



**Notice of a Communications Media Technology (“CMT”) Public Meeting
Local Planning Agency
MINUTES
Thursday, March 25, 2021
9:00 A.M.**

I. CALL TO ORDER.

Chairman Jeff Maturo called the meeting to order.

II. ROLL CALL.

Members in attendance: Chairman Jeff Maturo, Vice-Chairman Don Colapietro, Board Member Robert Bornstein, Board Member Rex Sims, Board Member Linda Schwartz.

Absent: Board Member Sam Vincent.

III. REVIEW OF THE FOLLOWING COMPREHENSIVE PLAN TEXT AND MAP AMENDMENT REQUESTS FOR CONSISTENCY WITH THE CITY OF BONITA SPRINGS COMPREHENSIVE PLAN:

A. Create the Imperial District Future Land Use Category.

B. Amend the City’s Future Land Use Map for approximately 328.13 +/- acres of land from the City of Bonita Springs Density Reduction Groundwater Resource (DRGR) to the Imperial District, as depicted on the proposed Future Land Use.

- City Attorney Derek Rooney placed all witnesses under oath.

APPLICANT PRESENTATION

Presenters:

Sarah Spector, Roetzel & Andress
Patrick Vanasse, RWA Engineering
Ted Treesh, TR Transportation Consultants
Shane Johnson, Passarella & Associates
Kirk Martin, Water Science Associates

- Ms. Sarah Spector provided the introduction and overview of points that were raised in the Staff Report that the Applicant wanted to address concerning development in the DRGR, increased density, flooding concerns, traffic impacts, and proximity to panther priority zone.

- Mr. Patrick Vanasse presented the subject property proposed project, located at the intersection of Bonita Grande Drive and Citrus Park Boulevard, approximately 1 mile north of East Terry Street +/- 328 acres. Proposed project will allow for a new community with 700 residential units, 54,450 square feet of neighborhood/convenience commercial uses, clubhouse amenities, parks, recreational facilities, and a restored flow-way and wetland & wading bird habitat.
- Applicant requesting Comprehensive Plan Amendment to create a new Future Land Use Category named the Imperial District. Rezoning of the subject property from AG-2 & MH-2 to Mixed-Use Planned Development. Applicant argues that a thoughtful and carefully planned community can be compatible with existing surrounding uses and contribute to the City's water resource improvements and initiatives.
- Mr. Vanasse presentation included discussion of historical context, the Bonita Grande Mine approvals, density, the need for new housing and neighborhood commercial in Bonita Springs. Also highlighted were the Imperial District benefits and conditions and discussion of surface water management/drainage.
- Mr. Ted Treesh presented discussion on transportation issues and how the Comprehensive Plan Analysis looked at the impact on long-range transportation plans and shorter range, and what changes to the Capital Improvement Plan may be needed as a result of the Land Use change.
- Mr. Shane Johnson offered a summary Environment Assessment Report – April 2020, which included existing land uses, wetlands, and protected species. Management Plans consisting of indigenous vegetation and protected species were also presented. Mr. Johnson reviewed the historic site conditions stating that the property was not new to disturbance, and the current site conditions reflected the site as having primarily non-indigenous land uses.
- Mr. Kirk Martin gave a presentation on Water Resources: Stormwater Management and Irrigation. The Imperial District will require a water quality treatment train and will also include a north south drainage conveyance / filter marsh located along the eastern boundary. Projected irrigation demands for the Imperial District / Saphira Planned Development show a 70% reduction in the historic maximum monthly use.
- Meeting stood in recess for approximately 5 minutes.

STAFF REPORT

- Mike Fiigon, Community Development, provided the staff presentation via PowerPoint (copy in Clerk's file). He stated appreciation for the effort and wealth of helpful materials provided by Applicant for consideration but must agree to disagree.
- Mr. Fiigon provided a timeline of events and analysis of consistency with Bonita Plan. Density, traffic, flooding/stormwater and environmental analysis were focused upon.
- Staff found that the provided Comprehensive Plan Amendments represented a significant departure from the existing DRGR policies. Mr. Fiigon stated that staff believed this was a policy decision to be made by City Council with recommendations from staff and the LPA.

