

Local Planning Agency
Thursday, August 9, 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 9:03 A.M.

II. ROLL CALL.

Chairman Vincent and all Board Members were in attendance, but with Board Member Don Colapietro with an excused absence. There were no members of the public in attendance.

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

9:06:34 AM City Attorney Audrey Vance furnished an overview of the Ordinances, all three of which were considered quick fixes subsequent to a meeting held between the Zoning Board and City Council. She further explained and read into the record the title blocks of all three Ordinances.

AN AMENDMENT TO BONITA SPRINGS LAND DEVELOPMENT CODE 4 (ZONING); AMENDING §4-326, DEVIATIONS FROM GENERAL ZONING REGULATIONS; PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, INCLUSION IN CODE, AND AN EFFECTIVE DATE.

9:11:42 AM City Attorney Vance furnished a brief overview of this Ordinance, which will require the Applicant to show there is a public benefit to the public for each request they submit. Jackie Genson, Community Development, also addressed the Board. Board Member Carolyn Gallagher suggested keeping in "protect health, safety and welfare." Staff to keep in. Board Member Rex Sims addressed the need for more specificity. Discussion was held.

9:50:45 AM Board Member Linda Schwarz entered a motion finding the Ordinance consistent with the City of Bonita Springs Comprehensive Plan; Board Member Meg Jacobson seconded; and the motion carried 5-1 (Board Member Rex Sims dissenting).

and

AN AMENDMENT TO THE BONITA SPRINGS LAND DEVELOPMENT CODE 4 (ZONING); CREATING §4-371, ALLOCATION OF DENSITY AND INTENSITY FOR MIXED USE DEVELOPMENT; PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, INCLUSION IN CODE, AND AN EFFECTIVE DATE.

9:52:47 AM Ms. Genson explained that at the joint City Council workshop, and prior that, there has been concern with some of the recent mixed use planned developments that aren't necessarily vertically mixed use - what she would call "horizontal mixed use". When those occur those applications were using the density for the entire project area to calculate all the residential units and clustering them on one side, but then allowing them to also utilize the floor area ratio for that property as well to do the non-residential development. That was termed the "double dipping of density and intensity" in mixed-use projects. This standard is to set forth standards that does not allow that provision, and when we do have mixed use projects, how they are to go ahead and calculate the density and intensity of those uses to ensure that there is no double dipping occurring. A lengthy discussion was held.

10:22:58 AM Chairman Vincent entered a motion to isolate the downtown area, or portions of it, from this requirement, because the DPZ study is yet to come. He further addressed and discussion was held.

10:33:47 AM Chairman Vincent entered a motion finding the Ordinance consistent with the Comprehensive Plan, excluding the Old 41 Overlay; Board Member Jeff Maturo seconded; and the motion carried unanimously.

And

AN AMENDMENT TO THE BONITA SPRINGS LAND DEVELOPMENT CODE 4 (ZONING); CREATING §4-28, NEIGHBORHOOD MEETINGS; PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, INCLUSION IN CODE, AND AN EFFECTIVE DATE.

10:37:57 AM City Attorney Vance introduced this Ordinance and provided an overview.

10:46:10 AM Chairman Vincent questioned a trigger - was it the size of the project, etc. Ms. Genson responded no, as it was only if filing a land use change or special exception. Discussion was held. Board Member Sims addressed concerns with meetings in ADA approved facilities, availability of the

facility, proper parking and recording of meetings. Discussion was held.

Board Member Maturo motioned finding the Ordinance consistent with the Comprehensive Plan; Board Member Linda Schwartz seconded; and the motion carried unanimously.

V. NEXT MEETING. Thursday, September 13, 2018

VI. APPROVAL OF MINUTES: July 12, 2018

Board Member Sims motioned approval of the minutes; Board Member Maturo seconded; and the motion carried unanimously.

VII. ADJOURNMENT.

There being no further items to discuss, the meeting adjourned at 11:30 A.M.

Respectfully submitted,



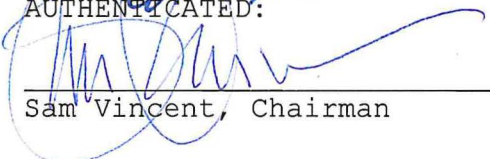
Debra Filipek, City Clerk

APPROVED:

LOCAL PLANNING AGENCY:

Date: 11/13/19

AUTHENTICATED:



Sam Vincent, Chairman