

**Local Planning Agency
Thursday, July 12, 2018
9:00 A.M.
Bonita Springs City Hall
9101 Bonita Beach Road
Bonita Springs, Florida 34135
MINUTES**

I. CALL TO ORDER.

Chairman Sam Vincent called the meeting to order at 9:00 A.M.

II. ROLL CALL.

Present:

Sam Vincent, Chairman
Rex Sims
Jeff Maturo
Don Colapietro
Linda Schwartz

Excused Absence:

Carolyn Gallagher
Meg Jacobson

III. REVIEW OF THE FOLLOWING ORDINANCE FOR CONSISTENCY WITH THE CITY OF BONITA SPRINGS COMPREHENSIVE PLAN:

AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; AMENDING A PORTION OF THE CITY OF BONITA SPRINGS COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 02-16 AS AMENDED, SO AS TO AMEND THE FUTURE LAND USE MAP FOR THAT SMALL SCALE DEVELOPMENT AMENDMENT KNOWN AS 26385 HICKORY BOULEVARD, COMPREHENSIVE PLAN AMENDMENT, CPA1847254-BOS LOCATED IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 24 EAST, TO REDESIGNATE APPROXIMATELY 10,000 SQUARE FEET OF LAND FROM GENERAL COMMERCIAL TO MODERATE DENSITY RESIDENTIAL TO PERMIT THE DEVELOPMENT OF ONE SINGLE-FAMILY DWELLING UNIT, PROVIDED FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

Mike Fiigon, Community Development, was in attendance as Staff and Attorney David Theriaque participated via phone. Also in attendance was Attorney Neale Montgomery.

9:04:06 AM City Attorney Audrey Vance furnished a brief overview. The Board is to determine whether or not a change is appropriate to the Comprehensive Plan. The request is to go from General Commercial to Moderate Density Residential. She next read the title block of the Ordinance into the record.

9:07:12 AM Tina Ekblad, with Morris Depew Associates, next furnished a PowerPoint presentation (copy in Clerk's file) to address the request at hand involving a small-scale amendment for property consisting of 10,000 square feet. The property owner be permitted to amend his planned development administratively, which would allow a reduction in density from two to one dwelling unit.

9:19:45 AM Mike Fiigon, Community Development, next furnished a PowerPoint presentation (copy in Clerk's file). The request is to change the Future Land Use designation from General Commercial to Moderate Density Residential. The intent is to develop a stand alone single family dwelling unit. Staff recommends approval of the proposed map amendment to re-designate the property from General Commercial to Moderate Density Residential.

PUBLIC COMMENT

9:29:45 AM Harvey Berger finds nothing wrong, except to reducing the sideline variance. He doesn't want the sideyard 8-foot setback reduced to 5 feet.

9:32:57 AM Mr. Fiigon said shows 5 feet on side, which he expanded on. City Attorney Vance explained that the 5 foot setback is typical on the island because they are lots of record. Attorney Montgomery explained that setbacks aren't an LPA issue and will be addressed at zoning.

Board Member Linda Schwartz entered a motion finding the change appropriate and consistent with the City's Comprehensive Plan; Board Member Don Colapietro seconded; and the motion carried unanimously.

IV. NEXT MEETING. August 9, 2018

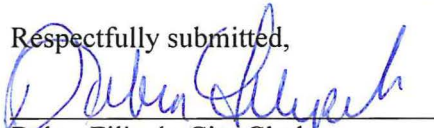
V. APPROVAL OF MINUTES: 6/14/18

Board Member Swartz motioned approval of the Minutes; Board Member Jeff Maturo seconded; and the motion carried unanimously.

VI. ADJOURNMENT.

There being no further items to discuss, the meeting adjourned at 9:41 A.M.

Respectfully submitted,


Debra Filipek, City Clerk

APPROVED:
LOCAL PLANNING AGENCY:

Date: 8/9/18

AUTHENTICATED:


Sam Vincent, Chairman