- Mr. Fiigon stated that the LPA can expect future development proposals similar in nature with similar density requests in the DRGR. He believed it would be a good opportunity to reaffirm the existing policies or have potential discussions on policy updates.
- Staff's position was that requested changes were too significant given the existing Bonita Plan on density, lack of infrastructure, flooding/stormwater concerns.
- Board Member Don Colapietro asked City staff about page three of the report. How would it be possible that 1400 homes would not drastically impact Bonita Grande and Terry Street. Board Member Colapietro had no issue with the development but was concerned about the infrastructure once construction began. He believed that should be addressed first. Mr. Fiigon responded in agreement stating that was one of the areas of disagreement with the Applicant.
- Patrick Vanasse rebutted that City Council looked at the reports and had opportunities through the EAR process to update the Comprehensive Plan. The fact that Council had not taken a position did not mean there was a clear policy direction. Mr. Vanasse stated that prior legal opinion on this subject matter existed.
- Board Member Rex Sims discussed the history of the DRGR and the fact that after twenty years of waiting for proper improvement to the DRGR, still nothing had been done. Board Member Sims was in favor of the project believing it to be the right thing at the right time to get started on a thoughtful process to develop the DRGR.
- Chairman Jeff Maturo asked if the commercial area would be available to the Public. The Applicant responded in the affirmative. Chairman Maturo asked approximately how many trees were slated to be planted. Applicant stated the Land Development Code required a certain level of vegetation, but he did not have the information with him. Chairman Maturo questioned if Applicant planned to go above the minimum required. Applicant responded in the affirmative. Chairman Maturo asked if the Cypress Wetland would be incorporated into the design plan. Applicant responded in the affirmative. Traffic was also discussed.
- Board Member Robert Bornstein asked Applicant for the vision for the commercial site. Applicant responded a small shop commercial to accommodate demands of the community. Board Member Bornstein questioned if school buses would be anticipated in the area. Applicant responded that bus stops would be provided. Board Member Bornstein expressed traffic concerns. Board Member Bornstein stated that he traveled Bonita Grande/Terry Street up to five times a week and has counted in that mile up to 20 dump trucks in season. He believed the project would amplify the problem up to four times greater in construction trucks. Board Member Bornstein asked if the developer was willing to modify any of the proposals to both staff and LPA to address the concerns about traffic. He believed transportation to be a major concern. Applicant stated they would work within transportation guidelines as to what the requirements were and willing to work with City and staff through a Developers Agreement to accommodate additional transportation needs should they arise. Board Member Bornstein believed the project was excellent and the community needed.

IV. PUBLIC COMMENT (1).

- Don Tiano, resident of Bell Villa, expressed concern about traffic issues and water/drainage. Also questioned whether a wall would be put on the west side of the property as separation between the two properties was important.

- Board Member Linda Schwartz stated her familiarity with the referenced studies and agreed the DRGR was not pristine. She referenced the Jim Beaver study on flooding in the area after Hurricane Harvey which stated that the DRGR was doing what it was intended to do - to retain water. Board Member Schwartz believed that any development would mean less ability for water to stand on land. Concerned that project approval would open of the floodgates to more DRGR development. Board Member Schwartz hoped that City Council would affirm the duty to protect the DRGR and its current residents instead of possible future residents. Board Member Schwartz did not support proposal.
- Board Member Rex Sims entered a motion to approve the proposal as consistent with the City of Bonita Springs Comprehensive Plan; Chairman Jeff Maturo seconded; the motion passed 4-1.

RESULT:	PASSED [4-1]
MOTION BY:	Rex Sims, Board Member
SECOND BY:	Jeff Maturo, Chairman
AYES:	Bornstein, Colapietro, Maturo, Sims
NAYS:	Schwartz

IV. NEXT MEETING.

April 8, 2021 – Tentative.

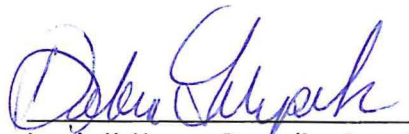
V. APPROVAL OF MINUTES.

Board Member Don Colapietro motion for approval; Board Member Linda Schwartz seconded; the motion carried unanimously.

VI. ADJOURNMENT.

There being to further items to discuss, Chairman Jeff Maturo adjourned the meeting at 11:39 A.M.

Respectfully submitted,



Laurie K. Hamm, Recording Secretary

APPROVED:

BONITA SPRINGS ZONING BOARD:

Date: 04-22-21

AUTHENTICATED:



Chairman Jeff Maturo