

ITEM TITLE: (SECOND READING AND PUBLIC HEARING) 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.

REQUESTOR: Mike Fiigon, Senior Planner

AGENDA SECTION: PUBLIC HEARINGS—ZONING AND LAND USE

STRATEGIC PRIORITY:

BACKGROUND: This public hearing was continued from the April 15, 2026 meeting to May 6, 2026.

This request is to amend the Hunter's Ridge RPD (ZAB-85-273) to permit the construction of a 149ft monopole/monopine wireless facility and associated infrastructure.

The proposed location currently houses maintenance operations and a treatment plant for Hunter's Ridge. Diamond Communications, LLC will be leasing a portion of the property for tower construction. The site is already fenced and landscaped and any damage to the existing mature landscaping that occurs during construction will be replaced like-for-like (see Ordinance Condition 3).

The tower will be 149 feet in height and will be able to locate up to four (4) carriers. Currently, T-Mobile and Verizon have provided statements of need. The design will be a monopole/monopine and photo simulations have been provided that show the proposed tower resemblance. Access to the site will be through Fox Ridge Drive and it is anticipated that the general traffic impact will be approximately one (1) maintenance trip per month, per carrier. The greatest impact will be during the construction phase, and the Applicant has been made aware of the requirement to maintain suitable access and traffic circulation—which will be reviewed as part of the local development order process. Additionally at that time, the Applicant will need to provide a detailed stormwater plan which demonstrates no additional runoff onto neighboring properties.

The case was heard by the Planning & Zoning Board on March 17, 2026, and received unanimous approval (6-0, meeting minutes attached) with a request to amend the proposed conditions of approval to add a maintenance requirement (see Condition 4 in the draft ordinance).

The first reading and presentation was held in front of City Council on April 1, 2026 at 9:00 a.m. Staff and the Applicant are in agreement on the recommendation and associated conditions.

STAFF RECOMMENDATION: Approve, as conditioned

ATTACHMENTS:

1. Draft Ordinance (Prepared By City Attorney)
2. Planning & Zoning Board [Draft] Meeting Minutes, March 17, 2026
3. Staff Report
4. Legal Description & Sketch
5. Site Plan
6. Background Analysis

7. Applicant Request Narrative
 8. RF Package/Statement of Need
 9. Photo Simulations
 10. Public Comments (received as of April 8, 2026)
 11. Full application backup (online only)
-

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Michael Sheffield
Dept. Director:	John Dulmer, AICP

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

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 6th day of May, 2026.

AUTHENTICATION:

Mayor City Clerk

APPROVED AS TO FORM: _____
City Attorney

Vote: Carr Corrie
Purdon Fullick
Fitzpatrick Bogacz
Gibson

Date filed with City Clerk: _____



City Hall Council Chambers
9101 Bonita Beach Road SE
Bonita Springs, Florida 34135

City of Bonita Springs
Planning and Zoning Board
draft Meeting Minutes

March 17, 2026
9:00 am

1. **Call to Order:** *Chairman Hershenson called the meeting to order at 9:00 a.m.*

2. **Pledge of Allegiance**

3. **Roll Call by City Clerk**

Members Present: Hershenson, Brown, Dhooghe, Lohan, Lombardo, Townsend
Members Absent: Waterhouse (excused)

*Staff Present: Mike Sheffield, John Dulmer, Jacqueline Genson, Mike Fiigon,
Nathan Cochran (for Mr. Rooney)*

4. **Public Comment:**

Chairman Hershenson announced that public comment for each case will be heard following the presentations.

5. **Public Hearings (Not Quasi-Judicial)**

A. Case Name: PLANNING PERIOD COMPREHENSIVE PLAN AMENDMENTS (CPA26-130023 BOS)

AMENDMENTS TO THE COMPREHENSIVE PLAN TO ADDRESS THE 2023 FLORIDA DEPARTMENT OF COMMERCE TECHNICAL ASSISTANCE COMMENTS RELATIVE TO CHANGES IN THE REQUIRED PLANNING PERIODS (CPA26-130023-BOS)

Jacqueline Genson, Planning and Zoning Manager, introduced the item and then introduced Dr. Margaret Banyan who appeared and presented via Zoom. Dr. Banyan opened with an overview of the purpose and scope of the Comprehensive Plan, and explained how it aligns with other City plans and regulations. She then outlined the Evaluation and Appraisal Review (EAR) process and timeline, followed by an analysis of the proposed amendments and their scope. (Presentation on file in the City Clerk's office).

