

**Local Planning Agency  
Thursday, January 19, 2017  
9:00 A.M.  
Bonita Springs City Hall  
9101 Bonita Beach Road  
Bonita Springs, Florida 34135  
MINUTES**

I. CALL TO ORDER.

Vice Chairwoman Carolyn Gallagher called the meeting to order at 9:08 AM.

II. ROLL CALL.

Vice Chairwoman Gallagher and all Board Members were present except for Chairman Henry Bird and Board Member Don Colapietro.

PUBLIC COMMENTS:

9:09:25 AM Leon Kline, resident of Bonita Springs, addressed property that was for sale in Bonita Springs.

9:11:02 AM Jim Wurster, member of the Bonita Springs Zoning Board, referenced Policies 1.16.1 and 1.16.5, and suggested adding access.

III. CONSISTENT WITH FLORIDA STATUTES §163.3184 AND §163.3174,  
REVIEW OF CERTAIN PROPOSED AMENDMENTS TO THE CITY OF BONITA SPRINGS COMPREHENSIVE PLAN FOLLOWING THE STATUTORY EXPEDITED REVIEW PROCESS. THE LOCAL PLANNING AGENCY IS RESPONSIBLE FOR THE PREPARATION OF THE COMPREHENSIVE PLAN AMENDMENT AND SHALL MAKE RECOMMENDATIONS TO THE CITY COUNCIL REGARDING THE AMENDMENT OF SUCH PLAN. FINAL RECOMMENDATION OF THE ADOPTION OF SUCH PLAN OR PLAN AMENDMENT TO THE CITY COUNCIL SHALL BE THE RESPONSIBILITY OF THE LOCAL PLANNING AGENCY. THE PROPOSED AMENDMENTS ARE AS FOLLOWS:

1. FUTURE LAND USE ELEMENT: CREATING OBJECTIVE 1.16 RELATED TO THE BONITA BEACH ROAD CORRIDOR
2. TRANSPORTATION ELEMENT: AMENDING GOAL 1 FOR INTEGRATION OF BICYCLES, PEDESTRIAN, TRANSIT AND VEHICULAR INFRASTRUCTURE.
3. AMENDING POLICY 1.1.6 TO ADD BONITA BEACH ROAD AS A CONSTRAINED ROAD.
4. AMENDING POLICY 1.1.12 ADDITIONAL CRITERIA FOR ACCESS.

5. AMENDING OBJECTIVE 1.2 TO INCORPORATE BICYCLES, PEDESTRIAN, TRANSIT ALONG WITH VEHICULAR INFRASTRUCTURE.
6. AMENDING OBJECTIVE 1.3 AND 1.4 FOR COMPLETE STREETS AND PUBLIC VIEWSHEDS.
7. AMENDING POLICY 1.7.4 FOR THE BICYCLE AND PEDESTRIAN MASTER PLAN, AND THE BONITA BEACH ROAD VISIONING STUDY.
8. AMENDING OBJECTIVE 1.2 TO INCORPORATE BICYCLES, PEDESTRIAN, TRANSIT ALONG WITH VEHICULAR INFRASTRUCTURE.
9. CREATING GOAL 2 WITH OBJECTIVES AND POLICIES RELATED TO THE BONITA BEACH ROAD VISION STUDY.
10. CAPTIAL IMPROVEMENTS ELEMENT: AMEDNING PRIORITIES TO IMPLEMENT VISION FOR A WALKABLE COMMUNITY.
11. INTERGOVERNMENTAL ELEMENT: AMENDING GOAL 4 TO SPECIFY COOPERATIVE PLANS WITH SURROUNDING COUNTIES AND ADJACENT CITIES.
12. ADDING THE BONITA BEACH ROAD QUADRANT MAP AND CORRIDOR NETWORK ZONES MAP TO THE TRANSPORTATION ELEMENT;

9:13:16 AM Dr. Margaret Banyan, Florida Gulf Coast University, presented the Evaluation and Appraisal Report. She provided an overview of the process and discussed the current Comprehensive Plan. She displayed an aerial quadrant map which showed the land uses that were associated adjacent to the area.

9:20:30 AM Board Member Rex Sims asked about the distance of the corridor being discussed. Ms. Crespo stated that it was approximately 12 miles.

9:22:01 AM Dr. Banyan discussed the Toole Design Group study and stated that the draft Network Zones Map allowed for some of the land use decisions and create different characters for the road from east to west.

9:25:27 AM She provided public feedback regarding the placement of round-abouts, traffic and transportation to the beaches. She discussed hurricane evacuation as well.

9:27:28 AM Vice Chairwoman Gallagher asked about the location of Tower Road.

9:29:15 AM City Attorney Vance provided the procedure of what the Local Planning Agency needed to do during the meeting.

