

## Subdivision V. Bonita Beach Road Corridor Overlay

### Sec. 4-896. Purpose and intent.

The intent of the Bonita Beach Road Corridor District is to guide future growth and redevelopment along the Bonita Beach Road Corridor within zones, quadrants, and nodes as identified in the Bonita Plan, Bonita Beach Road Visioning Study and Bonita Beach Road Land Use Report. The Bonita Beach Road Corridor District is intended to support urbanized development patterns that focus on human-scale development, an appropriate mixture of land uses, site design, interconnectivity, mobility, architectural standards, and a vibrant and aesthetically-pleasing streetscape.

( Ord. No. 19-10 , § 1(Exh. A), 11-20-2019)

### Sec. 4-897. Applicability.

- (a) Development and redevelopment within the Bonita Beach Road Corridor District are defined by four distinctive zones as described herein and graphically depicted in figure 4-V-1.
- (1) *The Interstate zone*—This zone is located between Imperial Boulevard and Bonita Grande Road. Has also been referred to as the "Gateway Zone".
  - (2) *Commercial zone*—This is located between Vanderbilt Road and the Railroad Tracks, and between Race Track Road and Imperial Boulevard
  - (3) *Historic zone*—This zone is located between the Railroad tracks and Race Track Road.
  - (4) *Beach zone*—This zone is located between Hickory Boulevard and Vanderbilt Road.
  - (5) *Community zone*—This zone is located between Bonita Grande Road and the eastern limits of Bonita Beach Road. Each network zone may include specific design regulations.
- (b) Provisions of this division shall apply to all development and redevelopment located within the geographical boundaries set forth in Figure 4-V-1 and further defined as minor development and major development, as follows:
- (c) Minor development. For the purpose of this section, minor developments, are defined as:
- (1) Projects requiring a Type 9/I limited review development order in accordance with section 3-159; or
  - (2) Building expansion of more than 15 percent of the existing square footage, but less than 50 percent; or
  - (3) Building renovation or improvements performed over a period of five years that exceed 15 percent of the existing square footage and less than 50 percent of the current assessed value of the structure.
  - (4) Redevelopment of existing minor developments and structures are to be into compliance with the provisions of this subdivision. If the strict application of these regulations are deemed impractical or unfeasible the existing minor development project be brought into conformity to the maximum extent possible. Request for this relief shall be made by the applicant, to the community development director, said request shall include an alternate plan, and this plan shall demonstrate compliance with

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the section 4-896. If approved by the city manager or designee said plan may be substituted in part for the standards of this district.

- (d) Major development. For the purpose of this section, major developments are defined as:
  - (1) New construction requiring local development order approval or an amendment to an existing development order (including large and small projects as defined in chapter 3; or
  - (2) Building expansion of more than 50 percent of the existing square footage; or
  - (3) Building renovation or improvements performed over a period of five years that exceed 50 percent.
- (e) Projects that result in redevelopment or a change in use shall be subject to the regulations set forth in (b)—(c) of this section.
- (f) If a parcel is located in one or more overlay districts, the more restrictive overlay standards shall apply.
- (g) Applicability and exemptions:
  - (1) It is the intent of this overlay to apply to all property within the overlay district. Existing planned developments may voluntarily comply with the standards herein.
  - (2) Notwithstanding, the provisions of this subdivision shall not apply to the following:
    - i. Planned developments that have reached 80 percent build out (based on building square footage or number of dwelling units) are exempt from these regulations and shall abide by the terms, conditions and zoning established in their planned development ordinance.
    - ii. Planned developments that have reached more than 50 percent but less than 80 percent build out (based on building square footage or number of dwelling units) are exempt from these regulations for a period of three years from the adoption of these regulations (approximately December 2022) after which any unbuilt structures shall be subject to the regulations set forth herein.
    - iii. Planned developments that have reached less than 50 percent of (based on building square footage or number of dwelling units) shall be subject to the regulations set forth herein.
    - iv. Planned developments that have not constructed any buildings or infrastructure shall bring their master concept plan into compliance with the regulations contained in this subdivision.
    - v. All planned developments in the beach and community zones.
    - vi. Planned developments with an unexpired master concept plans approved by the city at least 36 months prior to the adoption of this subdivision.
    - vii. All existing development orders authorized pursuant to the interim moratorium processes authorized pursuant to Ordinance 17-12 to the extent of any conflict with this subdivision.
    - viii. Any existing development orders otherwise specifically recognized for their conformity with the Bonita Beach Visioning Study and subsequent Comprehensive Plan Amendments (Ordinance 17-06) to the extent of any conflict with this subdivision; including the Horizon Park CPD (Zoning Ord. 17-07) reaffirmed as modified by the city council on June 19, 2019.
    - ix. Any development orders specifically authorized pursuant to the settlement agreement, approved by council on July 27, 2019, between Angler's Paradise of Bonita Springs, Inc. and the city to the extent any development approvals contemplated by that settlement shall conflict with this subdivision.
    - x. Notwithstanding any other provision of this section, any property owner who believes the strict application of this subdivision interferes with a vested rights may petition the city manager for

