



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**

August 19, 2025
9:00 a.m.

If you intend to address the board, please submit a completed “Public Comment Slip” to the City Clerk before the meeting begins. Blank comment slips are available on the table outside of Chambers. To submit a public comment in advance of the meeting, email your name, address, and comment to citymeetings@cityofbonitasprings.org by 2:00 p.m., August 18, 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: TELCOFACILITIES SPECIAL EXCEPTION (SPE24-118640-BOS)

A SPECIAL EXCEPTION REQUEST TO ALLOW A GROUP II ESSENTIAL SERVICE FACILITY (DATA CENTER) ON A PROPERTY LOCATED WITHIN THE BEACH ZONE OF THE BONITA BEACH ROAD CORRIDOR OVERLAY.

B. Case Name: HICKORY ON THE BAY COMMERCIAL PLANNED DEVELOPMENT (PD23-109173-BOS)

A REQUEST TO REZONE APPROXIMATELY 5.0 +/- ACRES FROM THE BEACH ZONE OF THE BONITA BEACH ROAD CORRIDOR OVERLAY AND RESIDENTIAL PLANNED DEVELOPMENT (RPD) ZONING DESIGNATIONS TO A COMMERCIAL PLANNED DEVELOPMENT (CPD), TO ALLOW UP TO 23,717 SQUARE FEET OF COMMERCIAL USES AND SIX (6) MULTI-FAMILY DWELLING UNITS.

5. Approval of Meeting Minutes from July 15, 2025
6. Update on Previous Cases
7. Public Comment
8. Next Meeting: 9:00 a.m., September 16, 2025 (Tentative)
9. Adjournment