9:32:35 AM Vice Chairwoman wanted to know whether each bullet would be voted on individually or collectively.

9:34:17 AM Board Members Sam Vincent and Meg Jacobson suggested voting collectively to determine the overall vision of the plan.

9:35:00 AM Board Member Vincent suggested to individually discuss each item and then vote collectively.

9:36:03 AM Board Member Sims discussed his concerns regarding the limitation of transportation and classification of the use. He felt that the plan did not reduce the amount traffic.

9:40:06 AM Board Member Vincent felt that the vision needed to be adaptable.

9:44:44 AM Dr. Banyan stated that there were a few challenges in drafting the Comprehensive Plan language. She stated that there were small changes that were implemented that allowed for an increase in multimodal transportation.

9:47:29 AM Board Member Sims stated that he did not believe that the plan would create any reduction in the amount of traffic on the roads.

9:48:56 AM Dr. Banyan responded by stating that they were limited in scope of transportation element.

9:50:28 AM Board Member Vincent wanted to know how the Board's vision could be incorporated into certain items on page 1 of 1 such as architectural standards, accessory structures, site design, etc.

9:52:17 AM Vice Chairwoman Gallagher referenced biking and supported the idea of having alternative means of transportation within the City.

9:53:43 AM Board Member Vincent asked whether there was an opportunity for interconnectivity. Dr. Banyan stated that the public expressed support for interconnectivity.

9:56:21 AM Alexis Crespo, Waldrop Engineering, referenced item 1 related to transportation element. She suggested to have the Board start in that sections since much of their suggestions seemed to be rooted on the subject.

9:59:03 AM Board Member Vincent stated that transportation lead to development and there was opportunity to develop a better roadway for both pedestrians and drivers.

10:01:59 AM Board Member Sims stated that he did not want to exclusively limit the changes to bicycle but alternative means of



transportation. He wanted it to apply to other elements and provided an example. Dr. Banyan stated that the vision related to Bonita Beach Road portrayed the city as a gateway.

10:07:15 AM Vice Chairwoman Gallagher suggested adding certain language to the Comprehensive Plan. Board Member Sims was concerned that there would be constraints related to the wording of the document.

10:10:24 AM Board Member Vincent asked about the connection of streets in Bonita Springs. Dr. Banyan stated that once safety was increased then usage would follow.

10:12:34 AM Board Member Bob Thinnes referenced the Future Land Use element and suggested removing certain language so that it would only be kept within the Transportation Element and not in Future Land Use. He also provided an example.

10:15:55 AM City Attorney Vance stated that the Board was not able to place things within the Comprehensive Plan that would negate state road systems.

10:16:51 AM Vice Chairwoman Gallagher stated that she felt it was important to have certain language within the Comprehensive Plan that reflected the need to improve bicycle-ways.

10:17:39 AM Ms. Crespo stated that there should be connectivity between Land Use and Transportation.

10:19:25 AM City Attorney Vance clarified what was being discussed. Discussion on language ensued.

10:25:39 AM Board Member Vincent referenced alternative modes of transportation such as intermodal coordination and referred to Objective 1.2. Board Member Sims agreed with Board Member Vincent.

10:28:38 AM City Attorney Vance referenced a gated community and suggested language to add.

10:31:57 AM City Attorney Vance suggested to qualify the language instead of removing it as suggested by Board Member Sims. She provided examples that this would apply to.

10:35:04 AM City Attorney Vance addressed Board Member Sims concerns and stated that gates could not be placed on public roads.

10:36:29 AM Board Member Sims referenced Strike Lane and asked who would own and maintain rights-of-way on certain roads.

10:37:23 AM Dr. Banyan suggested wording for access. Vice Chairwoman Gallagher asked about providing an exemption to gated communities, and encourage those communities to have outside access.

10:41:58 AM Board Member Thinnes suggested adding a qualifier. Vice Chairwoman Gallagher asked about ingress and egress. City Attorney Vance referenced Elementary Way.

10:45:01 AM City Attorney Vance provided an explanation of interconnectivity.

10:49:00 AM Vice Chairwoman Gallagher discussed the quadrant. Board Member Sims stated that through meant a public street through a gated community and suggested to strike it. Vice Chairwoman Gallagher referenced bus type facilities and stated that it was limited.

A SHORT BREAK WAS TAKEN TO 10:54 A.M.

10:55:52 AM Ms. Crespo stated that the goal was to limit changes to apply only to the Bonita Beach Road corridor. Vice Chairwoman Gallagher referenced Objective 1.4.

10:57:54 AM Board Member Vincent asked how the principles would be applied through complete streets.

10:58:44 AM Board Member Sims expressed concern regarding facilities that were part of the Bonita Springs traffic study.