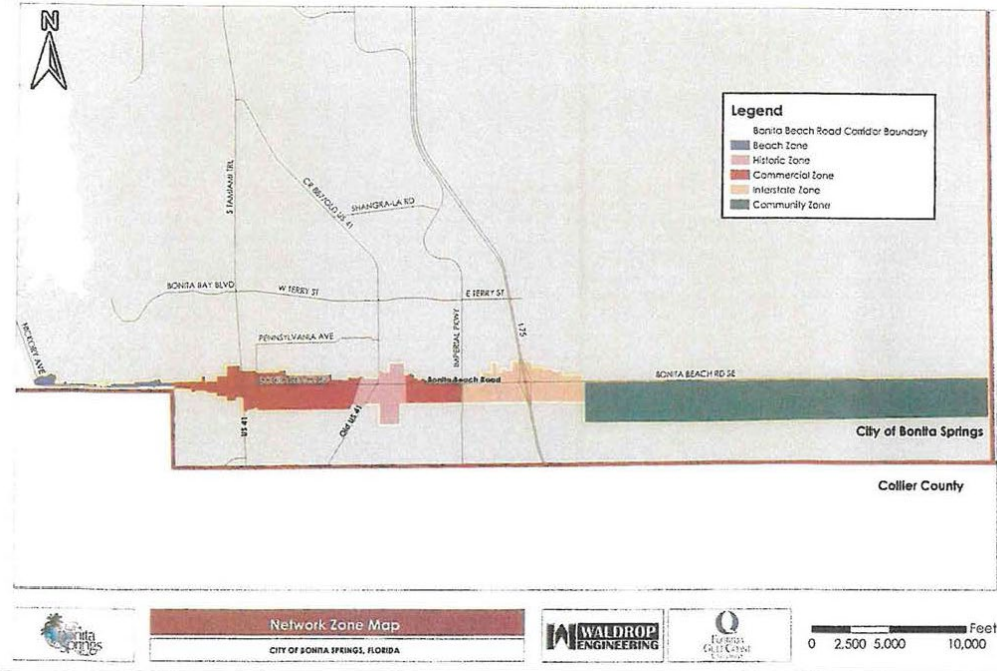
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relief from its application. Any such petition must be received within six months of the effective date of this subdivision and will be reviewed administratively for limited relief from the provisions of this subdivision to the extent such provisions interfere with a vested right. The city manager shall base on such determination on competent substantial evidence and upon consideration of the following factors:

1. The history of the property along with its present nature and use.
2. Whether the use or uses proposed in the petition are compatible with the comprehensive plan and overall intent of this subdivision even if its specific terms cannot be met; and
3. Whether the property owner has made substantial expenditures of money or resources in reliance upon prior approvals and diligently pursued additional regulatory approvals in furtherance of a specific plan for development; and
4. Whether denial of the petition would expose the petitioner to substantial monetary liability to third parties or leave the petitioner completely unable, after a thorough review of alternative solutions, to achieve their reasonable investment backed expectation for the property.

The city manager shall make a written determination within 30 days of receipt of a completed petition. If denied, the petitioner shall have the right to appeal such denial to the city council within 15 days. The city council will consider the evidence against the aforesaid factors at a public hearing within 30 days of their filing of the appeal.

- xi. Development located partially within and outside the boundaries of the overlay district.
  1. When the map of this overlay was created, it was intended to follow property lines and to allow for the orderly development/redevelopment of property fronting on Bonita Beach Road.
  2. To avoid situations that would create multiple standards and regulations. Since that time, ownership patterns have continued through their natural evolution and property assemblage has created just this condition.
  3. When a property owner wishes to create a single standard for a development, such a request may be approved through a planned development. This will allow for the standards and criteria for review for uses and development patterns be based on the defined process while performed through a single process (e.g. A use requiring a special exception would be approved under that criteria through the planned development process).
  4. When a property owner choosing to receive approval for numerous requests through a planned development, each request will be reviewed under the standards identified for that particular request. This may include but not limited to the review criteria for a special exception or variance.
  5. The opportunity previously outlined does not prevent a property owner from filing individual request(s)/application(s) for uses or development standards consistent with the standards of this overlay.
- (h) Planned developments that are partially constructed will come into compliance with these standards for interconnectivity, building orientation, and multi-modal access. Deviations to these standards will be considered when evidence is provided demonstrating that the literal application of these regulations create a negative result.



( Ord. No. 19-10 , § 1(Exh. A), 11-20-2019; Ord. No. 21-03 , § 2(Exh. A), 5-19-2021)

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**Sec. 4-898. Permitted uses.**

Use regulations for the Bonita Beach Road Corridor Overlay district are as follows:

- (a) All uses of land are subject to comprehensive plan (the Bonita Plan) and the future land use plan map.
- (b) All developments categorized as developments of city impact shall be rezoned to a planned development pursuant to sections 4-272(a) and 4-272(b).

<b>TABLE 4-898. USE REGULATIONS FOR THE BONITA BEACH ROAD CORRIDOR OVERLAY</b>					
	Special Notes or Regulations	Interstate Zone	Commercial Zone	Historic Zone	Beach Zone
Accessory uses and structures	4-923 et seq., 4-2012 et seq., 4-1588, 4-1840 et seq.	P	P	P	P
Accessory apartment	Note (1), 4-929	-	P	P	P
Administrative offices		P	P	P	P
Amateur radio antennas and satellite earth stations	4-927	SE	SE	SE	SE
Amusement park		SE	SE	SE	-
Animals:					
Clinic	4-1071 et seq.	P	P	P	P
Kennel	4-1071 et seq. (Note 12)	P/SE	P/SE	P/SE	-
Pet day care	4-1071 et seq. (Note 12)	P/SE	P/SE	P/SE	SE
Control center (including Humane Society)		SE	SE	SE	-
Assisted living facility	4-1280 et seq., 4-1182	P	P	P	SE
ATM (automatic teller machine)		P	P	P	P
Auto parts store		P	P	P	-
Automobile service stations		SE	SE	SE	SE
Auto repair and service (4-408(c)(2)), all groups	4-1098	SE	SE	SE	SE
Bait and tackle shop		P	P	P	P
Banks and financial establishments	4-408(c)(3)				

Group I		P	P	P	P
Bar or cocktail lounge	4-1020 et seq.	SE	SE	SE	SE
Bed and Breakfast		P	P	P	P
Boats:					
Boat parts store		P	P	P	P
Boat ramps and dockage (not marinas)		P	P	P	P
Boat rental		-	-	-	P
Boat repair and service	4-1099, 4-2069 et seq.	SE	SE	SE	SE
Boat sales		SE	SE	SE	SE
Boat storage, dry		SE	SE	SE	SE
Broadcast studio, commercial radio and television	4-1215 et seq.	P	P	SE	-
Building material sales (4- 408(c)(4))	4-2069 et seq.	SE	SE	SE	-
Business services	4-408(c)(5)				
Group I		P	P	P	P
Group II		P	P	P	SE
Bus station/depot	4-1153 et seq.	SE	SE	SE	SE
Caretaker's residence		P	P	P	P
Car wash	Note (10)	P/SE	P/SE	P/SE	-
Cemetery, columbarium, mausoleum		P	P	P	-
Cleaning and maintenance services (4-408(c)(7))		P	P	P	P

