



**City of Bonita Springs
Land Use Hearings & Adjustments and Zoning Board of Appeals
MINUTES
Tuesday, June 21, 2022
9:00 A.M.**

I. CALL TO ORDER

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

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

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

V. APPROVAL OF MINUTES: April 19, 2022

Board Member Lynda Waterhouse motioned to approve April 19, 2022, meeting minutes, seconded by Board Member Gary Gambrell. Motion passed unanimously.

VI. PUBLIC COMMENT

None

VII. PUBLIC HEARINGS

A. CASE NAME: BONITA 75 MIXED PLANNED DEVELOPMENT (PD21-83966-BOS)

A REQUEST TO REZONE 20.99+/- ACRES FROM COMMERCIAL PLANNED DEVELOPMENT (CPD) TO COMMERCIAL PLANNED DEVELOPMENT/RESIDENTIAL PLANNED DEVELOPMENT (CPD/RPD) TO ALLOW 252 MULTI-FAMILY DWELLING UNITS, INCLUDING BONUS DENSITY UNITS, AND UP TO 10,000 SQUARE FEET COMMERCIAL USE.

City Attorney Derek Rooney placed all witnesses under oath.

Mary Zizzo with Community Development gave a brief introduction of the project.

Wayne Arnold with Grady Minor, representing the applicant Madison Capital Group Management, introduced the team and presented the project.

Ted Treesh with TR Transportation Consultants gave a presentation regarding traffic patterns and the relocating of Orr Rd.

Board Member Galloway questioned the traffic numbers with respect to neighboring projects. Discussion was held.

Mary Zizzo with Community Development presented the staff report and stated that staff agrees with the Applicant on deviations and recommends approval. Discussion was held.

City Attorney Rooney clarified questions regarding Orr Road and maintenance.

Board Member Gambrell questioned the 1.8 parking spaces per unit. Both staff and applicant agreed it is a reduction.

Board Member Benson had questions regarding deviation #3 (signage) and what happens if talks don't work out. Staff stated details would be worked out with City Council.

Board Member Gambrell had questions regarding the Bonus Density. Discussion was held.

PUBLIC COMMENT:

None

MOTION:	Motion to approve with staff's recommendations and conditions
RESULT:	4-2
MOTION BY:	Chairman Rascio
SECOND BY:	Ben Hershenson
OPPOSED:	Board Members Galloway and Board Member Gambrell opposed

VIII. CASE UPDATE: SOLTURA AT EAST TERRY

Mary Zizzo provided an update that the project was approved by City Council. Kent Street traffic improvements were not needed.

IX. NEXT MEETING: JULY 19, 2022 at 9:00 A.M. (tentative)

X. ADJOURNMENT

There being no further items to discuss, meeting adjourned at 10:23 a.m.

Respectfully submitted,

Teresa Grimes, 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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