

City of Bonita Springs
Board for Land Use Hearings & Adjustments
and Zoning Board of Appeals
Tuesday, February 13, 2018 at 9:00 AM
Bonita Springs City Hall
9101 Bonita Beach Road
Bonita Springs, FL 34135
MINUTES

I. CALL TO ORDER

Chairman Larry Kurlander called the meeting to order at 9:02 AM.

II. INVOCATION

At the request of Chairman Kurlander, Board Member Russ Winn furnished the Invocation.

III. PLEDGE OF ALLEGIANCE

Chairman Kurlander led in the Pledge of Allegiance.

IV. ROLL CALL

Chairman Kurlander and all Zoning Board Members were in attendance except for Board Members Robert Incerpi and Richard Donnelly.

V. APPROVAL OF MINUTES: 9/5/17

Board Member Russ Winn entered a motion to approve the minutes as presented; Board Member Jim Wurster seconded the motion; and the motion carried unanimously.

VI. PUBLIC HEARINGS

A. CASE NAME: Backwater Jack's at Bonita Bay Marina, Consumption on Premises Expansion, COP17-42357-BOS

REQUEST: A special exception request to expand the outdoor consumption on premises to a proposed 225 square-foot deck area, ancillary to a Group III Restaurant, pursuant to LDC 4-1023(a)(2).

STAFF REPORT: Direct inquiries to Mike Fiigon, 239-444-6150, at the Bonita Springs Department of Community Development, 9220 Bonita Beach Road Suite 109, Bonita springs, Florida, 34134

LOCATION: 27598 Marina Pointe Drive, Bonita Springs, FL 34134; STRAP No.: 32-47-25-B1-00002.0020

[9:05:40 AM](#) Chairman Kurlander discussed the Zoning Workshop date and its purpose.

[9:15:31 AM](#) Board Member Craig discussed what she hoped would be accomplished at the workshop. Chairman Kurlander wanted to have a set amount of time where the Zoning Board could have specific concerns addressed.

[9:20:59 AM](#) City Attorney Audrey Vance read the title block of the Zoning Board case and swore in expert witnesses.

[9:21:54 AM](#) James Ink, applicant, was tendered as an expert in engineering and marine design. Chairman Kurlander disclosed that he lived in Bonita Bay as well as Board Members Roger Brunswick and James Wurster. City Attorney Vance referenced the ethics law criteria.

[9:25:35 AM](#) Mike Fiigon, Community Development, discussed the background of the Zoning Board case and the application review process. He reviewed the site plan and the special exceptions within the application. He also discussed staff recommendation and proposed conditions.

[9:34:27 AM](#) Board Member Roger Brunswick asked about the hours of operation and what would happen if there was a request for it to change. City Attorney Vance explained the ways the applicant may change the hours of operation whether it was temporarily for a singular event or on a more permanent basis.

[9:34:51 AM](#) Board Member Wurster asked if the new addition would be screened in and covered. He also referenced the site plan and addition of storage. Mr. Fiigon explained the Administrative approval process of Final Plan Approval. He stated that the applicants needed to present staff with a site plan, parking, garbage and explained why parking was not a concern.

[9:41:08 AM](#) Board Member Barbara Craig asked what a Group 3 restaurant was. Mr. Fiigon explained that it would be a conventional restaurant and not a walk-up. He further provided the section in the Land Development Code where it defined all the groups.

VII. PUBLIC COMMENT

No public comments were made.

[9:48:09 AM](#) Mr. Fiigon submitted the application into public record. Chairman Kurlander asked if the applicant would be permitted outdoor music. Mr. Fiigon explained that there was a current noise decibel requirement.

[9:51:06 AM](#) Mr. Ink stated that the handicap ramp was in the process of being updated.

Board Member Jim Wurster entered a motion to approve the request; Board Member Roger Brunswick seconded the motion; and the motion carried unanimously.

VIII. NEXT MEETING, March 13, 2018

IX. ADJOURNMENT

There being no further items to discuss, the meeting adjourned at 9:54 AM.

Respectfully submitted,



Charlen Wade, Deputy City Clerk

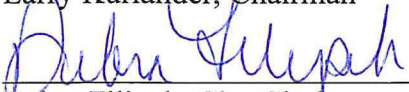
APPROVED:
ZONING BOARD

Date: 6/19/2018

AUTHENTICATED:



Larry Kuflander, Chairman



Debra Filipek, City Clerk