

CITY OF BONITA SPRINGS  
ZONING RESOLUTION NO. 22 – 03

A ZONING RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA CONSIDERING A REQUEST FOR A SPECIAL EXCEPTION FOR A GROUP II FOOD AND KINDRED PRODUCTS MANUFACTURING USE, ON A PROPERTY LOCATED IN THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT, PURSUANT TO LAND DEVELOPMENT CODE SECTION 4-718, LOCATED AT 10915 ENTERPRISE AVENUE, BONITA SPRINGS, FLORIDA, 34135; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the Royal Scoop Property Management, LLC is the owner of record for the subject parcels; and

**WHEREAS**, the Applicant is seeking a special exception request to allow a Group II Food and Kindred Products Manufacturing use, on property located in Light Industrial (IL) zoning district use pursuant to Section 4-718 of the City's land development code ("LDC"); and

**WHEREAS**, a Public Hearing was advertised and heard on March 15, 2022 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case SPE21-86399-BOS who unanimously recommended approval after giving full and complete consideration of the record, consisting of the Staff Recommendation, the documents on file with the City and the testimony of all parties; and

**WHEREAS**, City Council at their April 6, 2022 zoning meeting considered the record of the Zoning Board on Case SPE21-86399-BOS, as well as a transcript of the Zoning Board hearing submitted as part of the City Council hearing record, and gave full consideration of the Staff Recommendation, the evidence and testimony, including the expert opinion of the Applicant.

**NOW, THEREFORE, BE IT RESOLVED** 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 for a special exception with the following conditions:

Conditions:

1. This special exception will be valid for the current applicant/owner.

2. The Bonita Springs Noise Control Ordinance remains in full force and effect.
3. Additional information or changes to the plan not covered by this approval may require additional approvals. Such approvals will follow the processes outlined in the Land Development Code.
4. Approval of this special exception request does not guarantee approval of a local development or building permit.
5. Unless modified by this approval, the property shall be consistent with the regulations of the Land Development Code for the Light Industrial zoning district.

Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of special exception and as conditioned, the Bonita Springs City Council makes the following findings and conclusions:

1. The Applicant has proven entitlement for the requested special exception by demonstrating compliance with the Bonita Springs Comprehensive Plan and Land Development Code.

**SECTION TWO: RECORD**

This Resolution incorporates all exhibits, staff reports, attachments, evidence and testimony presented before the Zoning Board and City Council.

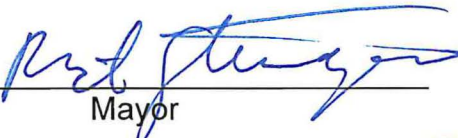
**SECTION THREE: EFFECTIVE DATE**


This Resolution shall take effect immediately upon adoption.


[SIGNATURE PAGE FOLLOWS]

**DULY PASSED AND ENACTED** by the City Council of the City of Bonita Springs, Lee County, Florida, this 6th day of April, 2022.

AUTHENTICATION:

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:   
\_\_\_\_\_  
City Attorney

Vote:

Carr	Aye	Corrie	Aye
Purdon	Aye	Quaremba	Aye
Forbes	Aye	Steinmeyer	Aye
Gibson	Aye		

Date filed with City Clerk: 4/7/2022