



**City of Bonita Springs
Land Use Hearings & Adjustments and Zoning Board of Appeals
MINUTES
Tuesday, April 19, 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

IV. ROLL CALL

Chairman Rascio, Board Members Bruce Galloway, Russ Winn, Gary Gambrell, Ben Hershenson, Gerald Benson and Lynda Waterhouse were all in attendance.

V. APPROVAL OF MINUTES: March 15, 2022

Board Member Ben Hershenson motioned to approve the March 15, 2022 meeting minutes, seconded by Board Member Bruce Galloway. Motion passed unanimously.

VI. PUBLIC COMMENT

None

VII. PUBLIC HEARINGS

- A. CASE NAME: SOLTURA AT EAST TERRY RESIDENTIAL PLANNED DEVELOPMENT (PD21-84737-BOS)

A REQUEST TO REZONE APPROXIMATELY TWENTY (20) ACRES FROM RESIDENTIAL PLANNED DEVELOPMENT (RPD) TO RESIDENTIAL PLANNED DEVELOPMENT (RPD) FOR 200 DWELLING UNITS, AND TO REQUEST FOUR (4) DEVIATIONS.

City Attorney Derek Rooney placed all witnesses under oath.

Mike Fiigon with Community Development gave a brief introduction. Staff and the Applicant are in agreement with regards to the conditions except for the traffic conditions.

Jeremy Frantz, AICP, with RVi Planning introduced the Applicant’s team and utilized a PowerPoint presentation (copy in Clerk’s office) to address their request and stated that the project is a multi-family cottage style apartments. No request for a change in density and height. They are asking for four deviations, with disagreement on traffic condition.

Ted Treesh, with TR Transportation, addressed the traffic conditions and his traffic analysis, disputing the need for the traffic monitoring provision.

Mr. Fiigon presented a Powerpoint presentation (copy in Clerk’s file) to address the request.

Tom Ross, Traffic Engineer with Community Development, addressed via telephone the traffic trip generation and traffic monitoring.

Mr. Fiigon next addressed the environmental, including gopher tortoise burrows on the site, housing, infrastructure, stormwater and solid waste. He next addressed the four requested deviations, 3 of which Staff has recommended approval. The fourth deviation Staff has requested be withdrawn as it is not needed.

Board Member Gambrell questioned why they would want a sinuous lake design, to which Mr. Fiigon explained that can they utilize plants in a sinuous manner for certain areas of the lake where it’s straighter than other areas, instead of taking over more of the preserve area. The intent is to plant more littorals, which will help with erosion.

Attorney Rooney clarified deviation standards regarding setbacks.

Board Member Benson questioned if the setbacks were restricting the build out size. Board Member Gambrell questioned the 15ft setback related to the fire component.

John Dulmer, Community Development, answered questions regarding setbacks with Laura Gibson answering questions regarding open spaces, impervious areas and tree replacement.

Board Member Galloway next posed several questions and asked what the distance is from the amenity center to the rear residential tract is approximately 1,000 feet.

Mr. Galloway next addressed Deviation 2, lake setbacks from right-of-way. Discussion was held.

PUBLIC COMMENT:

None

MOTION:	Motion to Approve with Conditions
RESULT:	5-2
MOTION BY:	Chairman Rascio
SECOND BY:	Board Member Hershenson
OPPOSED:	Board Members Gary Gambrell and Bruce Galloway

VIII. CASE UPDATE: ROYAL SCOOP

Mike Fiigon stated the project was approved.

Ben Hershenson commented on process and meeting packet. Summary be provided in hard copy. Historical component be available only on internet. Discussion was held.

IX. NEXT MEETING: May 17, 2022 at 9:00 A.M. (tentative)

X. ADJOURNMENT

There being no further items to discuss, meeting adjourned at 11:53 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