

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 25 - 04

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY 1.04 ACRES (+/-) FROM TWO-FAMILY CONSERVATION (TFC-2) TO RESIDENTIAL PLANNED DEVELOPMENT (RPD), TO PRESERVE THE EXISTING DUPLEX STRUCTURES, AND TO ALLOW TWO (2) DEVIATIONS; LOCATED AT ADDRESS 27036/038 WILLIAMS ROAD, 27020-028 WILLIAMS ROAD, AND 27001/031 SUN AQUA LANE, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, West Terry, LLC has filed an application to rezone ±1.04 acres from Two-Family Conservation (“TFC-2”) zoning district to the Residential Planned Development (“RPD”) zoning district.

WHEREAS, the subject property is located at 27036/038 Williams Road; 27020-028 Williams Roads; 2700/031 Sun Aqua Lane; Bonita Springs, Florida; and, is described more particularly as:

See Exhibit “A”

WHEREAS, a Public Hearing was advertised and heard on January 14, 2025 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals (“Zoning Board”), who gave full consideration to the evidence available and recommended approval (6-0) of the applicant’s request 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 Staff Report prepared by Community Development, and evidence submitted at the Zoning Board hearing is on file with the City Clerk.

WHEREAS, the case was presented for First Reading for the City Council at their February 19, 2025, meeting; and

WHEREAS, City Council at their March 5, 2025, meeting considered the record of the Zoning Board on Case PD21-85709-BOS, and gave full consideration of the Staff Recommendation, the evidence and testimony.

NOW, THEREFORE, BE IT ORDAINED 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 request to rezone ±1.04 acres from Two-Family Conservation (TFC-2) to Residential Planned Development (RPD), preserving existing duplex structures. In so doing the City Council makes the following findings and conclusions, upon an analysis of the

application and the standards for approval subject to the following conditions and deviations:

Conditions:

1. The project shall be generally consistent with the Master Concept Plan provided and labeled as Exhibit "B."
2. Schedule of Uses:
 - Residential accessory uses and structures
 - Boat Ramps (noncommercial)
 - Dwelling Units:
 - Single-Family, conventional
 - Duplex
 - Two-Family Attached
 - Docks & Seawalls
 - Water Retention
 - Fences & Walls
 - Recreational facilities, personal
 - Temporary Uses
3. Property Development Regulations: The Applicant proposes the following minimum property development standards:

	Listed Housing Types
Lot Width	58 feet
Lot Depth	100 feet
Min. Lot Area	7,500 sf
Max. Lot Coverage	40%
Max. Height	35 feet (2 habitable stories)
Front Setback	20 feet
Side Setback	6.5 feet
Rear Setback	20 feet
Waterbody Setback	25 feet
Open Space	40%

4. The Applicant is responsible for applying for a subdivision plat in order to effectively document the proposed lot splits. The approval and recordation of the plat will serve as the finalization of the lot split process.
5. No more than two (2) dwelling units will be permitted, per proposed lot. And the total number of dwelling units for the project shall not exceed 10. If a duplex is removed and a single-family home is chosen as the new dwelling unit type, no more than one (1) single-family home shall be permitted per lot.

6. Upon removal of any of the existing duplex structures, redevelopment shall be subject to the schedule of uses and property development regulations shown in Conditions 2 & 3 but will also be required to provide the appropriate front yard type, glazing, and frontage projections associated with the T3 Transect of the Downtown District Form-Based Code, as may be modified.
7. Removal of vegetation must be approved by the City of Bonita Springs Community Development Department.
8. Approval of this zoning action does not guarantee approval of a local development order or building permit.

Deviations:

1. Approved deviation from Land Development Code (“LDC”) Section 4-741(b)(1)(a) & LDC 3-418(d) which together would require a buffer and setback requirement of at least 15 feet, to allow no buffer and a setback of 6.5 feet.
2. Withdraw deviation from LDC 3-526, Types of Lots and Lot Lines, to designate the northern lot lines of the perimeter boundary as side

Exhibits:

- A. Legal Description and Sketch of the Subject Property
- B. West Terry RPD Master Concept Plan (MCP)

Attachments:


- A. Background and Informational Analysis
- B. Application Backup (Final Documents—Online only)

SECTION TWO: EFFECTIVE DATE


This Ordinance shall take effect immediately upon of adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 19th day of March, 2025.

