

**City of Bonita Springs
Board for Land Use Hearings & Adjustments
and Zoning Board of Appeals**

Meeting Minutes

Tuesday, October 17, 2023

9:00 a.m.

I. CALL TO ORDER

Chairman Rascio called the meeting to order at 9:00 am.

II. INVOCATION

Board Member Russ Winn gave the invocation.

III. PLEDGE OF ALLEGIANCE

Chairman Rascio asked Board Member Gambrell to lead the Pledge of Allegiance.

IV. ROLL CALL

Chairman Rascio motioned to allow Member Hershenson to participate in the meeting remotely; Member Winn seconded; the motion carried by members present, 5-0.

City Clerk Sheffield called the roll:

Present – Rascio, Galloway, Winn, Gambrell, Benson, and Hershenson (via Zoom)

Absent – Linda Waterhouse (excused)

V. APPROVAL OF MINUTES: Meeting of August 15, 2023

Board Member Gambrell motioned to approve the minutes, Seconded by Board Member Winn; the motion carried 6-0.

VI. PUBLIC COMMENT

Chairman Rascio announced that public comments will be heard for each case at the conclusion of the presentations.

VII. PUBLIC HEARINGS

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

City Attorney Rooney swore in all those who intended to speak and/or give testimony.

A. CASE NAME: TIDAL WAVE REZONING (RZN22-98084-BOS)

A REQUEST TO REZONE PORTIONS OF PROPERTY TOTALING APPROXIMATELY 4.1 ACRES FROM THE LIGHT INDUSTRIAL DISTRICT (IL) TO THE GENERAL COMMERCIAL DISTRICT (CG).

Mike Fiigon, Senior Planner with Community Development, introduced the item and informed the board that the applicant was unable to be present; however, Craig Boisseau of Thomas Engineering Group is available by Zoom to answer questions on the applicant's behalf.

Mr. Fiigon provided the staff presentation which included which included project plans, staff analysis, and proposed conditions of approval. (Staff analysis on file in the Clerk's Office). He also responded to questions asked by board members.

Chairman Rascio called for public comments; however, seeing none, he asked for a motion. Board Member Hershenson motioned to approve the applicant's request for a rezone; Board Member Gambrell seconded. **The motion carried by a vote of 6-0, as follows:**

Gambrell	Waterhouse	Benson	Winn	Galloway	Hershenson	Rascio
Aye	Absent	Aye	Aye	Aye	Aye	Aye

B. CASE NAME: TIDAL WAVE SPECIAL EXCEPTION (SPE23-98082-BOS)

A SPECIAL EXCEPTION REQUEST TO ALLOW A CAR WASH FACILITY ON PROPERTY LOCATED WITHIN THE U.S. 41 CORRIDOR OVERLAY, PURSUANT TO LDC 4-898

Michael Fiigon, Senior Planner with Community Development, provided the staff presentation, which included project plans, staff analysis, and proposed conditions of approval of the request. (Staff analysis on file in the Clerk's Office).

Chairman Rascio called for public comment.

Mayor Steinmeyer asked if there is a turn off from US 41 onto the property.

Mike Fiigon stated the only access points were off of Production Circle.

Seeing no additional members of the public wishing to speak, Chairman Rascio called for public comments; seeing none, he motioned to approve the applicant's request for an exception; Board Member Winn seconded. **The motion carried by a vote of 6-0, as follows:**

Gambrell	Waterhouse	Benson	Winn	Galloway	Hershenson	Rascio
Aye	Absent	Aye	Aye	Aye	Aye	Aye

C. CASE NAME: LAKE MICHIGAN CREDIT UNION SPECIAL EXCEPTION (SPE23-102216-BOS)

A SPECIAL EXCEPTION REQUEST TO RE-ESTABLISH THE DRIVE THRU OPERATION AT AN EXISTING BANK BUILDING ON A PROPERTY LOCATED WITHIN THE COMMERCIAL ZONE OF THE BONITA BEACH ROAD CORRIDOR OVERLAY, PURSUANT TO LDC SEC. 4-898.

Stacy Hewitt with Banks Engineering presented on behalf of the applicant. She provided an overview of the project and of the applicant's requests to re-establish the drive-through and

exceed minimum parking (presentation on file in the Clerk's Office).

Mary Zizzo, Planner with Community Development, provided the staff presentation, which included staff analysis and proposed conditions of approval. (Staff analysis on file in the Clerk's Office).

Ms. Zizzo and Ms. Hewitt responded in turn to questions asked by board members.

*Following board deliberation, Chairman Rascio called for public comments; seeing none, he motioned to approve the applicant's requests; Board Member Winn seconded. **The motion carried by a vote of 6-0, as follows:***

Gambrell	Waterhouse	Benson	Winn	Galloway	Hershenson	Rascio
Aye	Absent	Aye	Aye	Aye	Aye	Aye

VIII. CASE UPDATE: Bayview on Estero Bay (RPD/CPD)

Jackie Genson provided the update, stating the rezone was approved by City Council.

IX. NEXT MEETING: November 14, 2023 at 9:00am (Tentative)

X. ADJOURNMENT

As there was no further business, Chairman Rascio adjourned the meeting at 10:03 a.m.

Respectfully submitted,

Mike Sheffield, City Clerk

APPROVED:

BONITA SPRINGS ZONING BOARD:

Date: _____

AUTHENTICATED:

Anthony Rascio, Chairman