



**City of Bonita Springs Board
for
Land Use Hearings & Adjustments and Zoning Board of Appeals
MINUTES
Tuesday, December 14, 2021
9:00 A.M.**

I. CALL TO ORDER.

Chairman Anthony Rascio called the meeting to order at 9:00 A.M.

II. INVOCATION.

Board Member Russ Winn furnished the invocation.

III. PLEDGE OF ALLEGIANCE.

Chairman Rascio led the Board in the Pledge of Allegiance.

IV. ROLL CALL.

Chairman Rascio and all Board Members were in attendance.

V. APPROVAL OF MINUTES: November 16, 2021.

Board Member Ben Hershenson motioned for approval of the minutes; Board Member Bruce Galloway seconded; motion passed unanimously.

VI. PUBLIC HEARINGS.

- A. CASE NAME: SPORTS CHALLENGE COMMERCIAL PLANNED DEVELOPMENT (PD21-82898-BOS)

A REQUEST TO AMEND THE SCHEDULE OF USES IN BONITA SPRINGS ZONING ORDINANCE 19-02, TO CREATE A PHASE 1A APPROXIMATELY 4 ACRES+/- IN SIZE, TO INCLUDE AN INDOOR/OUTDOOR SPORTS CHALLENGE COMPLEX, WITH CONSUMPTION ON PREMISES, AND TO ADD THREE (3) DEVIATIONS.

- Chairman Rascio read the request into the record.
- City Attorney Derek Rooney placed all witnesses under oath for Case A.
- Mike Fiigon, Community Development, provided a synopsis. And stated that Staff and the Applicant are in agreement with the recommendation of approval with conditions.
- Paula McMichael, with Hole Montes, representing the Applicant, introduced the team and gave a presentation of the project.
- Scott Sabin, COO of Southwest Florida Enterprises, provided a background on the Sports Challenge America concept.
- Ms. McMichael addressed concerns regarding the layout of the site.
- Thomas Jones, Project Architect, addressed questions regarding the layout of the building and future access to a connecting road.
- Mr. Fiigon provided a powerpoint presentation to address the deviations, site plan, conditions and surrounding uses.
- Mr. Fiigon responded to a question by Bruce Galloway by stating that deviations or conditions have been included to address lighting. Bruce Galloway questioned the inclusion of a condition to require landscaping at 3 year’s development. Board discussion was held.

PUBLIC COMMENTS:

Jim Mangus spoke in support of the project.

MOTION:	Motion to approve with conditions recommended by staff and by Zoning Board Member Gary Gambrell relating to the landscaping.
RESULT:	PASSED [7-0]
MOTION BY:	Gary Gambrell, Board Member
SECOND BY:	Anthony Rascio, Chairman

B. CASE NAME: CAUSEWAY COMMERCE SALES CENTER SPECIAL EXCEPTION (SPE21-82503-BOS)

A SPECIAL EXCEPTION REQUEST AT 28280 OLD 41 ROAD, UNIT M-5, TO ALLOW A VEHICLE AND EQUIPMENT DEALER, GROUP I USE WITHIN THE HISTORIC ZONE OF THE BONITA BEACH ROAD CORRIDOR OVERLAY.

- Chairman Rascio introduced the case and read the request into the record.
- City Attorney Derek Rooney placed all witnesses under oath for Case B.

- Mary Zizzo, Community Development, provided a brief synopsis and stated that staff does recommend approval
- Joe McHarris with McHarris Planning and Design presented for the applicant. The change in conditions relate to the way auto dealerships operate these days. They will have high-end car sales online and in-person by appointment only. Discussion was held.
- Ms. Zizzo presented a Powerpoint presentation to address the case.

PUBLIC COMMENTS: None

MOTION:	Motion to approve, as conditioned.
RESULT:	PASSED [6-1]
MOTION BY:	Bruce Gallaway, Board Member
SECOND BY:	Ben Hershenson, Board Member
OPPOSED BY:	Anthony Rascio, Chairman

ADDITIONAL ITEM:

- Board Member Ben Hershenson addressed the issue of deviations, and a discussion was held.
- City Attorney Derek Rooney gave a brief explanation of the difference between a deviation and a variance for the Board.

VII. NEXT MEETING: January 11, 2022 at 5:30pm (tentative)

VIII. ADJOURNMENT.

There being no further items to discuss, Vice-Chairman Ben Hershenson adjourned the meeting at 10:43 A.M.