AUTHENTICATION:



Mayor



City Clerk

APPROVED AS TO FORM: _____
City Attorney

Vote: Carr aye
Purdon aye
Fitzpatrick aye
Gibson aye

Corrie aye
Fullick aye
Bogacz aye

Date filed with City Clerk: 3/19/25



EXHIBIT A

DESCRIPTION

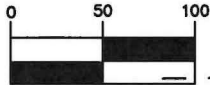
EXHIBIT A

Being a portion of Section 35, Township 47 South, Range 25 East, Lee County, Florida, Being more particularly described as follows:

COMMENCING at the Northeast Corner of Lot 14, Bonita Farms, Plat Book 3, Page 27, Lee County, Florida; thence run South 88°59'01" West, along the North line of said Lot 14 for a distance of 25.00 feet; thence leaving said North line South 01°06'01" East, for a distance of 25.00' feet to the POINT OF BEGINNING; thence run South 01°06'01" West for a distance of 372.10' feet; thence South 89°11'09" West for a distance of 120.00' feet; thence run North 01°09'31" West for a distance of 186.80' feet; thence run South 89°14'30" West for a distance of 40.00' feet; thence run South 01°09'31" East for a distance of 75.18' feet; thence run South 89°14'30" West for a distance of 119.25' feet; thence North 01°22'30" West for a distance of 259.34' feet; thence North 88°59'01" East, for a distance of 280.61' feet to the POINT OF BEGINNING. Containing 83,173 square feet or 1.91 -cres more or less.



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

WEST TERRY STREET

POINT OF COMMENCEMENT
N.E. CORNER, LOT 14
BONIT- F-RMS
PB 3, PG 27

N88°59'01"E 280.61'

POINT OF BEGINNING

LOT 14
BONITA FARMS
PB 3, PG 27

LOT 15
BONITA FARMS
PB 3, PG 27

LOT 13
BONITA FARMS
PB 3, PG 27

SUN AQUA LANE
N01°22'30"W 259.34'

WILLIAMS ROAD
S01°06'01"E 372.10'

L4
L5
L6
L3
N01°09'31"W 186.80'

LINE TABLE

LINE	BE-RING	DIST-NCE
L1	S88°59'01"W	25.00'
L2	S1°06'01"E	25.00'
L3	S89°11'09"W	120.00'
L4	S89°14'30"W	40.00'
L5	S1°09'31"E	75.18'
L6	S89°14'30"W	119.25'

NOTES:

1. This is not a survey.
2. Bearings shown hereon are based on the North line of Bonita Farms, Plat Book 3, Page 27, Lee County, Florida as located in State Plane coordinate system Florida East Zone, N-D 83, 2011 adjustment being S88°59'01"W
3. -// Dimensions are in feet and decimals thereof, unless otherwise indicated.
4. Subject to easements, reservations and restrictions of record.

For the Exclusive Use Of:
West Terry LLC

David B. Bruns, PLS,
Florida License No. 4520
Not valid without the signature and original seal of the Florida Licensed Professional Surveyor and Mapper Certificate of -uthorization #7705.

