



City of Bonita Springs
Land Use Hearings & Adjustments and Zoning Board of Appeals
MINUTES
Tuesday, March 15, 2022
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

Board Member Gary Gambrell led in the Pledge of Allegiance.

IV. ROLL CALL

Chairman Rascio, Board Members Russ Winn, Ben Hershenson, Lynda Waterhouse, Bruce Galloway and Gary Gambrell were all in attendance. Gerald Benson was not present.

V. APPROVAL OF MINUTES: February 8, 2022

Board Member Lynda Waterhouse motioned to approve the February 8, 2022 meeting minutes, which was seconded by Board Member Ben Hershenson. Motion passed unanimously.

VI. PUBLIC COMMENT

None

VII. PUBLIC HEARINGS

A. CASE NAME: ROYAL SCOOP SPECIAL EXCEPTION (SPE21-86399-BOS)

A SPECIAL EXCEPTION REQUEST FOR A GROUP II FOOD AND KINDRED PRODUCTS MANUFACTURING USE, ON PROPERTY LOCATED IN THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT, PURSUANT TO LDC 4-718.

Mike Fiigon with Community Development gave a brief introduction. In response to Board Member Gambrell request for clarification, Mr. Fiigon stated that the Group 1 activity group was permitted by right, and Groups 2 and 3 require the special exception.

Wayne Arnold, AICP with Q. Grady Minor & Assoc. for the Applicant, furnished a presentation of the Applicant’s request for the subject property, which is a former warehouse located at 10915 Enterprise Ave. Mr. Arnold stated that the Applicant’s intent is for manufacturing with no retail sales and that the Applicant supports staff’s recommendations.

Board Member Hershenson inquired about the number of parking spaces. Mr. Arnold stated they would be used by vendors and employees.

Chairman Rascio asked what the changed condition is since the property is vacant.

Mr. Arnold stated the property has been used for warehousing, and the Applicant needs a manufacturing use. He deferred to the City Attorney.

City Attorney Rooney addressed by explaining the difference between a consideration and a finding. Discussion ensued.

Board Member Hershenson made a motion to approve the request, which was seconded by Chairman Rascio.

PUBLIC COMMENT:
None

MOTION:	Motion to Approve Special Exception
RESULT:	6-0
MOTION BY:	Board Member Hershenson
SECOND BY:	Chairman Rascio
OPPOSED:	None

VIII. CASE UPDATE: CAUSEWAY CAR SALES, SPORTS CHALLENGE, BONITA GOLF AND COUNTRY CLUB, AND BONITA DINER.

All were approved by City Council. Sports Challenge was approved but with the Zoning Board’s landscaping height recommendation removed.

IX. NEXT MEETING: April 12, 2022 at 9:00 A.M. (tentative)

X. ADJOURNMENT

There being no further items to discuss, meeting adjourned at 9:23 a.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

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