

Hunter's Ridge
Residential Planned Development (RPD)
Amendment
PD25-124607-BOS

Staff Presentation



Staff Review Team

Mike Fiigon II, Senior Planner

Jay Sweet, City Surveyor/Principal Planner

Levi Baker, Engineer

Laura Gibson, Senior Environmental Specialist



Location Map



Request

To amend the schedule of uses for Hunter's Ridge RPD to allow a 149ft monopole wireless facility and related infrastructure

Staff Recommends **APPROVAL** of request

Exhibits and Attachments

Exhibit A: Legal Description and Sketch

Exhibit B: Site Plan

Attachment A: Background and Informational Analysis

Attachment B: Application Narrative

Attachment C: RF Package/Statement of Need

Attachment D: Photo Simulations

Attachment E: Public Comments

Attachment F: Application Backup

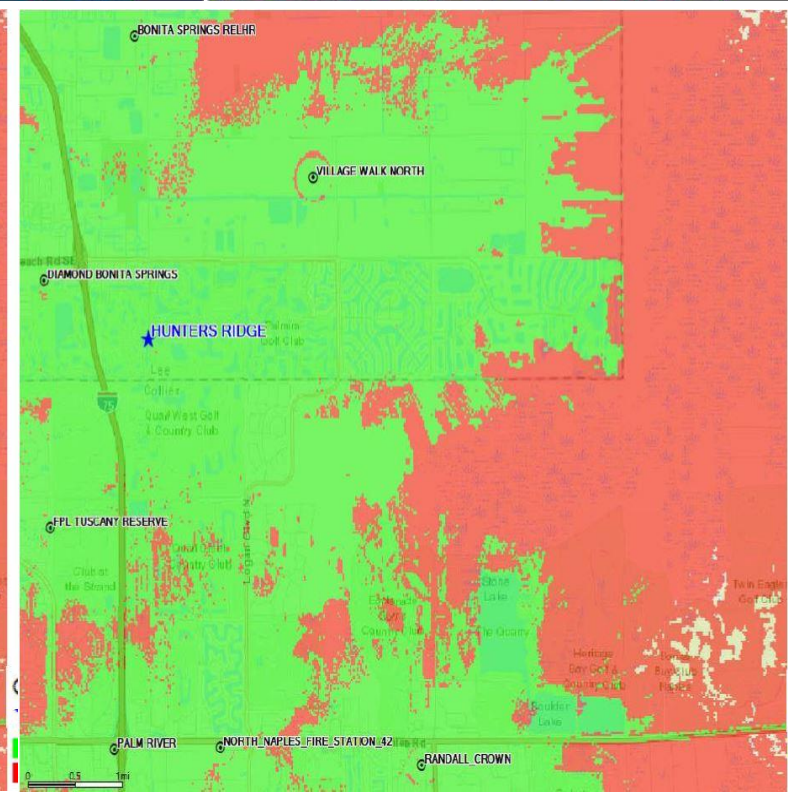
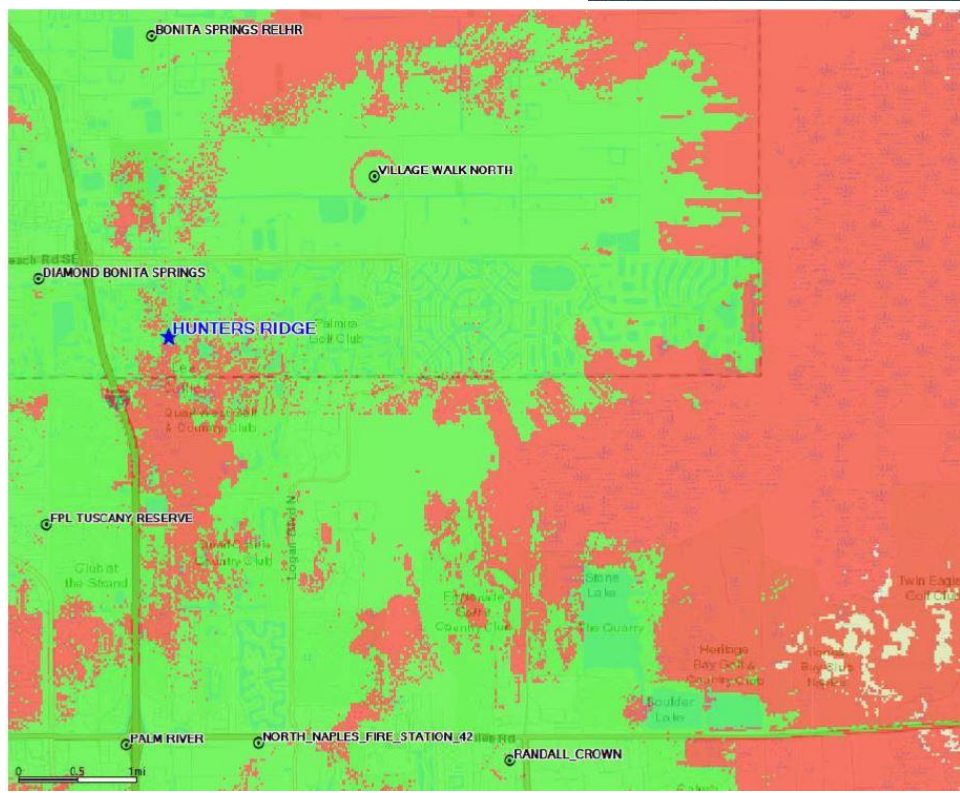
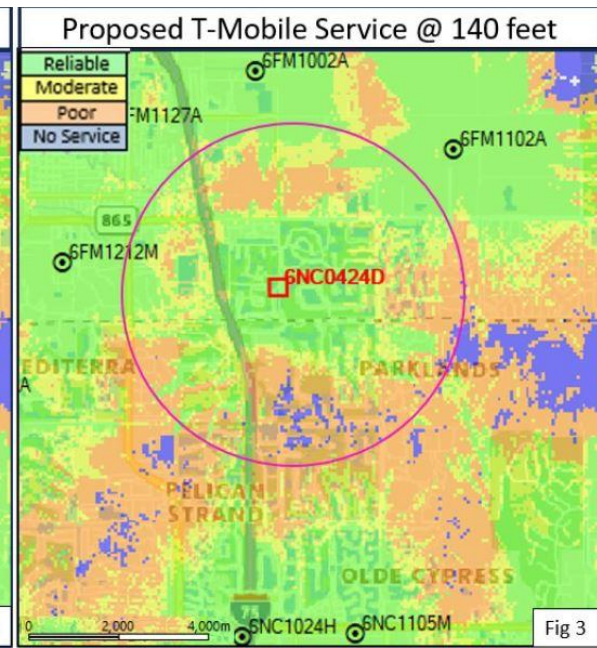
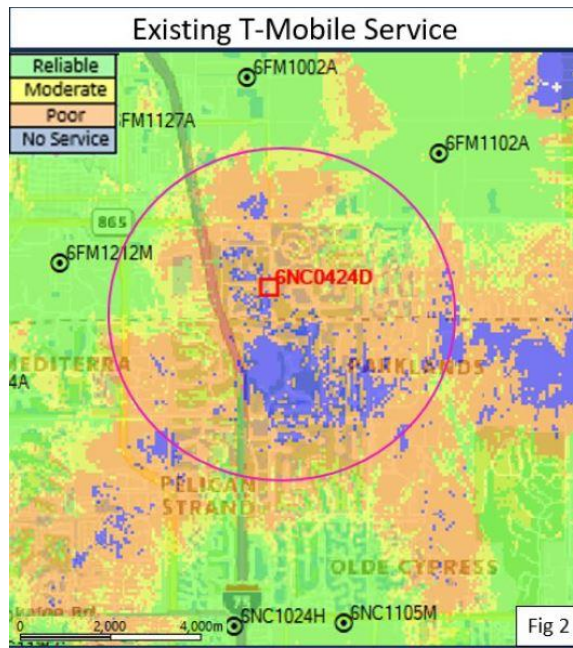