Clothing stores, general (4-408(c)(8))	Note (2)	P	P	P	P
Clubs:					
Country		P	P	P	P
Commercial		P	P	P	P
Fraternal, membership organization	4-1818	P	P	P	P
Private	4-1818	P	P	P	P
Communication facilities, wireless	4-1215 et seq.	AA/SE	AA/SE	AA/SE	AA/SE
Community Gardens	4-1435	AA	AA	AA	AA
Community residential home		P	P	P	SE
Consumption on premises	4-1020 et seq.	AA/SE	AA/SE	AA/SE	AA/SE
Continuing care facilities	4-1414	P	P	P	SE
Contractors and builders	4-408(c)(9), 4-1099, 4-2069 et seq.				
Group I		P	P	P	P
Group II		P	P	P	-
Convenience food and beverage store	Note (3)	SE	SE	SE	SE
Cultural facilities (4-408(c)(10))		P	P	P	P
Day care center, child, adult		P	P	P	P
Dormitory		SE	SE	SE	SE
Department store	Note (2)	P	P	P	SE



Drive-through facility for any permitted use		SE	SE	SE	SE
Drugstore, pharmacy		P	P	P	P
Dwelling unit:					
Single-family	Notes (4) and (5)	-	P	-	P
Duplex	Notes (4) and (5)	-	-	-	P
Two-family attached	Notes (4) and (5)	-	-	-	P
Townhouse, multiple-family building	Note (5)	P	P	P	P
Entrance gates and gatehouse	4-1841 et seq.	P	P	P	P
Emergency medical service (ambulance station)		P	P	P	P
Emergency operations center		P	P	P	SE
Essential services	4-1362 et seq., 4-1841 et seq.	P	P	P	P
Essential service facilities (4-408(c)(13)):					
Group I	4-1362 et seq., 4-1841 et seq., 4-1840 et seq.	P	P	P	P
Group II	4-1362 et seq., 4-1841 et seq., 4-1840 et seq. Note (11)	AA/SE	AA/SE	AA/SE	SE
Group III	4-1362 et seq., 4-1841 et seq., 4-1840 et seq.	SE	-	-	-

Excavation:					
Water retention	4-1380	P	P	P	P
Fences, walls	4-1841 et seq.	P	P	P	P
Fire station		P	P	P	P
Fishing piers		P	P	P	P
Flea market:					
Open		SE	SE	SE	-
Indoor		SE	SE	SE	SE
Food and beverage service, limited		P	P	P	P
<b>Food stores (4-408(c)(16)):</b>					
Group I		P	P	<b>P</b>	P
Group II		SE	SE	SE	SE
Funeral home and mortuary (with or without a crematory)		P	P	P	-
Gasoline dispensing system, special		SE	SE	SE	SE
Gift and souvenir shop		P	P	P	P
Golf course		P	P	P	P
Golf driving range		P	P	P	P
Government maintenance facility		SE	SE	SE	SE
Hardware store		P	P	P	P
Health care facilities	4-408(c)(19)				
Group I		P	P	P	P

Group II		P	P	P	P
Group III		P	P	P	P
Group IV		P	P	P	P
Group V		SE	SE	SE	SE
Group VI		P	P	P	SE
Heliport or helistop		SE	SE	SE	SE
Hobby, toy and game shops	4-408(c)(20)	P	P	P	P
Home care facility		P	P	P	-
Home occupation	4-1495 et seq.	P	P	P	P
Hospice		-	P	P	-
Hotel/motel	4-1528 et seq.	P	P	P	P
Household and office furnishings Group I	4-408(c)(21)	P	P	P	P
Laundry or dry cleaning	4-408(c)(22)				
Group I		P	P	P	P
Lawn and garden supply stores	Note (2); 4-1792	P	P	P	SE
Library		P	P	P	P
Manufacturing of:					
Food and kindred products, Group I, 4-408(c)(15)	Note (6); 4-2014	P	P	P	P
Micro-breweries	Note (6); 4-1023 et seq.	P	P	P	P
Marina	4-1587	-	-	-	EO
Mini-warehouse		SE	SE	SE	-
Model home	4-1662	-	AA/SE	-	AA/SE

Model unit	4-1662	P	P	P	P
Motion picture production studio		P	P	SE	SE
Multi-slip docking facility		-	-	-	SE/EO
Night clubs	4-1020 et seq.	P	P	P	SE
Office—Business		P	P	P	P
Package store	4-1020 et seq.,	P	P	P	P
Paint, glass and wallpaper		P	P	P	P
Parks	4-408(c)(30)				
Group I		P	P	P	P
Group II		P	P	P	P
Group III		SE	SE	SE	SE
Parking lot:					
Accessory		P	P	P	P
Commercial		SE	SE	SE	SE
Garage, Private		P	P	P	P
Garage, Public		SE	SE	SE	SE
Temporary	4-1734	P	P	P	P
Personal services	4-408(c)(31)				
Group I		P	P	P	P
Group II		P	P	P	P
Group III		P	P	P	P
Group IV		P	-	P	-
Pet services		P	P	P	P
Pet shop		P	P	P	P
Place of worship	4-1762 et seq.	P	P	P	P

Police or sheriff's station		P	P	P	P
Post office		P	P	P	P
Printing and publishing (4-408(c)(33))	Note (2)	P	SE	P	SE
Real estate sales office	Note (7), 4-1662 et seq., 4-2095	P	P	P	P
Recreational facilities: Commercial	4-408(c)(35)				
Group I		P	P	P	P
Groups III and IV		SE	SE	SE	SE
Religious facilities	4-1762 et seq.	P	P	SE	SE
Rental or leasing establishment (4-408(c)(36)):					
Group I	4-1099, 4-2069 et seq.	P	P	P	P
Group II	4-951 et seq., 4-1099, 4-2069 et seq.	P	-	P	-
Group III	4-1099, 4-2069 et seq.	-	-	P	-
Repair shops (4-408(c)(37)):					
Group I		P	P	P	P
Group II		P	P	P	P
Research and development laboratories (4-408(c)(38)):					
Group II	Note (8)	P	P	P	-
Group IV	Note (8)	P	P	P	-

