

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

(Draft) Meeting Minutes
Tuesday, September 17, 2024
9:00 a.m.

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

The City Clerk called the roll:

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

*Chairman Rascio made a motion allowing Ben Hershenson to participate via zoom, seconded by Board Member Winn. **The motion carried 6-0.***

4. PUBLIC HEARINGS

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

A. CASE NAME: PENNSYLVANIA AVENUE/WISCONSIN STREET RESIDENTIAL PLANNED DEVELOPMENT (PD23-106206-BOS)

A REQUEST TO REZONE APPROXIMATELY 8 ACRES FROM THE AGRICULTURAL (AG-2) ZONING DESIGNATION TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD), TO DEVELOP UP TO 40 DWELLING UNITS, AND TO REQUEST TWO (2) DEVIATIONS.

City Attorney Derek Rooney swore in all those who intended to speak. Mike Fiigon, Senior Planner with Community Development, introduced the item.

Canon Sandora, Civil Engineer, presented on behalf of the applicant. His presentation included an overview of the proposed Residential Planned Development (RPD), schedule of uses, requested deviations and justifications, and traffic impact. He also answered questions from the Board. Next, the applicant's architect, Bill Glass, summarized design plans and construction material of the proposed project. (Applicant presentation on file in the City Clerk's office).

Next, Mr. Fiigon presented the staff report which including background information, current AG-2 zoning designation and zoning parameters, the project's consistency with the Comprehensive Plan,

requested deviations, and stormwater, traffic, and environmental impacts. He stated that staff recommends approval with conditions, which he reviewed. John Dulmer, Community Development Director and Laura Gibson, Environmental Specialist with Community Development, answered questions from the Board. (Staff report on file in the City Clerk's office).

Chairman Rascio called for public comments:

Brian Hayden - Expressed concern with traffic, stormwater drainage, and the proposed retention pond relating to water flow.

Mary Beth Anders - Expressed concerns about density, traffic, and drainage in the area.

Jim Fitzpatrick - Commented on the lack of an HOA and questioned who will manage the maintenance of the retention pond.

Colleen Brady Reardon - Expressed concerns over traffic, the proposed egress/ingress on Wisconsin Street, and existing flooding and drainage issues. She also stated that she saw a bald eagle on the subject site.

Genevieve Shanhide - Expressed concerns regarding stormwater drainage and egress/ingress on Wisconsin Street.

Seeing no additional public comments, the applicant and staff were provided time for rebuttal.

Chairman Rascio made a motion to approve the rezone request with the conditions proposed by staff; Board Member Hershenson seconded. The Clerk recorded the vote by roll call. **The motion carried 5-2, as follows:**

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

5. APPROVAL OF MINUTES: Meeting of May 14, 2024

Board Member Waterhouse motioned to approve the minutes, Seconded by Board Member Winn.
The motion carried 7-0.

6. CASE UPDATE: Riverbend RPD

Mike Fiigon provided the update.

7. PUBLIC COMMENT

Chairman Rascio called for public comment. None

8. NEXT MEETING: *The next meeting is tentatively scheduled for October 15, 2024 at 9:00 am.*

9. ADJOURNMENT

As there was no further business, Chairman Rascio adjourned the meeting at 11:00 a.m.

Prepared by:

Teresa C. Grimes, Senior Records & Compliance Clerk

APPROVED:
BONITA SPRINGS ZONING BOARD:

Date: _____

AUTHENTICATED:

Anthony Rascio, Chairman