

Petition to the City of Bonita Springs, Florida

Subject: Opposition to the Rezoning of 11035 Dean Street from Two-Family Conservation (TFC-2) to Residential Planned Development (RPD) for 48 Units

To the Honorable Members of the City Council of Bonita Springs,

We, the undersigned residents of Bonita Springs and concerned citizens, hereby submit this petition to express our **strong opposition to the proposed rezoning** of the property located at 11035 Dean Street from its current zoning designation of Two-Family Conservation (TFC-2) to Residential Planned Development (RPD) to accommodate up to 48 housing units.

Reasons for Opposition:

1. **Community Character:** The proposed development significantly deviates from the established neighborhood character causing overcrowding and effecting livability.
2. **Infrastructure Strain:** The existing infrastructure, including roads, utilities, and stormwater management, is not equipped to handle an increase in population density. This project would likely lead to increased flood risk, traffic congestion, particularly given the current issues with traffic around school times and the lack of proper turning lanes on Old 41 and Dean.
3. **Safety Concerns:** The increase in pedestrian and vehicular traffic would compromise safety, slowing response time of emergency services especially with the narrow roads, limited sidewalks, and no shoulders available for safe pedestrian movement.
4. **Community Input:** There has been overwhelming opposition from the community at public meetings. Despite this clear message, the developer continues to push for this zoning change, disregarding the will of the residents who would be directly affected.
5. **Property Value and Quality of Life:** The proposed density could negatively impact property values and the quality of life for current residents by introducing urban-style living into what has been a peaceful, low-density residential area.

Our Request:

- **Deny the Rezoning:** We urge the City Council to deny the application to rezone the property from Two-Family Conservation to Residential Planned Development.
- **Honor Community Wishes:** Follow the recommendation of the zoning board, which has already voted against this project, reflecting the community's voice.
- **Protect Zoning Integrity:** Insure infrastructure keeps pace with growth and maintain the zoning as is to protect the neighborhood's integrity, safety, and environmental conservation. Disallow deviations and maintain the 20ft separation between structures.

We believe that the development at 11035 Dean Street should adhere to the existing zoning laws which protect our community's interests and quality of life. We request that our voices be heard and respected in this matter.

Sincerely:

SIGNATURE

Printed Name

Date

Address