Background

- 1985 rezoning from AG-2 to RPD (ZAB-85-273) approved by Lee County
- Schedule of uses
 - Recreational uses, model homes, private sewage treatment plant, residential accessory uses, residential identification signs, single-family homes
- PD Amendment to add to schedule of uses
- Wireless facilities over 35ft require special exception
- PD amendment = higher standard of review
 - Included PD amendment documentation and wireless facilities SE documentation

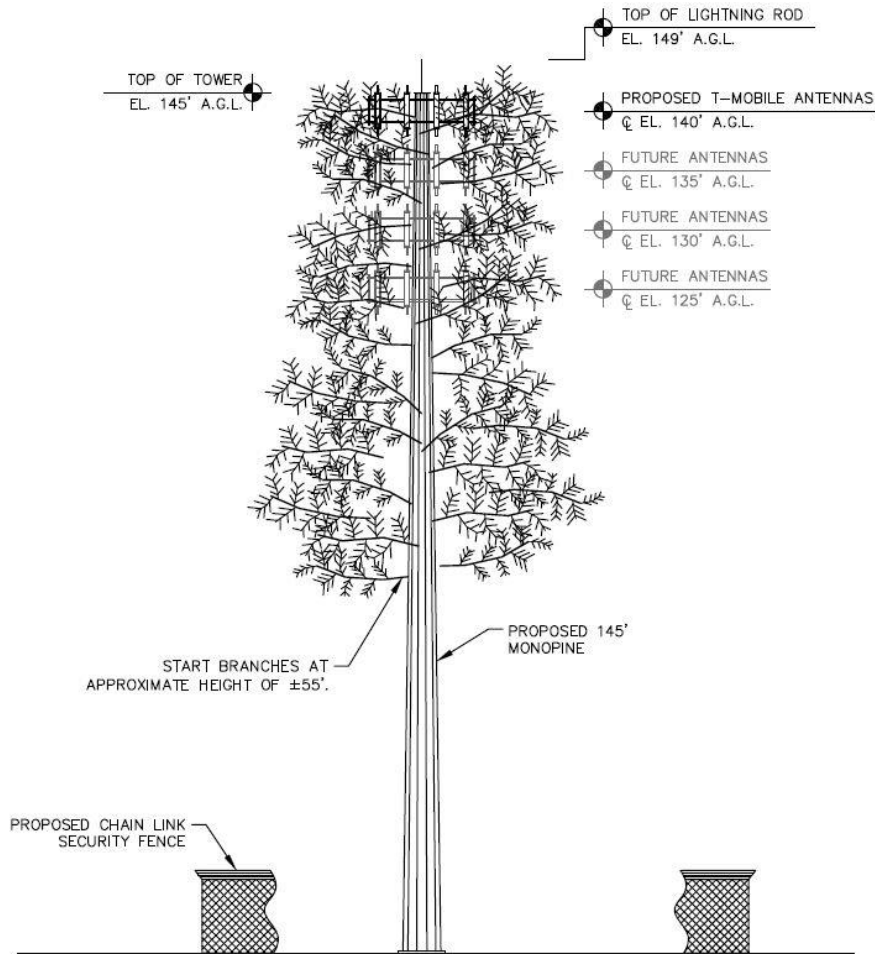


Current Coverages vs Proposed Coverages



- ⊙ Existing Site
- ★ Proposed Site
- Reliable Coverage
- Unreliable Coverage

Proposed Design





PARCEL ID: 06-48-26-B3-0010G.10CE
FOLIO ID: 10355141
OWNER: HUNTERS RIDGE COMMUNITY ASSOCIATION, INC.