*Chairman Hershenson called for public comment. With no speakers coming forward, and no comments or questions from the Board, he motioned to find the proposed amendments consistent with the Bonita Springs Comprehensive Plan and to recommend approval to City Council; Seconded by Member Lombardo. The Clerk conducted a roll-call vote; **the motion carried 6-0.***

6. Public Hearings (Quasi-Judicial)

A. Case Name: HUNTER'S RIDGE PLANNED DEVELOPMENT AMENDMENT (PD25-124697-BOS)

AN AMENDMENT TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD) TO AMEND THE SCHEDULE OF USES TO ALLOW A 149 FT MONOPOLE WIRELESS FACILITY AND RELATED INFRASTRUCTURE.

The City Clerk read the case title into the record and administered the oath to those individuals intending to provide testimony. Mike Fiigon, Senior Planner with Community Development, opened the item with an overview of the request, and then introduced Mattaniah Jahn, representing the applicant, Diamond Communications, LLC. Ms. Jahn's presentation included maps showing the proposed tower location, along with images of similar pine-camouflage style monopoles which she referred to as "monopine." Her presentation also reviewed the proposed tower elevation, the distance to the nearest residence (233 feet), the wireless carriers planning to co-locate on the facility, and the demonstrated need for the tower. (Applicant presentation on file in the Clerk's office).

Board members posed questions to Ms. Jahn regarding 9-1-1 emergency call routing, the appearance of the artificial branches, tower height (150 ft), and the need for a long-term maintenance and branch replacement schedule.

Mr. Fiigon then presented the staff analysis. Staff is recommending approval of the PD amendment. Mr. Fiigon noted the applicant met the standards of review requirements for both a special exception request (wireless facility over 35ft) and for the PD amendment (addition to the schedule of uses). His presentation included current coverage maps, the demonstrated need for the tower, and a review of the conditions of approval. He emphasized that, if approved, the amended schedule of uses is limited to this single wireless facility. (Staff presentation on file in the Clerk's office).

Chairman Hershenson called for public comment. The City Clerk announced six registered speakers, and called them in order, as follows:

Francie Morad - Spoke in opposition, citing the proximity of the tower to her home and neighborhood, and potential health and environmental impacts.

Don Huprich - General Manager at Hunter's Ridge, spoke in support, citing the need for the tower.

Adriana Bonifer - Spoke in opposition, citing the location of the tower and concerns over negative impacts to nearby homes.

Brad Wehman - Spoke in opposition, citing the location and concerns about potential impacts on health and property values.

Kevin Keane - Spoke in opposition, describing the proposed tower as an eyesore and citing concerns about potential health effects and impacts on property values.

Jack Wieland - Spoke in opposition, citing the location and proximity to homes.

The City Clerk called for any additional public comments. With no additional speakers coming forward, he invited the applicant to respond to comments made by the public speakers. Ms. Jahn provided rebuttal and introduced Cameron Lee, Project Manager with Diamond Communications, who addressed the site selection process and lease negotiations with the Hunter's Ridge Homeowners Association.

*With no further questions from the Board, Member Townsend motioned to recommend approval of the PD amendment to City Council with the addition of a condition requiring a continual maintenance schedule; Seconded by Member Dhooghe. The Clerk conducted a roll-call vote; **the motion carried 6-0.***

7. Election of a Vice-Chair

*Chairman Hershenson motioned to select Ray Townsend as Vice Chair; Seconded by Member Lombardo. Seeing no additional nominations, the Clerk conducted a roll-call vote. **The motion carried 6-0.***

8. Approval of Minutes from the Training Workshop held on March 5, 2026

*Chairman Hershenson motioned to approve the March 5, 2026 minutes; Seconded by Member Lombardo. **The motion carried 6-0.***

9. Adjournment: *With no further business, Chairman Hershenson adjourned the meeting at 10:33 a.m., and announced that the next meeting is tentatively scheduled for 9:00 a.m., April 14, 2026.*

Prepared and attested by:

Michael J. Sheffield, City Clerk

Approved by the Planning and Zoning Board

Date: _____

Dr. Ben Hershenson, Chairman