MARCO SURVEYING & MAPPING
A LIMITED LIABILITY COMPANY
M-RCO SURVEYING & M-PPING
3825 BECK BOULEVARD
SUITE 725
N-PLS, FLORID- 34114
(239) 389-0026
WWW.M-RCOSURVEYS.COM

SKETCH & DESCRIPTION

A Portion of Lot 14,
Bonita Farms,
Lee County, Florida

CLIENT:	West Terry LLC				
PROJECT #:	P842	SUB PROJECT:			
DR-FTED BY:	D-TE	SC-LE	WO NUMBER	SHEET #	DR-WING NO.
R.Y.	08/2021	1" = 100'	20-137	1	1-172

TRANSECT ZONE T4

BOULA DRIVE

EXHIBIT B



DEVELOPMENT REGULATIONS

MINIMUM LOT AREA	7,500 SF
MINIMUM LOT WIDTH	58 FT
MINIMUM LOT DEPTH	100 FT
MINIMUM SETBACKS	
STREET	20 FT
SIDE	6.5 FT
REAR	20 FT
MAXIMUM HEIGHT	2 STORIES/35 FT
MAXIMUM LOT COVERAGE	40%

DEVIATIONS (SEE EXHIBIT IV-H)

- ① PERIMETER BUFFER
- ② SIDE LOT LINES

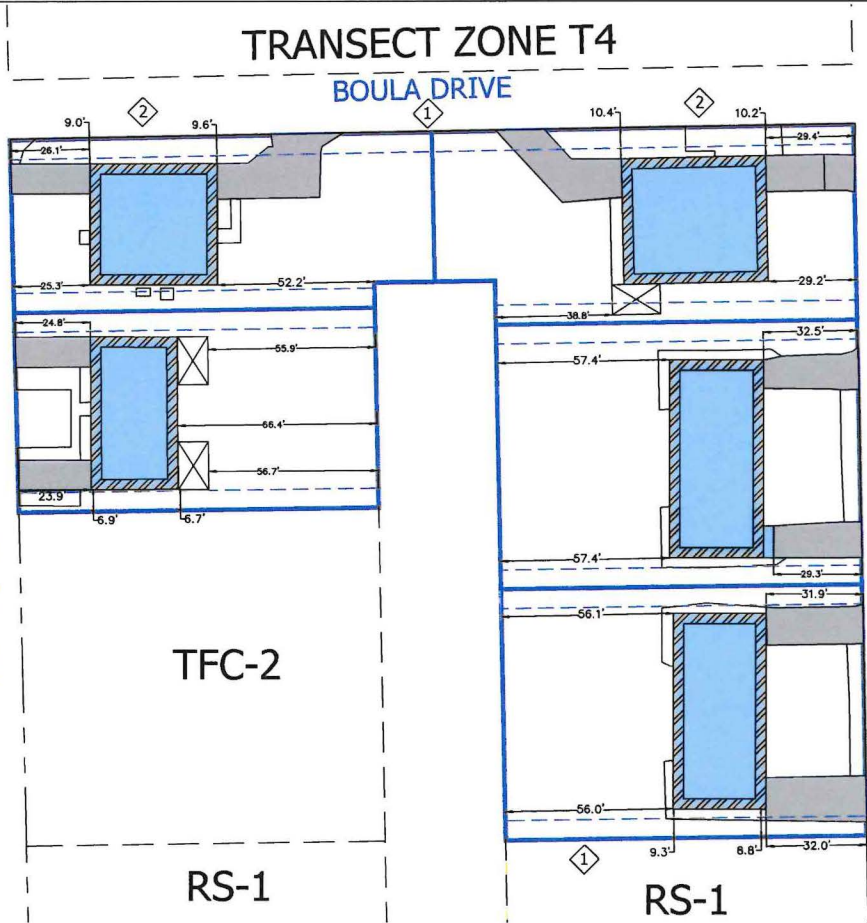
LEGEND

-  PROPOSED LOT BOUNDARY
-  REQUIRED SIDE YARD



RS-1

SUN AQUA LANE



WILLIAMS ROAD

TRANSECT
ZONE T3

SITE SUMMARY

PLAN DESIGNATION	MEDIUM DENSITY MULTIFAMILY RESIDENTIAL
EXISTING ZONING DESIGNATION	TFC-2
EXISTING LAND USE	DEVELOPED RESIDENTIAL
PROPOSED ZONING DESIGNATION	RPD- RESIDENTIAL PLANNED DEVELOPMENT
GROSS AREA	1.04 ±ACRES

NOTES:

1- THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O. OR PLAT APPROVAL.