

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

(Draft) Meeting Minutes
Tuesday, August 19, 2025
9:00 a.m.

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Board Member Gambrell led the Pledge of Allegiance.

3. ROLL CALL

Present – Rascio, Waterhouse, Gambrell, Benson, Winn, and Hershenson (via zoom)

Absent – Galloway

*Board Member Waterhouse made a motion to allow Member Hershenson to participate via zoom;
Seconded by Board Member Benson. **The motion carried 5-0***

4. 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 give testimony.

A. CASE NAME: TELCOFACILITIES SPECIAL EXCEPTION (SPE24-118640-BOS)

**A SPECIAL EXCEPTION REQUEST TO ALLOW A GROUP II ESSENTIAL SERVICE
FACILITY (DATA CENTER) ON A PROPERTY LOCATED WITHIN THE BEACH ZONE
OF THE BONITA BEACH ROAD CORRIDOR OVERLAY.**

Mike Fiigon, Senior Planner with Community Development, gave a brief overview of the project, stating it is an essential service providing internet connections with North and South America. Mr. Fiigon also went over the criteria for the special exception, and stated there are no requested deviations.

Wayne Arnold with Q. Grady Minor & Associates gave presentation. The property is located off of Imperial River Road and Bonita Beach Road, approximately .72 +/- acres. The project is for a data center which will have a low volume of employees to monitor servers, thus having low traffic. Mr. Arnold also stated the property is designated commercial with residents to the north. They have reviewed all criteria and agree with staff proposed conditions. They are also mitigating the gopher tortises on property.

*Chairman Rascio called for public comments. Seeing none, and with no further questions from board members, he called for a motion. Board Member Waterhouse made a motion to approve the Special Exception with the conditions proposed by staff; Seconded by Board Member Benson. **The motion carried 5-0. (Hershenson, attending remotely, did not vote due to a technical issue)***

B. CASE NAME: HICKORY ON THE BAY COMMERCIAL PLANNED DEVELOPMENT (PDE23-109173-BOS)

A REQUEST TO REZONE APPROXIMATELY 5.0 +/- ACRES FROM THE BEACH ZONE OF THE BONITA BEACH ROAD CORRIDOR OVERLAY AND RESIDENTIAL PLANNED DEVELOPMENT (RPD) ZONING DESIGNATIONS TO A COMMERCIAL PLANNED DEVELOPMENT (CPD), TO ALLOW UP TO 23,717 SQUARE FEET OF COMMERCIAL USES AND SIX (6) MULTI-FAMILY DWELLING UNITS

Mary Tornberg, Senior Planner with Community Development, gave a brief introduction of the project, stating this is a Rezone of 8 parcels to Commercial and went over revisions that the applicant agreed with. She also went over revisions that the applicant agrees with. Staff recommends approval.

Rich Yovanovich with Coleman, Yovanovich & Koester gave the presentation on behalf of the applicant. The applicant is requesting 5.07 +/- acres to be rezoned to Commercial PUD with six (6) multifamily residential units within the Bonita Beach Road Overlay. Mr. Yovanovich went over revisions that clarify size, parking, hours of operation, live entertainment, kayak storage and re-establishing an outdoor restaurant.

Traci Kautzman, applicant, read aloud a statement on the vision for the property.

Robert Mulhere, Planner with Bowman Consulting discussed the schedule of uses, property regulations, master concept plan, and parking requirements.

Mr. Ted Treesh with Transportation Consultants went over the traffic analysis and access plans. There will not be changes to the median openings on Bonita Beach Road unless the permit requires it.

Board Member Gambrell asked about the dates that the traffic studies were conducted. Mr. Treesh stated there were multiple studies performed, the latest one in December 2024.

Tim Hall with Turell Hall & Associates provided a history of the property, went over environmental issues and stated there will not be permanent storage of boats, even for residents.

Mr. Yovanovich answered questions from the Board regarding parking, the placement of a wall in compliance with setback requirements, and the courtyard in front of the restaurant.

Public Comment:

Doug Graham had questions regarding vehicle stacking for the drive-through along Bonita Beach Road.

Seeing no additional public comment, Chairman Rascio called for a motion. Board Member Waterhouse made a motion to recommend approval of the rezone request with the revised staff proposed conditions; Seconded by Board Member Winn. A discussion ensued regarding the wall versus a landscaping plan along Bonita Beach Road. Staff and Mr. Yovanovich answered questions from board members regarding

the setback requirements and a wall versus a landscaping plan. Mr. Yovanovich stated there was no request for a deviation to the setback requirement; however, the applicant would prefer an appropriate landscaping plan rather than a wall.

*Board Member Waterhouse amended her motion to further recommend that between now and the City Council hearing, the applicant and staff work together on a deviation to the set-back standard for Bonita Beach Road. Board Member Winn, agreeing with the motion maker's amended motion, amended his second accordingly. **The motion carried 5-1 (Chairman Rascio opposed)***

5. APPROVAL OF MINUTES: Meeting of July 15, 2025

*Board Member Winn motioned to approve the minutes; Seconded by Board Member Waterhouse. **The motion carried 6-0.***

6. UPDATE ON PREVIOUS CASES:

Provided by Jackie Genson, Planning and Zoning Manager.

7. PUBLIC COMMENT

Chairman Rascio called for any additional public comment. There were none.

8. NEXT MEETING: *The next meeting is scheduled for September 16, 2025.*

9. ADJOURNMENT: *There being no further business, Chairman Rascio adjourned the meeting 10:23 a.m.*

Prepared by:

Teresa C. Grimes, Senior Records & Compliance Clerk

APPROVED:
BONITA SPRINGS ZONING BOARD:

Date: _____

AUTHENTICATED:

Anthony Rascio, Chairman