimony. Mary Tornberg, Senior Planner with Community Development, provided a brief introduction of the request, stating the previous zoning application expired in 2009. The new application covers new conditions. Staff recommends approval.

Francesca Passidomo of CYK Law Firm opened the presentation for the applicant, introduced the project team, and provided a brief overview of the project. She was followed by Conor McBroom representing owner/applicant Forager Real Estate, who provided an overview of the firm, which has owned the property since July 2024.

Next, Patty Kulak with RVi Planning presented an overview of the property's history and the Master Concept Plan. The project, which has a single entrance off of Old 41, consists of 6 buildings with commercial retail along the frontage of Old 41 Road. She further reviewed the three deviation requests.

Next, Robert Diericks with JMDG Architecture detailed the layout and height and elevation of each building. He was followed by Sabrina McCabe with RVi Planning, who discussed site lighting, landscape buffers, and landscape throughout the site. They are keeping a lot of the existing vegetation.

Next, Christian Casey with Atwell reviewed the environmental aspects, stating a site survey was conducted in August of 2024 with a finding of no listed species and no indigenous habitat. He was followed by Brandon Copper with Davidson Engineering, who detailed the existing utilities, water, fire and sewer with a decrease in the building's footprint. Mr. Copper stated there is no existing stormwater management, they will be installing an "Underground Chamber System Design." Mr. Copper also answered questions from the Board regarding the Underground Chamber System.

Next, Yury Bykau with TR Transportation Consultants reviewed the traffic study and trip generation. He stated there will be a reduction of 78% of PM peak hour trips. He was followed by Patty Kulak who wrapped up the applicants presentation with an overview of the neighborhood meetings and a review of the schedule of uses and changes. She also answered questions from Board members.

Mary Tornberg, Senior Planner with Community Development, reviewed key points of the staff report and staff recommended conditions. Ms. Tornberg, along with John Dulmer, Director, Community Development, answered questions from Board members regarding construction traffic, surface water and requirements.

Chair pro tem Waterhouse called for public comments; seeing none, she asked for a motion. Board Member Benson made a motion to recommend approval of the rezone request with the staff's proposed conditions; Seconded by Board Member Gambrell. The Clerk recorded a roll call vote - **The motion carried 6-0.**

5. APPROVAL OF MINUTES: Meeting of August 19, 2025

Member Winn motioned to approve the minutes; Seconded by Member Benson. **The motion carried 6-0.**

6. UPDATE ON PREVIOUS CASES: Provided by Jackie Genson, Planning and Zoning Manager.

7. PUBLIC COMMENT - None

8. NEXT MEETING: The next meeting is scheduled for October 14, 2025.

9. ADJOURNMENT: There being no further business, the meeting adjourned at 10:09 a.m.

Prepared by:

Teresa C. Grimes, Senior Records & Compliance Clerk

APPROVED:

BONITA SPRINGS ZONING BOARD

Date: _____

AUTHENTICATED:

Anthony Rascio, Chairman