Residential accessory uses (4-408(c)(39))	4-923 et seq.	P	P	P	P
Restaurant, fast food		P	P	P	SE
Restaurants	4-408(c)(40)				
Groups I and III		P	P	P	P
Group II		P	P	P	P
Group IV		P	P	P	P
Schools:					
Commercial	4-408(c)(42) 4-1970	P	P	P	P
Noncommercial	Note (9), 4-1970	P/SE	P/SE	P/SE	P/SE
Self-service fuel pumps	Note (3)	SE	SE	SE	SE
Signs in accordance with chapter 6		P	P	P	P
Social services (4-408(c)(43)):	4-2190 et seq.				
Group I		P	P	-	-
Specialty retail	4-408(c)(44)				
Group I		P	P	P	P
Group II		P	P	P	P
Group III		P	P	P	P
Storage:					
Indoor only	4-2069 et seq.	P	P	P	-
Storage, open	4-2069 et seq.	SE	-	-	-
Studios (4-408(c)(46))		P	P	P	P
Temporary uses	4-2124 et seq.	P	P	P	P
Theater, indoor	4-2037 et seq.	P	P	SE	SE

Timeshare units		P	P	P	P
Transportation services	4-408(c)(50)				
Group I		SE	SE	P	P
Group II		SE	SE	SE	SE
Group III		SE	SE	SE	SE
Group IV		SE	SE	SE	SE
Used merchandise stores	4-408(c)(51)				
Group I		P	P	P	P
Variety store		P	P	P	P
Vehicle and equipment dealers	4-408(c)(52)				
Group I,	Note (10)	P/SE	P/SE	P/SE	-
Group II		SE	SE	SE	
Group III		SE	SE	SE	
Group IV		SE	-	-	-
Warehouse:					
Mini-warehouse		SE	SE	SE	-
Private		SE	SE	SE	-
Public		SE	SE	SE	-
Wholesale establishments					
Group III	Note (8)	P	SE	P	-

Notes:

- (1) Permitted only when accessory to a lawfully permitted single-family dwelling unit.
- (2) Establishments exceeding 40,000 square feet require PD zoning. See section 4-1560 et seq.

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- (3) Limited to eight self-service fuel pumps (df) unless a greater number is specifically approved as part of a planned development and depicted on the master concept plan. An existing business with more than eight lawfully permitted pumps as of January 31, 1998, will not be considered nonconforming. Existing pumps may be modernized, replaced, or relocated on the same premises, but additional new pumps will not be permitted.
  - (4) Any single-family, duplex, or two-family residential buildings fronting and/or visible from Bonita Beach Road shall meet the design requirements set forth in Chapter 3, Article IV.—Design Standards and Guidelines for Commercial Buildings and Developments unless pre-empted by Florida Statute.
  - (5) Any increase in density and intensity is limited by Goal 5 of the Conservation/Coastal Management Element. Unless approved and located within a planned development, the property development regulations for residential development along the Bonita Beach Road Corridor District shall be as follows:  
Single-family: RS-1 residential single-family district  
Duplex/Two-Family Attached: TFC-2 residential two-family conservation district  
Townhouse/Multiple-family: RM-2 multiple-family district
  - (6) Uses that include an ancillary manufacturing component of less than 1,500 square feet are permitted when clearly incidental and subordinate to a permitted principal use on the same premises. If producing a tangible product, the use or activity must stand at or near the end of the manufacturing process, accounting only for the last steps of preparation or assembly of components or preprocessed materials. All operations must be conducted within a fully enclosed building. The use may not emit dust, smoke, odor or other air or water pollutant, glare, sound or other vibration that can be perceived outside the boundaries of the building. The use may not receive, process or create hazardous materials in sufficient quantity to constitute a danger to persons, property or activities outside the boundaries of the building. Open storage of raw materials, waste products or finished goods awaiting shipment is prohibited.
  - (7) Real estate sales offices in residential areas are limited to sales of lots, homes or units within the development, except as may be permitted in section 4-1662 et seq. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding five years from the date the certificate of occupancy for the sales office is issued. The director may grant one two-year extension at the same location.
  - (8) Wholesale establishments, Group III and Research and Development. Uses less than 3,000 square feet in size per business are permitted as a part of a business/office park and/or shopping center. The use must be enclosed within a building and may not emit dust, smoke, odor or other air or water pollutant, glare, sound or other vibration that can be perceived outside the boundaries of the development area.
  - (9) Noncommercial schools with 100 students or more must request a special exception.
  - (10) Permitted by right for indoor use only, with no outdoor storage, display, or stacking of vehicles.
  - (11) Electric substations require administrative review and approval.
  - (12) Permitted by right for indoor use only, with no outdoor cages, pens, runs, or exercise facilities. The operation must be fully conducted indoors within an air conditioned, soundproof building.

( Ord. No. 19-10 , § 1(Exh. A), 11-20-2019; Ord. No. 21-10 , § 2(Exh. A), 6-16-2021; Ord. No. 23-02 , § 2(Att.), 5-3-2023)



**Sec. 4-899. Site design standards.**

(a) Property development regulations.

	Special Notes or Regulations	Commercial Zone	Historic Zone	Interstate Zone	Beach Zone
Maximum Block Size	Note (1)	375' by 375', Maximum Block perimeter 1500'	375' by 375', Maximum Block perimeter 1500'	375' by 375', Maximum Block perimeter 1500'	375' by 375', Maximum Block perimeter 1500'
Setbacks:					
Minimum Street (feet)	Note (2)	20'	15'	20'	15'
Maximum Street (feet)	Notes (2), (3), (4) and (5)	25'	25'	25'	25
Side (feet)		15'	0'/15'	0'/15'	0'/15'
Rear (feet)		20'	20'	20'	20
Water body (feet):	4-1892 et seq., Note (6)				
Gulf of Mexico	In accordance with chapter 6, article III, or 50 feet from mean high water, whichever is the most restrictive.				
Special regulations:					
Animals, reptiles, marine life	4-1045 et seq.				
Consumption on premises	4-1020 et seq.				
Docks, seawalls, etc.	4-1588				
Essential services	4-1362 et seq.				

