

**Local Planning Agency
Thursday, January 23, 2020
9:00 A.M.
Bonita Springs City Hall
9101 Bonita Beach Road
Bonita Springs, Florida 34135
MINUTES**

I. CALL TO ORDER.

Chairman Jeff Maturo called the meeting to order at 9:01 A.M.

II. ROLL CALL.

Chairman Maturo and all Board Members were in attendance.

Chairman Maturo recommended Board Member Don Colapietro be appointed as Vice-Chairman. The motion carried unanimously.

III. REVIEW OF THE FOLLOWING COMPREHENSIVE PLAN AMENDMENT RELATING TO THE WATER SUPPLY PLAN:

AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, PROVIDING FOR ADOPTION OF A COMPREHENSIVE PLAN AMENDMENT RELATING TO THE WATER SUPPLY PLAN OF THE INFRASTRUCTURE AND CAPITAL IMPROVEMENT ELEMENTS; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

9:53:35 AM Sean Gibbons, Community Development, furnished an overview, noting this is basically to bring the regulations up to date with the State requirements. A brief discussion was held.

Board Member Colapietro motioned to accept; Board Member Sam Vincent seconded; and the motion carried unanimously.

PUBLIC COMMENTS: No public comments were made.

IV. AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, PROVIDING FOR ADOPTION OF A COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE ELEMENT, ESTABLISHING THE CONSERVATION FRINGE LAND USE CATEGORY AND TO AMEND THE FUTURE LAND USE MAP FROM LEE COUNTY DENSITY REDUCTION GROUNDWATER RESOURCE (DRGR) AND WETLANDS AND CITY OF BONITA SPRINGS DENSITY REDUCTION GROUNDWATER RESOURCE (DRGR) TO CONSERVATION FRINGE; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

9:02:25 AM John Dulmer, Community Development, provided an overview.

9:03:18 AM David Depew, with Depew and Associates, provided a PowerPoint presentation for this agenda item involving a Comprehensive Plan Amendment for both a text amendment and a map amendment. He addressed the surrounding zoning, the history of the property, the settlement agreement, permitting, etc. The mine was annexed into the City in 2003 and is comprised of 1,343 square miles. He also addressed policy 1.1.27 titled "Conservation Fringe," and further addressed density, performance and design criteria, conservation easements, transportation infrastructure and roadway design features, utilities, the rezoning of the site to RPD for the development of 700 houses, previous studies and reports relating to the mine, etc. They believe their request meets generally accepted planning principals, which he expanded on.

9:27:03 AM Board Member Rex Sims referred to page 15 which outlines the Conservation Fringe, where the use of Agriculture is listed. He asked if this classification can be used in other areas of the DRGR. Mr. Depew responded no, and explained. Board Member Sims stated a part of this extends into the test area. Mr. Depew there are wellfield protection zones in this area, which he further explained.

9:30:02 AM Don Colapietro addressed neighboring properties near Bonita Grande and asked if those would be affected. Mr. Depew responded no.

9:30:36 AM Board Member Sam Vincent asked why the DRGR was created to include the subject property. Attorney Neale Montgomery addressed rule 9J5. At the time Lee County did not know where the future water supply would be coming from. Mr. Depew further explained. City Attorney Derek Rooney addressed the settlement agreement.

9:49:56 AM Jackie Genson, Community Development, provided the Staff presentation, addressing the Staff Report. Discussion followed.

9:51:47 AM Board Member Rex Sims motioned to accept and approve; Board Member Sam Vincent seconded; and the motion carried unanimously.

PUBLIC COMMENTS: No public comments were made.

V. APPROVAL OF MINUTES: 11/14/19

VI. ADJOURNMENT.

There being no further items to discuss, the meeting adjourned at 9:57 A.M.


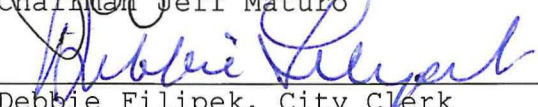
Respectfully submitted,


Recording Secretary

APPROVED:

BONITA SPRINGS ZONING BOARD:

Date: 2/27/20
AUTHENTICATED:


Chairman Jeff Maturo

Debbie Filipek, City Clerk