

City of Bonita Springs  
Board for Land Use Hearings & Adjustments  
and Zoning Board of Appeals  
Tuesday, June 20, 2017 at 9:00 AM  
Bonita Springs City Hall  
9101 Bonita Beach Road  
Bonita Springs, FL 34135  
MINUTES

I. CALL TO ORDER

Chairman Robert Incerpi called the meeting to order at 8:59 AM.

II. INVOCATION

Board Member Russ Winn furnished the Invocation.

III. PLEDGE OF ALLEGIANCE

Board Member Richard Donnelly led in the Pledge of Allegiance.

IV. ROLL CALL

Chairman Incerpi and all Board Members were present except for Board Member Barbara Barnes-Buchanan.

V. PUBLIC HEARINGS

A. CASE NAME: Bonita Breeze Commercial Planned Development (CPD) Rezoning, PD16-31234-BOS

REQUEST: A request to rezone 1.79 acres from C-1 Commercial to Commercial Planned Development (CPD) for a maximum 22,000 sf of Self Storage.

STAFF REPORT: Direct inquiries to Jacqueline Genson, 239-444-6150, at the Bonita Springs Department of Community Development, 9220 Bonita Beach Road Suite 109, Bonita Springs, Florida, 34135

LOCATION: 4276 Bonita Beach Road SW and 27696 Okeana Street, Bonita Springs, FL 34134

STRAP NO.: 32-47-25-B3-00001.0050 and 32-47-25-B3-00044.0000

9:05:09 AM City Attorney Vance read the request into the record and tendered expert witnesses. Terrell Arline, special counsel for staff, participated via phone.

9:09:27 AM Greg Stuart, Quattrone and Associates, Inc. discussed the background of the request. He stated that the project was restricted and that staff recommended approval of the 5 deviations. He explained that the project met zoning standards, entitlements, future commercial policies and complied with pending Bonita Springs Visioning plans and goals. He stated that the project was a low traffic generator as well.

9:18:39 AM Joleen Darragh, Southview Studios, Inc., discussed the architecture of the development.

9:22:11 AM Mr. Stuart continued to provide various examples of what could be done with the storage areas and then he explained that the project facilitated interconnectivity by expanding the shared access easement. He discussed the heritage tree that was being preserved as well as other foliage that would surround the area. He further explained that the architectural design would provide a gateway into the structure property.

9:32:26 AM Mr. Stuart discussed 5 deviations including, stacking along one of the roads, existing driveway connection separations, internal west access street stub, and 1' to 2' foot undulating berm. He further discussed the project Comprehensive plan compliance related to land use.

9:39:37 AM Ms. Dallagh discussed the architectural features of the buildings. She explained that there were decorative molding and brackets. She stated that environmental design and alternative modern architecture project designs were incorporated into the development.

9:50:01 AM Mr. Stuart stated that the architecture tied into the modern Florida designs. He stated that condition 6 was still being discussed with staff.

9:56:11 AM Board Member Russ Winn asked how a neighboring restaurant felt about the closed driveway on Bonita Beach Road and whether they expressed any thoughts regarding that.

9:56:28 AM Ms. Genson stated that the intention was to coordinate future interconnection. She further explained that the city nor the county approached the restaurant regarding the closure of the driveway.

9:57:13 AM Board Member Roger Brunswick state that he wanted to know where the trash was going to be disposed.

9:58:22 AM Ms. Genson referenced condition 3(d) which outlined hazardous waste concerns. Chairman Incerpi expressed his concerns regarding the regulation of emergencies. Mike Kirby, Community Development, stated that there would most likely be code inspections and annual inspections by the fire department. City Attorney Vance stated that there were certain requirements for the containment of used oil.

10:05:48 AM Board Member Kurlander referenced page 10 of the staff report and asked about the active burrows for the gopher tortoises in the area. Mr. Kirby stated that at the planned development stage there would be a threshold that was established for the gopher tortoises to be relocated in an urban setting or be preserved if a large enough population were already established on the site.

10:09:27 AM Board Member Kurlander also expressed his concerns with Mr. Lockwood's comments related to the potential legality of the development.

10:10:50 AM Board Member Wurster referenced page 13 of the presentation and stated that he had an issue with deviation 4. Ms. Genson referenced page 18 and stated that her intent was to have flexibility.

10:16:11 AM Board Member Wurster recommended that the Old Florida style be implemented into the development to align with the design he believed went along with the Bonita Beach Road vision. Ms. Genson stated that attachment B referenced the Old Florida style. He also discussed the signage.

10:19:06 AM Board Member Richard Donnelly expressed concern if a trailer were to try to reverse into the storage unit and asked whether the radius were taken into consideration. Board Member Donnelly asked about having 2 bike paths.

10:20:35 AM Ms. Genson discussed the updated Pedestrian Bicycle Master Plan that was conducted by McMahon and Associates and showed a separated bike path.

10:21:47 AM Board Member Donnelly referenced the architectural relationship between the landscaping and the building. He asked whether the height of the foliage would be maintained at the same height as it was installed. Mr. Stuart referenced the different heights of the foliage throughout the property.

