

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

Meeting Minutes

Tuesday, May 14, 2024

9:00 a.m.

I. CALL TO ORDER

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

II. INVOCATION

Board Member Winn gave the invocation.

III. PLEDGE OF ALLEGIANCE

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

IV. ROLL CALL

The City Clerk called the roll:

Present – Rascio, Waterhouse, Hershenson, Gambrell, Benson, and Winn

Absent – Galloway (excused)

V. APPROVAL OF MINUTES: Meeting of April 16, 2024

Board Member Waterhouse 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 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 Derek Rooney swore in all those who intended to speak.

A. CASE NAME: 26737 MCLAUGHLIN BOULEVARD VARIANCE (VAR23-104943-BOS)

A VARIANCE FROM LDC SECTION 4-1893, WHICH REQUIRES A STREET SETBACK OF 25 FEET FOR LOCAL ROADS, TO ALLOW A SETBACK OF 14 FEET FOR A PROPOSED SINGLE-FAMILY HOME ON A RESIDENTIAL PROPERTY IN BONITA SPRINGS.

Mike Fiigon, Senior Planner with Community Development, introduced the item.

Gary Butler of Butler Engineering provided the presentation for the applicant. He stated they are requesting an 11ft street setback for a single-family home that was demolished due to Hurricane Ian. Mr. Butler stated he believes it meets all the criteria needed for approval.

Mr. Fiigon provided the staff presentation, discussed the street setback requirements, criteria and answered questions from the Board. He stated staff recommends denial.

Chairman Rascio called for public comments:

Jim Smith who lives across the street from the subject property, commented in opposition to the variance.

Chairman Rascio stated that he does not feel the applicant met the criteria needed for the variance.

*Seeing no additional public comments, Chairman Rascio asked for a motion. Board Member Hershenson motioned to deny the applicant's request; Board Member Benson seconded. The Clerk recorded the vote by roll call. **The motion carried 6-0, as follows:***

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

VIII. CASE UPDATE: Riverbend RPD

Mike Fiigon provided the update, stating the Petition is being heard at tomorrow's City Council Meeting.

IX. NEXT MEETING: *The next meeting is tentatively scheduled for June 18, 2024 at 9:00 am.*

X. ADJOURNMENT

As there was no further business, Chairman Rascio adjourned the meeting at 9:36 a.m.

Prepared by:

Teresa C. Grimes, Senior Records & Compliance Clerk

APPROVED:

BONITA SPRINGS ZONING BOARD:

Date: _____

AUTHENTICATED:

Anthony Rascio, Chairman

Draft