

**City of Bonita Springs  
Board for Land Use Hearings & Adjustments  
and Zoning Board of Appeals  
TUESDAY, November 15, 2022 at 9:00am  
Bonita Springs City Hall  
9101 Bonita Beach Road  
Bonita Springs, FL 34135  
MINUTES**

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 and all Board Members were in attendance, except for Board Members Lynda Waterhouse and Ben Hershenson.

V. APPROVAL OF MINUTES: October 18, 2022

Board Member Gary Gambrell motioned approval of the Minutes; Board Member Russ Winn seconded; and the motion carried unanimously.

VI. PUBLIC COMMENT

VII. PUBLIC HEARINGS

EACH CASE WILL INCLUDE A PUBLIC COMMENT PERIOD AT THE CONCLUSION OF THE APPLICANT AND STAFF PRESENTATION

A. CASE NAME: BURKHARDT COMMERCIAL PLANNED DEVELOPMENT SPECIAL EXCEPTION (SPE22-90045-BOS)

A SPECIAL EXCEPTION REQUEST TO ALLOW A FAST-FOOD RESTAURANT ON A PROPERTY LOCATED WITHIN THE BURKHARDT COMMERCIAL PLANNED DEVELOPMENT (CPD), AS REQUIRED WITHIN THE U.S. 41 OVERLAY.

City Attorney Derek Rooney placed all witnesses under oath.

Mary Zizzo, Community Development, introduced the Applicant and provided a brief overview. Staff has recommended approval.

Wayne Arnold, representing the applicant, addressed the request, which is for the development of a Dunkin Donuts. He next presented a Powerpoint presentation to address the site location, etc. They are in agreement with Staff's recommendation of approval.

Mike Delgate, in response to Board Member Gambrell, addressed stormwater management for the site.

Ms. Zizzo, next provided a PowerPoint presentation to address traffic, the Special Exception criteria that needs to be met, etc. There are no environmental concerns associated with the site or any protected species on the site.

VIII. CASE UPDATE: LUV-A-WASH

Ms. Zizzo provided an update on the Luv-A-Wash project, reporting that City Council has approved the request.

IX. NEXT MEETING: December 20, 2022 at 9:00am (Tentative)

Next meeting scheduled for January 2023 (tentative)

X. ADJOURNMENT

There being no further items to discuss, Chairman Rascio adjourned the meeting at 9:16 A.M.

Respectfully submitted,

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Debra Filipek, City Clerk

APPROVED:

BONITA SPRINGS ZONING BOARD:

Date: \_\_\_\_\_

AUTHENTICATED:

\_\_\_\_\_  
Anthony Rascio, Chairman