Essential service facilities (4-408(c)(13))	4-1362 et seq., 4-1841				
Fences, walls, gatehouses, etc.	4-1841 et seq.				
Nonroofed accessory structures	4-1894(c)(3)				
Railroad right-of-way	4-1895				
Maximum height (feet)	4-1871 et seq. Note: Special height limitations apply to all uses located within Bonita Beach and Bonita Beach Road Corridor. See section 4-1874	35	35	35	35
Maximum lot coverage (percent of total lot area)		40%	40%	40%	40%

- (1) Projects exceeding three (3) acres in size shall submit a block layout plan. Blocks located adjacent to arterials are not required to obtain a deviation from LDC Section 3-291, Connection separation subject to review of LDC 3, Article III, Division 2-Transportation, Roadways, Streets and Bridges at local development order review.
- (2) Accessory structures such as arcades or plazas and courtyards may meet the intent of this requirement. Existing non-conforming developments shall redevelop by incorporating covered sidewalks with arcades and shade trees.
- (3) Projects located along secondary streets or internal project streets are not subject to a maximum street setback.
- (4) The maximum street setback for projects located along slip lanes may be measured from the back of sidewalk.
- (5) (5) The maximum street setback for properties within the Interstate Zone may be increased up to 65' for developments that include one single or double-stacked row of parking along the street frontage.
- (6) Projects with proper bulkhead techniques may request a zero (0') foot setback for pedestrian boardwalks and outdoor seating.

(b) Additional design standards:

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- (1) All auto oriented uses shall be designed so that buildings are oriented along the frontage with drive-thru and associated stacking located along the side and rear property lines. Fueling and charging station pumps shall be oriented behind a building and not visible from the Bonita Beach Road frontage.
  - (2) Lighting. Building mounted or free standing luminaires (bollards or light poles) shall be provided along frontage lines and/or street rights-of-way. All applicants must submit a photometric plan in accordance with section 3-269.
  - (3) Parking requirements.
    - a. All uses shall provide the minimum required parking as set forth in section 4-1732 except as modified herein. Maximum parking spaces are limited no more than 15 percent more than the minimum required. All uses requesting 16 percent or more spaces than required may only do so through approval of a special exception.
    - b. The required spaces may be reduced by the city manager or designee if supported by a parking study submitted by the applicant.
    - b. On-street parking along a corresponding frontage(s) of the site shall count 100 percent towards the parking requirements.
    - d. Adjacent property owners are encouraged to share parking facilities in accordance with LDC Section 4-1730.
    - e. An applicant may provide a valet parking program for commercial and mixed-use projects to offset a maximum of 50 percent of the required parking spaces. Valet parking programs may not be utilized to offset parking requirements for stand-alone residential development.
    - f. Bicycle racks shall be provided in accordance with LDC Section 3-438. (Rack provision may be shared by different businesses within each block.). Parking ratios within urban areas may be reduced by using a 3 to 1 ratio (three bicycle parking stalls to one vehicular parking space); however this does not exempt meeting the American Disability Act (ADA) parking standards.
  - (4) Parking placement.
    - a. On-street parking is encouraged along all intersecting streets with the exception on Bonita Beach Road.
    - b. Surface parking lots shall not be permitted on a frontage line or within 30 feet of the frontage line within the Commercial, Historic, and Beach Zone. One full bay of parking is permitted along frontage lines within the Interstate Zone. Setbacks for shared parking along side and rear property lines is zero feet.
    - c. On-site parking within the Beach, Commercial, and Historic Zone will be restricted to the side or rear yards of those properties fronting Bonita Beach Road. In the case of side yard parking, the parking area shall be a minimum of five feet behind the front build-to line and a street wall or opaque screen, shall be provided at the right-of-way line or build-to line, whichever is further removed from the roadway. Such street wall or opaque screen shall be no taller than four feet.
    - d. Buffering adjacent property.
      - i. Required right-of-way buffer plantings may be planted in the street right-of-way or roadway easement subject to review and approval of the applicable city, county, state, or special district entities. The applicant shall enter into a maintenance agreement to properly maintain the required buffer.
      - ii. If roads, drives, or parking areas are located less than 125 feet from an existing residential dwelling or residential lot, a solid fence, opaque landscape hedge, or combination berm

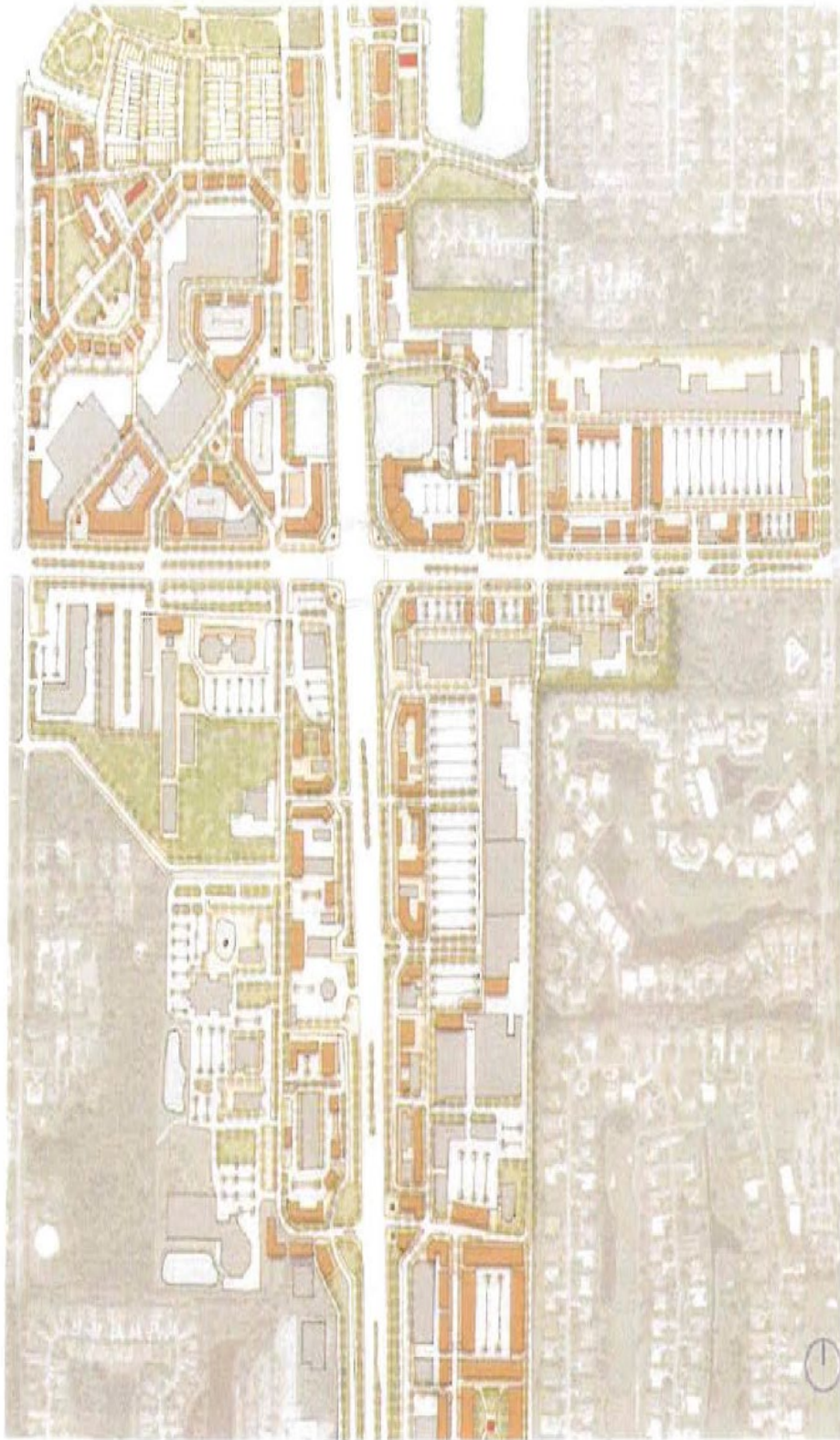
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and solid fence or opaque landscape hedge not less than six feet in height must be constructed along the property line. Fence, berms, and hedges must not be placed so they violate the vehicle visibility requirements of LDC.