10:23:07 AM Board Member Brunswick asked about water retention on the site.

10:23:47 AM Al Quattrone, Quattrone and Associates, stated that the applicant was working with Bonita Springs Utilities to develop retention plans.

10:25:23 AM Ms. Genson stated that staff recommended approval with recommendations and entered the staff report and associated attachments into record. She displayed the future land use map designation, current zoning and use of subject property.

10:31:46 AM She next discussed the history of the property and existing entitlements.

10:49:05 AM She discussed the gopher tortoises in the area and available services to the site. She stated that the main service providers had no objections.

11:01:26 AM Board Member Kurlander asked how the use restrictions would be applied to future condominium owners so they would be bound. Ms. Genson stated that there would be restrictive covenances.

11:02:19 AM City Attorney Vance further elaborated that within the development order phase, applicants were required to submit restrictive covenances that showed they could be sued to ensure it was a mandatory association.

A SHORT BREAK WAS TAKEN AT 11:02 A.M.

11:12:49 AM Board Member Roger Brunswick asked why Ian Lockwood was involved with this particular zoning application. Ms. Genson explained that Council wanted to have future applications, which affected the Quadrant Plan, reviewed for consistency with the Bonita Springs vision. City Attorney Vance reviewed modifications that were made so the applicant would coordinate with Lee County Nature Resources and Florida Department of Environmental Protection in order for the unit owners to safely dispose of any hazardous materials on-site. She also added that the architectural design would be limited to the Old Florida style. John Dulmer, Community Development, suggested that the Board add any conditions or recommendations to the motion so when reviewed by City Council, everything would be included within the proposal.

PUBLIC COMMENTS:

No public comments were made.

Board Member Brunswick entered a motion to approve the request with the conditions City Attorney Vance recommended regarding the limitation on the Old Florida style architectural design and the review by the Environmental entities on-site as well as staff recommendations; Board Member Kurlander seconded the motion; and the motion carried unanimously.

APPLICANT REQUEST TO CONTINUE TO JULY 18, 2017 AT 9:00 AM

B. CASE NAME: Hidden Lakes Residential Planned Development (RPD) Rezoning, PD17-35599-BOS

REQUEST: To rezone 27.4+/- acres from the Residential Multi-Family district (RM-2), Community Commercial district (CC), Special Commercial District (CS-1) and Commercial Planned Development (CPD) to Residential Planned Development (RPD) to permit a maximum of 274 multiple-family dwelling units, with parking, a club house, consumption on premises, and other ancillary residential uses and appurtenances.

STAFF REPORT: Direct inquiries to Mike Fiigon, 239-444-6150, at the Bonita Springs Department of Community Development, 9220 Bonita Beach Road Suite 109, Bonita Springs, Florida, 34135

LOCATION: 28521 Bonita Crossings Blvd., 28471 Bonita Crossings Blvd and several non-addressed parcels (see STRAP No., section below)

STRAP NO.: 04-48-25-B3-0140C.0000, 04-48-25-B3-0140E.00CE, 04-48-25-B3-0140F.00CE, 04-48-25-B3-0140D.00CE, 04-48-25-B3-0140B.00CE, 04-48-25-B3-0140A.00CE, 04-48-25-B3-0290B.0000, 04-48-25-B3-0140G.00CE, 04-48-25-B3-0140I.00CE, Bonita Springs, Florida 34134

9:01:35 AM Board Member Larry Kurlander asked for the continuance to be pushed further into the future so the residents that lived adjacent to the property part-time could get their opinion heard. City Attorney Vance stated that since the city ran year-round, those that lived within the area full-time were entitled to due process and maybe in the future, an ordinance could be written regarding extending applications for part-time residents.

Board Member Roger Brunswick entered a motion to continue the case until July 18<sup>th</sup>; Board Member James Wurster seconded the motion; and the motion carried unanimously.

VI. APPROVAL OF MINUTES

Board Member Donnelly entered a motion to approve the minutes as presented; Board Member Kurlander seconded the motion; and the motion carried unanimously.

VII. NEXT MEETING, July 18, 2017

VIII. ADJOURNMENT

There being no further items to discuss, the meeting adjourned at 11:22 AM.

Respectfully submitted,

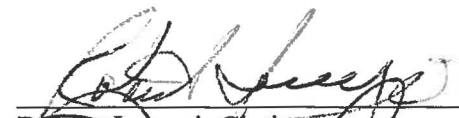


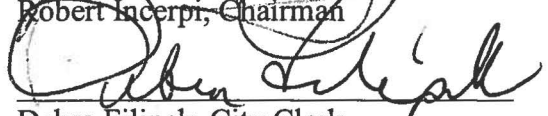
Charlen Wade, Deputy City Clerk

APPROVED:  
ZONING BOARD

Date: 7/18/2017

AUTHENTICATED:

  
Robert Incerpi, Chairman

  
Debra Filipek, City Clerk