



**City of Bonita Springs Board
for
Land Use Hearings & Adjustments and Zoning Board of Appeals
MINUTES
Tuesday, January 11, 2022
5:30 P.M.**

I. CALL TO ORDER.

Chairman Anthony Rascio called the meeting to order at 5:30 P.M.

II. INVOCATION.

Board Member Russ Winn furnished the invocation.

III. PLEDGE OF ALLEGIANCE.

Board Member Gary Gambrell led in the Pledge of Allegiance.

IV. ROLL CALL.

Chairman Rascio and all Board Members were in attendance.

V. APPROVAL OF MINUTES: December 14, 2021: Deferred to next meeting

VI. PUBLIC HEARINGS.

- A. CASE NAME: BONITA SPRINGS GOLF COURSE RESIDENTIAL PLANNED DEVELOPMENT (PDI-78545-BOS)

A REQUEST TO REZONE APPROXIMATELY 113 ACRES +/- FROM RS-1 AND RM-2 TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD) FOR A MAXIMUM OF 350 DWELLING UNITS, PURSUANT TO DIVISION 43 OF CHAPTER FOUR OF THE CITY OF BONITA SPRINGS LAND DEVELOPMENT CODE.

City Attorney Derek Rooney placed all witnesses under oath.

Mike Fiigon, Community Development, provided an overview of the request.

Nick Casalanguida, Barron Collier Companies, provided a brief synopsis.

Wayne Arnold with Q. Grady Minor, representing the Applicant, introduced the team and then provided a Powerpoint Presentation to address the Master Concept Plan. He further addressed drainage and the configurations of the tracts.

Dan Waters, representing the Applicant, addressed stormwater, the roadway cross sections, the proposed pedestrian system, and edge conditions. He showed the original permit plans, stormwater challenges, and the proposed stormwater design and operation. He also addressed the proposed internal roadway cross section, the proposed pathway exhibit, and roundabout. He also addressed the proposed fence/wall exhibit to address the buffering of the two uses.

Mr. Arnold concluded the presentation by addressing their requested deviations relating to excavation.

Mike Fiigon, Community Development, addressed the request, and process. He provided a PowerPoint presentation, rezone of 113 acres from RS-1 and RM-2 to RPD for a maximum of 350 dwelling units. He also addressed all the requested 14 deviations, of which 9 staff has recommended approval, and staff did not feel deviations 5 & 6 were necessary, which they would ask to be withdrawn. He next addressed the Comprehensive Plan, PD review criteria. Staff does recommend approval, as conditioned. He gave water, sewer and roadway system updates, stormwater/flood water improvements and traffic monitoring update. He also addressed Board Member concerns regarding who approves the roundabout and who pays for the construction.

A short recess was taken to 7:35 p.m.

PUBLIC COMMENTS:

- Bob Debigarno spoke of in favor of the project.
- Barbara Ogle spoke in opposition Deviation #7.
- Paul Sheldon spoke of concerns regarding the preserve between the golf course and the Bonita Lakes Community. He also submitted a 240-signature petition for the record.
- Dwight Esmon furnished a powerpoint presentation illustrating his concerns regarding stormwater control in the Paradise Road area.
- William Clark spoke of drainage concerns on Wood Ibis Ave in relation to the deviations and setbacks.
- Zack Elo spoke in opposition of Deviation #7.
- Kevin Taylor spoke of drainage issues and road monitoring.
- Sharon Penny stated of drainage concerns noting that the Paradise area still being developed.
- Mary Carnarrow spoke in opposition of Deviation #7.
- Grant Lundberg commented that the City should have bought the golf course.
- Lori Wallace spoke of flooding issues on Wood Ibis Ave and asked whether there was a drainage plan for the surrounding streets.
- Devi Hagar spoke of concerns with what the construction site will look like.

Board Member Ben Hershenson asked whether the City could quantify the improvement rate of the proposed drainage as compared to 2017 flooding.

Board Member Lynda Waterhouse asked about mitigation/improvement with stormwater. As a result of this project, she thought there would be improvement to stormwater management. She asked how much is that improvement and what is left out there that is not being addressed by this project.

Board Member Gerald Benson asked the Applicant to quantify impacts and benefits of the proposed improvements.

Board Member Gary Gambrell has concerns regarding traffic monitoring.

Board Member Bruce Galloway does not feel the Applicant meets the criteria to rezone without providing public drainage.

A short recess was taken from 8:30 p.m. to 8:44 p.m.

Attorney Neale Montgomery responded to concerns of the public and Board Members stating that the packet contains the substantial competent evident.

Norm Trebilcock spoke of the TIS to address the concerns raised regarding traffic.

Dan Waters explained the existing system and the proposed system.

Wayne Arnold responded to concerns about meeting the criteria for the rezone.

MOTION:	Motion to approve with conditions approved by staff and applicant.
RESULT:	PASSED [5-2]
MOTION BY:	Anthony Rascio, Chairman
SECOND BY:	Lynda Waterhouse
OPPOSED:	Gary Gambrell and Bruce Galloway

VII. **NEXT MEETING:** February 8, 2022 at 9:00 A.M. (tentative)

VIII. **ADJOURNMENT.**

There being no further items to discuss, meeting adjourned at 9:24 P.M.

Respectfully submitted,

Teresa Cannon, Recording Secretary

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

Anthony Rascio, Chairman