- (5) Continuous shaded bike facilities and pedestrian facilities.
    - a. All development shall meet the standard set forth in chapter 3 of the Land Development Code
    - b. Buffering adjacent property. Required right-of-way buffer plantings may be planted in the street right-of-way or roadway easement subject to review and approval of the applicable city, county, state, or special district entities. The applicant shall enter into a maintenance agreement to properly maintain the required buffer.
    - c. When a covered walkway along a building frontage or right-of-way is not provided, tall or medium trees or palms are required to establish continuous shade.
  - (6) Streetscape amenities. Developments must incorporate sidewalks, benches, street furniture, planters, and other pedestrian amenities in their design. All accessories such as railings, trash receptacles, street furniture and bicycle racks must be complimentary to and consistent with the architectural design of principal building(s) within the development.
  - (7) Dumpsters. Dumpsters shall be screened from off-premises view and not located on frontage lines. Screening materials shall be compatible with the building design. Existing dumpsters that are visible from the right-of-way, adjoining property, or pedestrian walkway must be screened. Wherever possible, dumpsters may be shared between property owners. If a particular property by its use does not require a dumpster or when it can be demonstrated that a dumpster is not required, then the garbage receptacles or containers must be screened from view.
- (c) Site specific regulations:
- (1) Within the Bonita Beach Road Corridor there are three Gateways or Nodes that announce a place of arrival. They are located at:
    - a. The intersection of Bonita Beach Road and Tamiami Trail.
    - b. The intersection of Bonita Beach Road and Old U.S. Road 41.
    - c. Bonita Beach Road between Imperial Parkway and Interstate 75.
  - (2) All development and redevelopment of these areas shall incorporate the following design standards:
    - a. Use of internal and external block patterns.
    - b. Building that address the adjacent roadway and embrace pedestrian and other non-automobile access.
    - c. Provide for interconnectivity to adjacent parcels thru pedestrian ways and parking areas.
    - d. Buildings fronting Bonita Beach Road, Tamiami Trail, Old U.S. Road 41 and Imperial Parkway are shall provide 70 percent glazing, consisting of window and glazed door openings. Upon request by the applicant, the city manager or designee may administratively approve an alternate design in accordance with LDC Section 3-488 that may be substituted in part for a plan that otherwise meets the standards of this section. The alternate plan is subject to architectural review by the city, and must demonstrate compliance with the stated intent of supporting an urbanized development pattern that focuses on human-scale development.

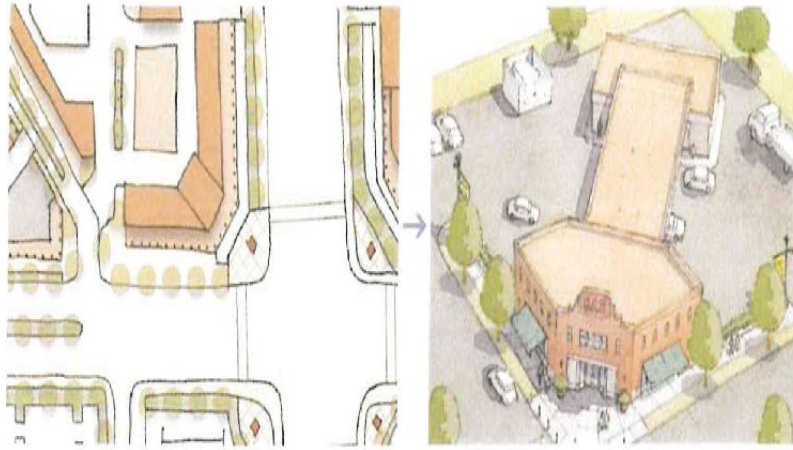
The following figures are provided as an illustrative guide, to assist in the site and architectural design of new development and redevelopment within the Bonita Beach Road Corridor Overlay.

