

CITY OF BONITA SPRINGS
ZONING RESOLUTION NO. Z12-01

A ZONING RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA; CONSIDERING A REQUEST BY NICOLA MONK FOR A VARIANCE FROM THE STREET SETBACK REQUIREMENTS FOR A CORNER LOT TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENTIAL HOME ON LAND LOCATED AT 27675 HICKORY BLVD. BONITA SPRINGS, FLORIDA, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, R.G. Designs on behalf of the Monk Residence has filed an application for a variance from the street setback requirement for corner lots of 15 feet to 5 feet to allow for the construction of a single-family residential home.

WHEREAS, the subject property is located at 27675 Hickory Blvd., Bonita Springs, Florida, and is described more particularly as:

"See Exhibits"

WHEREAS, a Public Hearing was advertised and heard on February 14, 2012 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case 11B0S-VAR00001 who gave full consideration to the evidence available and recommended approval; and gave full and complete consideration of the record, consisting of the Staff Recommendation, the documents on file with the City and the testimony of all interested parties. The January 31, 2012 Staff Report prepared by Community Development and evidence submitted at the Zoning Board hearing is on file with the City Clerk.

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

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the variance from the street setback requirement for corner lots of 15 feet to 5 feet to allow for the construction of a single-family residential home with the following conditions:

A. Conditions

1. The variance is limited to granting approval of a 10 foot variance to allow for a 5 foot street setback for the street opposite the interior side yard.
2. The use of the property is limited to one single-family residence.

3. No portion of the dwelling unit or accessory structures may be located within the required setback areas.

B. Findings & Conclusions

Based upon an analysis of the application and the standards for approval of a variance, Bonita Springs City Council makes the following findings and conclusions, as conditioned:

1. There are exceptional or extraordinary conditions or circumstances inherent to the subject property which is a legal non conforming lot of record that abuts Island Place, a 50 foot right-of-way. The subject property is legal lot of record in the Bonita Beach 1st Addition subdivision (Plat Book 8, Page 70, Block L, Lot 16) which was recorded in 1946.
2. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The applicant will maintain at minimum a 5 foot setback for the street opposite the interior side yard.
3. Additionally, the proposed structure will not be a detriment to the public welfare. Public Works has stated they have no objection to the 10 foot reduction in the Island Place street setback to allow for the construction of a new single-family residence.

SECTION TWO: EFFECTIVE DATE

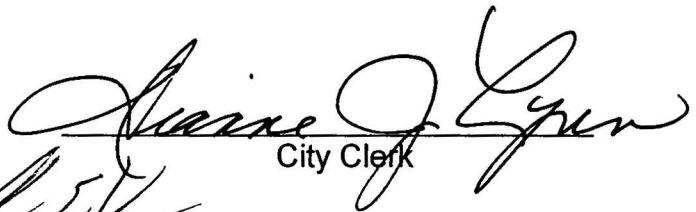
This resolution shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the Council of the City of Bonita Springs, Lee County, Florida, this 19TH day of March, 2012.

AUTHENTICATION:



Mayor



City Clerk

APPROVED AS TO FORM:



City Attorney

Vote:

Nelson	Absent	Simmons	Aye
McIntosh	Aye	Simons	Aye
Martin	Aye	Lonkart	Aye
Slachta	Aye		

Date filed with City Clerk: 3-20-12

