

City of Bonita Springs
Board for Land Use Hearings & Adjustments
and Zoning Board of Appeals
Tuesday, April 17, 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

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.

V. APPROVAL OF MINUTES

Board Member Roger Brunswick entered a motion to approve the minutes as presented; Board Member Robert Incerpi seconded; the motion carried unanimously.

VI. PUBLIC COMMENT

There were no public comments made.

VII. PUBLIC HEARINGS

A. CASE NAME: PopEye's Bonita Springs, Conventional Rezoning; RZN17-42260-BOS

REQUEST: A request to rezone 1.2 acres +/- from the C-1A commercial district to the CC commercial district.

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, 34135

LOCATION: 28186 S. Tamiami Trail, Bonita Springs, Florida, 34134; STRAP No.: 04-48-25-B2-00027.0020

9:04:34 AM City Attorney Vance read the title block into record and stated that staff requested for a continuance to the June 19th Zoning Board hearing at 9:00 a.m.

9:05:51 AM Mike Fiigon, Community Development, explained the purpose for the request for continuance from staff.

9:06:55 AM Chairman Kurlander wanted an explanation of what the error was and how it was discovered. Mr. Fiigon explained the background of the Zoning case and Chairman Kurlander further provided detail on how the error occurred.

9:13:23 AM Board Member Barbara Craig asked who prepared the Code. City Attorney Vance explained that there was a company that worked with the City to codify ordinances. Board Member Brunswick asked whether the applicant was requesting a variance to the overlay. John Dulmer, Community Development, explained the approval criteria and uses that required special exceptions.

9:18:27 AM Chairman Kurlander wanted to know how City Council chose to create the US 41 Overlay District. Mr. Dulmer explained that it was partially to move away from car centric uses and improve mobility throughout the city.

9:22:27 AM City Attorney Vance stated that there were ordinances by year and by codification used by Municode.

B. CASE NAME: PopEye's Bonita Springs, Special Exception; SPE17-41849-BOS

REQUEST: A special exception request for a fast food restaurant to be located within an existing building, pursuant to LDC 4-891.

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, 34135

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Board Member Brunswick entered a motion to continue both of the case to the June 19th Zoning Board Hearing; Board Member Incerpi seconded the motion; and the motion carried unanimously.

VIII. NEXT MEETING, May 15, 2018 (if applicable)

IX. ADJOURNMENT

There being no further items to discuss, the meeting adjourned at 9:26 AM.

Respectfully submitted,



Charlen Wade, Deputy City Clerk

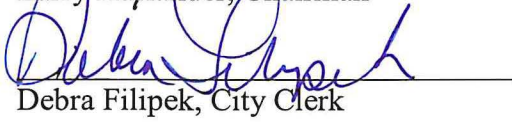
APPROVED:
ZONING BOARD

Date: 5/15/2018

AUTHENTICATED:



Larry Kuylander, Chairman



Debra Filipek, City Clerk