Bonita Beach Road and Tamiami Trail (NODE)



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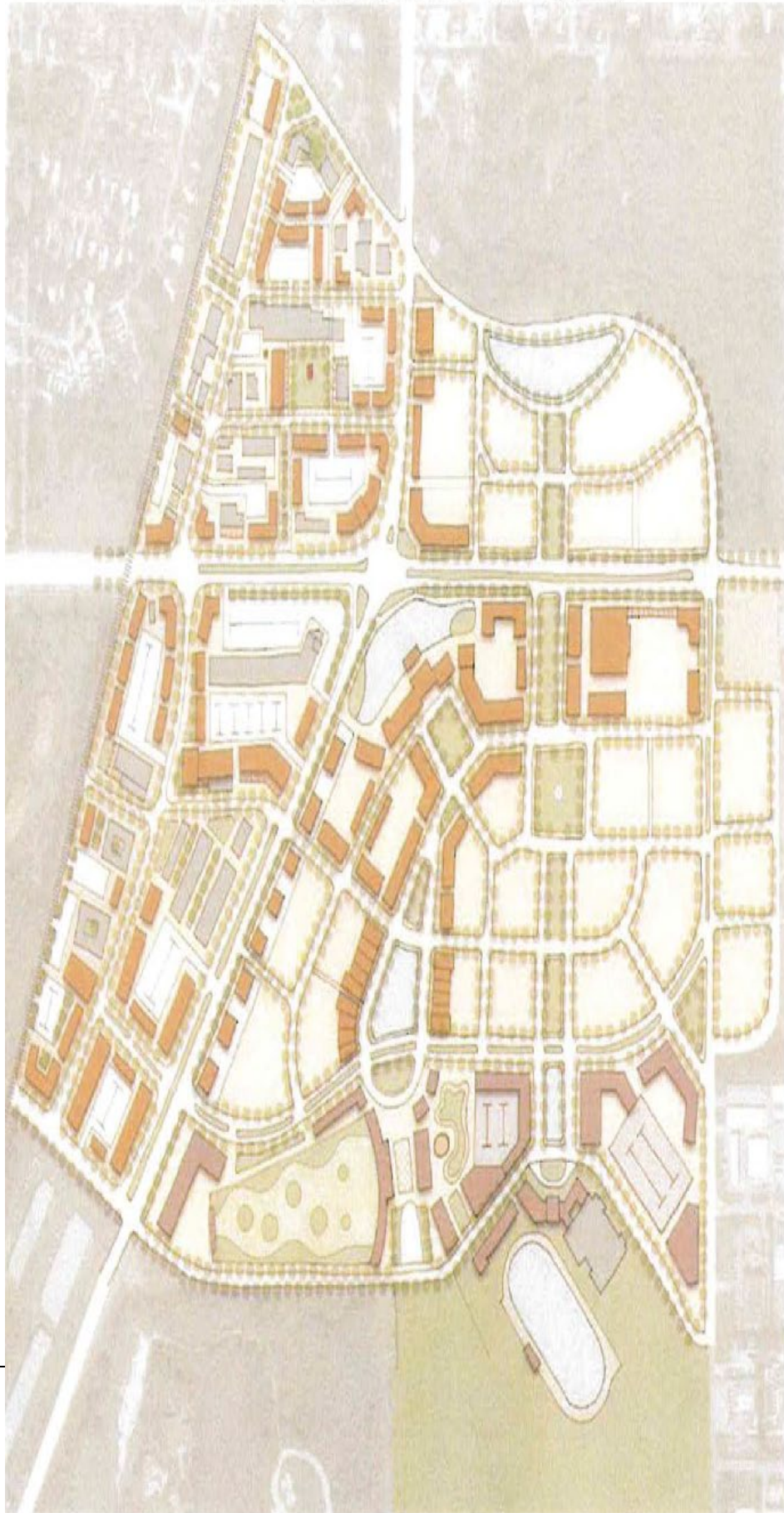
**Figure 4-V-10 - Intersection of Tamiami Trail and Bonita Beach Road**



**Figure 4-V-11 Redevelopment design suggestion at intersection corner**

Bonita Beach Road and Old U.S. Road 41 (NODE)





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**Figure 4-V-12 Illustrative redevelopment potential**