EXISTING FORCE MAIN EASEMENT PER INST 20120001720

PROPOSED DIAMOND COMMUNICATIONS 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT

EXISTING GRAVEL ACCESS DRIVE TO BE UTILIZED (±546' LONG)

EXISTING GATE TO BE UTILIZED FOR ACCESS

PROPOSED 20' ENGINEERED TOWER FALL ZONE

443'-8"

473'-9"

572'-4"

(NEAREST RESIDENTS)

PROPOSED DIAMOND COMMUNICATIONS 40' X 60' LEASED PREMISES (2,400 SQ. FT.) (SEE SHEET C2)

EXISTING 20' ROADWAY UTILITY EASEMENT PER PB: 41 PG: 1 & PB: 44 PG: 48

PROPOSED 145' MONOPINE WITH CARRIER 140' RAD CENTER (149' TO HIGHEST APPURTENANCE) (SEE SHEET C8)

BONITA GRANDE RD (100' PUBLIC RIGHT-OF-WAY)

PROPOSED 150' TOWER FALL ZONE

LA CALLE DRIVE

PARCEL ID: 05482
OWNER: CHAMP R

PARCEL ID: 05482
OWNER: GOODMAN FOR STEVEN P GO

PARCEL ID: 05482
OWNER: NICHOLAS AND MARIE A GEN

PARCEL ID: 05482
OWNER: ROWE BR FOR ROWE FAMILY

PARCEL ID: 05482
OWNER: HOLMES R ROBERT A HOLMES

PROPOSED DIAMOND COMMUNICATIONS 40' X 60' CHAIN LINK FENCED COMPOUND W/ 3 STRANDS OF BARBED WIRE (8' MIN. HEIGHT)



Environmental

- Already developed site with landscape buffers
- Condition 3 re: replacement of landscaping that is removed or damaged during construction phase



Stormwater

- Maintain historic flows
- Detailed stormwater plan to be submitted as part of local development order process
- Cannot increase runoff rates onto neighboring properties



Traffic

- Up to four (4) carriers on tower
- Each carrier approx. one (1) maintenance trip per month
- Fox Ridge Drive for access
- Will need to show locations of proposed work vehicles, construction materials as part of LDO process
- Will need to maintain suitable traffic flow

Comprehensive Plan Consistency

FLU Moderate Density Mixed Use Planned Development (MU/PD)

No density associated with request; Low intensity

Transportation Element: Access via fully-constructed roadways; Low traffic generator; Maintain flow

Remaining Elements: Intergovernmental Coordination, Conservation/Coastal Management, Housing Element, Recreation/Open Space, Infrastructure...Not applicable

PD/SE Analysis

Review Criteria	Yes-Mostly-Partly-No
Compliance w/ Bonita Plan and LDC	Yes
Meets and Exceeds performance and location standards	Yes
Density/Intensity consistent w/ Bonita Plan	Yes
Compatible w/ existing and planned uses in the surrounding area	Yes
Will not place undue burden on transportation infrastructure	Yes



PD/SE Analysis Continued

Review Criteria	Yes-Mostly-Partly-No
Adverse impacts to environmentally sensitive areas or resources?	No
Are public facilities available?	Yes
Deviations needed	Not applicable/No
Deviations to promote and preserve health, safety and welfare of public	Not applicable



Planning & Zoning Board

- Case was heard on March 17, 2026
 - Meeting minutes provided in packet
- Unanimous **approval** (6-0) with recommendation to add condition re: maintenance (Condition 4 in draft ordinance)



Staff is recommending ***approval of the amendment to add wireless facilities to schedule of uses, as conditioned in Staff report***



Conditions of Approval

- Applicable only to STRAP 06-48-26-B3-0010G.10CE and shall be generally consistent with site plan (Exhibit “B)
- Amend schedule to add wireless facilities (limited to one facility) @ 149ft in height
- Landscaping condition
- Maintenance (as needed basis)
- Applicant to obtain LDO
- Zoning approval not intended to circumvent or supersede FAA, FCC or FL Statutes
- Approval does not guarantee LDO or building permit



QUESTIONS OR COMMENTS?