11:02:57 AM Board Member Vincent asked what a traffic calming device entailed.

11:05:58 AM Vice Chairwoman Gallagher suggested adding the words interconnection and compatibility to goal on page 7 of 9.

11:09:27 AM Board Member Sims referenced Policy 1.7.4 and Policy 2.1.1. Ms. Crespo also referenced Policy 2.1.6 regarding an evaluation of funding.

11:10:57 AM Ms. Crespo recommended to have Board Member Sims modify Policy 2.1.1 if he had concerns with the language.

11:13:05 AM City Attorney Vance stated that certain sidewalk policies allowed a fee in lieu. Board Member Vincent discussed the phrasing.

11:14:37 AM Jacqueline Genson, Community Development, stated that the Policy was providing communication to other cities to show what Bonita Beach Road should look like.

11:15:45 AM Vice Chairwoman Gallagher expressed her concerns regarding the language and the way it was conveyed to the public.

11:18:17 AM Board Member Sims and Vice Chairwoman Gallagher asked about Policy 2.1.5., raised bicycle crossings. Dr. Banyan stated that the purpose of the raised crossing was to help reduce conflict between cars and bicycles. Board Member Vincent asked about elevation when crossing Bonita Beach Road.

11:22:53 AM Board Member Sims referenced Policy 2.2.5. Ms. Crespo stated that there were different ways of addressing frontage roads.

11:28:34 AM City Attorney addressed concerns expressed by Board Members Sims and Gallagher and stated that reasonable conditions could be added.

11:30:44 AM Board Member Sims referenced Policy 2.5.2 and where zone-specific design regulations were coming from. Dr. Banyan stated that it referred to a map that was in Policy 2.5.1.

11:33:14 AM Ms. Genson that there were specific diagrams that were provided to differentiate zones. Vice Chairwoman Gallagher asked whether there were charging stations for electric cars.

11:38:34 AM Dr. Banyan stated that there was a request from the public to add Fort Myers Beach in relation to walkable and bicycle friendly communities.

11:43:06 AM Ms. Genson stated that limitations would have to be addressed in the Land Development Code.

PUBLIC COMMENTS:

11:44:35 AM Keith Jennings, property owner within Bonita Springs, expressed his opposition to the visioning study. He felt that certain aspects were not taken into consideration.

11:48:35 AM City Attorney Vance provided the procedure to review the Evaluation and Appraisal Report and for Board Members to provide a recommendation to Council.

11:51:25 AM Board Member Vincent referenced Terry Street.



11:52:47 AM Dr. Banyan discussed various aspects that involved the study that needed to occur and the reason why specific language was not included.

11:53:33 AM City Attorney Vance stated that the purpose of the visioning study was to put a framework in place.

11:54:52 AM City Attorney Vance stated that there were concerns previously expressed related to transportation.

11:56:00 AM Board Member Sims stated that creating public access through a gated community could create issues.

11:59:16 AM Arleen Hunter, Assistant City Manager, referenced the vision statement of the Comprehensive Plan. She stated that each element needed to be studied further and that there were several public meetings that were conducted to see what residents wanted to have in Bonita Springs.

Vice Chairwoman Gallagher entered a motion to accept the report as presented with the exception of item #4 and with the addition of certain language including compatibility; Board Member Meg Jacobson seconded.

12:06:17 PM Board Member Vincent stated that he felt the vision was strong.

12:07:10 PM Board Member Thinnies stated that no matter how much work was being done, there would be some sort of traffic problem. Board Members Sims expressed his concern that the report was focused too much on the bicycle path but did not resolve other issues.

The motion carried unanimously.

UPON A RECOMMENDATION BY THE LOCAL PLANNING AGENCY, THE CITY ATTORNEY WILL PREPARE AN ORDINANCE FOR THE TRANSMITTAL HEARING.

12:11:25 PM Dr. Banyan provided an overview of what was going to be discussed at the next meeting.

IV. DISCUSSION OF OPTIONAL EAR-BASED AMENDMENTS MEETING #2. BACK-UP WILL BE PROVIDED AT THE LOCAL PLANNING AGENCY MEETING.

V. NEXT MEETING. 02/09/17

V. APPROVAL OF MINUTES: 12/08/16

Board Member Meg Jacobson entered a motion to approve the minutes as presented; Board Member Vincent seconded; motion carried unanimously.

VII. ADJOURNMENT.

There being no further items to discuss, the meeting adjourned at 12:12 PM.

Respectfully submitted,



Charlen Wade, Deputy City Clerk/HR Assis.

APPROVED:

LOCAL PLANNING AGENCY:

Date: 8/25/2017

AUTHENTICATED:



Henry Bird, Chairman



Debra Filipek, City Clerk