**Figure 4-V-13, I-75 Gateway—Bonita Beach Road between Imperial Parkway and Interstate 75 (NODE)**



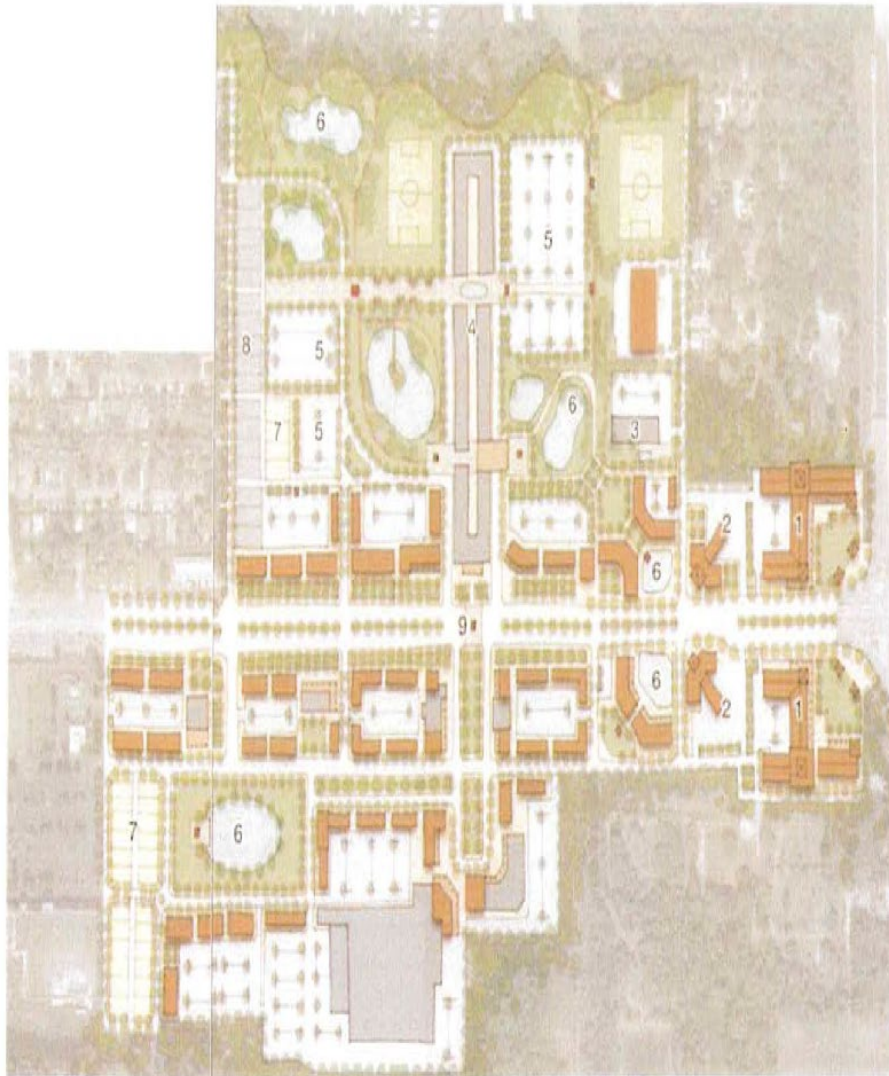
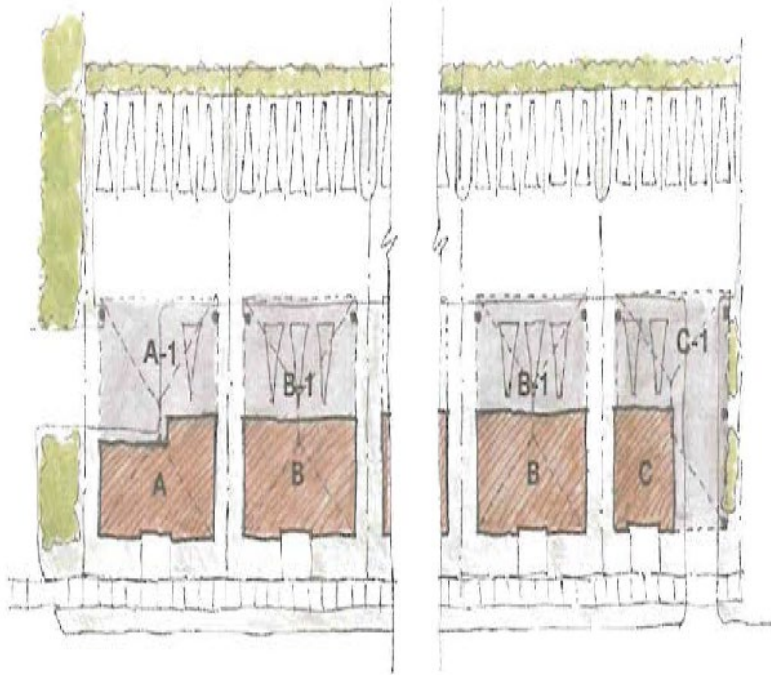
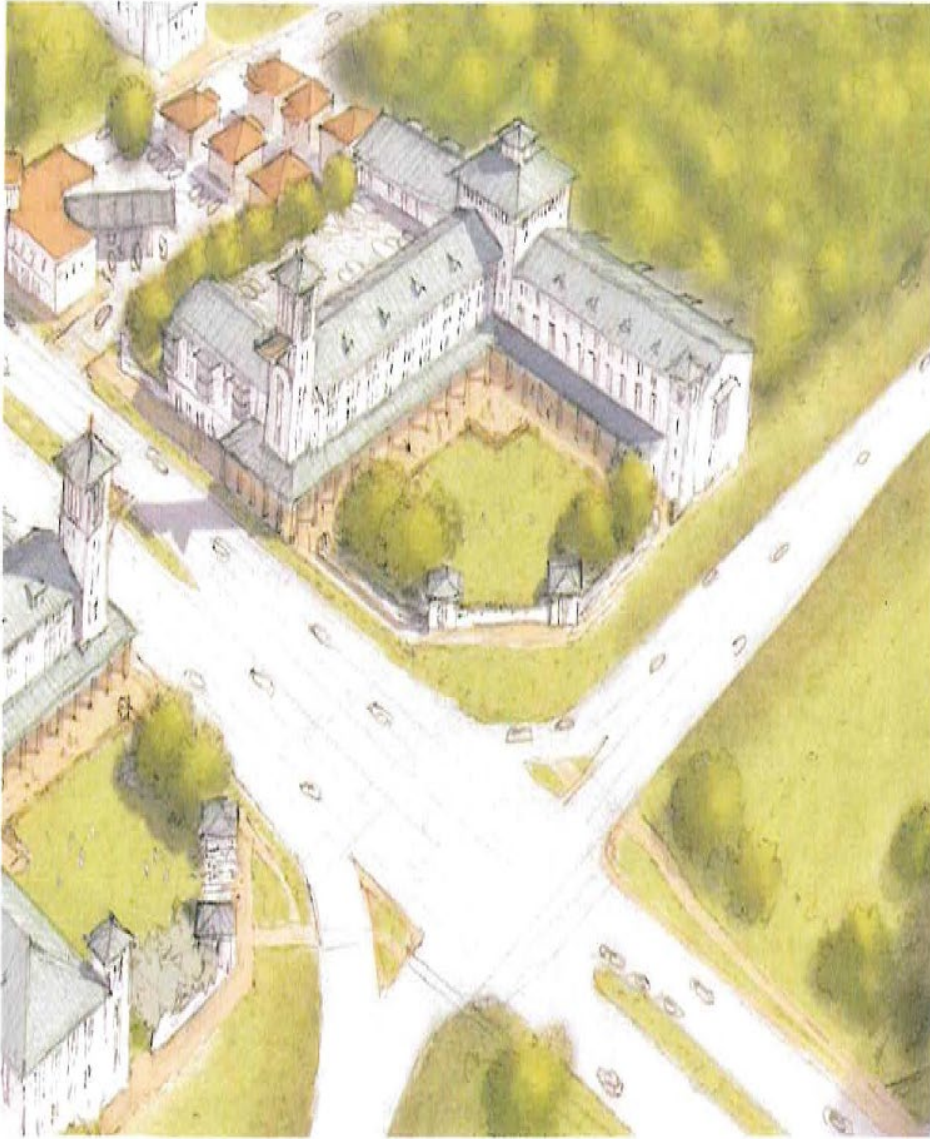


Figure 4-V-14 illustrative design for redevelopment (Northeast area of Imperial Parkway and Bonita Beach Road)



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**Figure 4-V-15 illustrative design for I-75 interchange**



( Ord. No. 19-10 , § 1(Exh. A), 11-20-2019; Ord. No. 23-02 , § 2(Att.), 5-3-2023)

**Sec. 4-900. Reserved.**