

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 26 - __

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; AN AMENDMENT TO A RESIDENTIAL PLANNED DEVELOPMENT TO ALLOW A 149 FOOT MONOPOLE WIRELESS FACILITY AND RELATED INFRASTRUCTURE; LOCATED AT 12760 FOX RIDGE DRIVE, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Diamond Communications, LLC have filed an application to amend the existing Hunter's Ridge North (formerly known as Brentwood Estates) Residential Planned Development (RPD) zoning district; and

WHEREAS, the subject property is located 12760 Fox Ridge Drive, Bonita Springs, Florida, 34135, STRAP number 06-48-26-B3-0010G.10CE; and is described more particularly as:

See Exhibit "A"

WHEREAS, the subject property is part of the overall Hunter's Ridge Residential Planned Development and was part of the original rezoning effort in 1985 to re-designate from the Agricultural (AG-2) district to an RPD (ZAB-85-273); and

WHEREAS, a Public Hearing was advertised and heard on March 17, 2026 by the City of Bonita Springs Planning and Zoning Board ("P&Z"), 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 P&Z hearing is on file with the City Clerk; and

WHEREAS, the case was presented for First Reading for the City Council at their April 1, 2026, meeting; and

WHEREAS, City Council at their April 15, 2026, meeting considered the record of the Planning and Zoning Board on Case PD25-124697-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 amend (with underlined language below) the existing Residential Planned Development

schedule of uses to allow a 149ft monopole wireless facility and related infrastructure. 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 amendment is applicable to STRAP 06-48-26-B3-0010G.10CE only and development of the wireless facility shall be generally consistent with the 41-page site plan provided and labeled as Exhibit "B."
2. Schedule of Uses for ZAB-85-273 is amended as follows:
 - Common Recreational Uses, Private
 - Model Homes
 - Private Sewage Treatment Plant
 - Residential Accessory Uses
 - Residential Development Identification Signs
 - Single Family Homes
 - Wireless Facilities, not to exceed 149 feet in height, limited to one facility and associated infrastructure
3. Any landscaping removed during construction shall be replaced like-for-like. LDC 3 & 4 requirements will be applicable if landscaping is removed and unable to be replaced.
4. Diamond Communications, LLC, its successors, or assigns shall maintain the monopine (monopole designed as pinetree) tower on an as-needed basis (including, but not limited to, the tree branch canopy) to ensure the appearance and condition remains in accordance with the depiction of the monopine tower in Attachment D, Photo Simulations.
5. The Applicant or its agents shall obtain a Limited Development Order (LDO) and building permits, prior to the commencement of construction of the wireless facility.
6. Approval of this zoning action is not intended to circumvent or supersede Florida Statutes or Federal Regulations (such as FAA or FCC requirements) that pertain to wireless facilities.
7. Approval of this zoning action does not guarantee approval of a local development order or building permit.

Exhibits:

- A. Legal Description and Sketch of the Subject Property
- B. Diamond Communications, LLC Site Plan

