



**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 site plan 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. Gary Gambrell questioned the inter-connect and parking with regards to stormwater retention. Board discussion was held.

PUBLIC COMMENTS:

Jim Mangus spoke in support of the project.

<b>MOTION:</b>	<b>Motion to approve with conditions recommended by staff and by Zoning Board Member Bruce Galloway relating to the landscaping.</b>
<b>RESULT:</b>	<b>PASSED [7-0]</b>
<b>MOTION BY:</b>	Ben Hershenson, Board Member
<b>SECOND BY:</b>	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

<b>MOTION:</b>	<b>Motion to approve, as conditioned.</b>
<b>RESULT:</b>	<b>PASSED [6-1]</b>
<b>MOTION BY:</b>	Bruce Galloway, Board Member
<b>SECOND BY:</b>	Ben Hershenson, Board Member
<b>OPPOSED BY:</b>	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, meeting adjourned at 10:43 A.M.

Respectfully submitted,

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Teresa Cannon, Recording Secretary

Approved by the Land Use Hearings & Adjustments and Zoning Board of Appeals on the \_\_\_\_ day of \_\_\_\_\_, 2022.

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Anthony Rascio, Chairman