

Local Planning Agency
Thursday, March 16, 2017
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 9:01 A.M.

II. ROLL CALL.

Chairman Vincent and all Board Members were present.

III. APPOINTMENT OF A VICE-CHAIR.

Board Member Meg Jacobson entered a motion to have Board Member Carolyn Gallagher continue as Vice Chairwoman; Board Member Rex Sims seconded; the motion carried unanimously.

IV. DISCUSSION OF OPTIONAL EAR AMENDMENTS.

9:04:47 AM Dr. Margaret Banyan introduced the EAR team that helped coordinate the optional amendments. She explained that there were no deadlines for the optional amendments but her team wanted to have the amendments completed to maintain a timeline for project management purposes. She explained that there were a lot of driving forces that required a decision on future land use and she discussed annexation.

9:13:30 AM Board Member Gallagher asked about population and dwelling units.

9:13:46 AM Chairman Vincent asked what the impact of intensity would have on future land use. Dr. Banyan explained that other maps that were provided, displayed intensity.

9:14:46 AM Board Member Henry Bird asked for the difference between density and intensity. Dr. Banyan explained that intensity involved dwelling units while density involved commercial development.

9:15:07 AM Board Member Sims expressed concerns he had regarding transportation, public safety, and hurricane evacuation. Dr.

Banyan stated that Ian Lockwood, Toole Design Group, suggested to do a density map to see where traffic was functioning.

9:17:17 AM Board Member Gallagher asked about the differences in intensity levels and the method used to determine intensity. Dr. Banyan explained that when she discussed intensity then that meant floor area ratio measure.

9:19:12 AM Shelly Johnson, Ensite, explained that the intensity that was being discussed was based on how much square footage was allowed in a given location.

9:20:46 AM Chairman Vincent stated that he believed the map could be suggestive.

9:22:38 AM Chairman Vincent explained that Bonita Springs needed to be looked at as a linear city.

9:23:15 AM Dr. Banyan stated that part of the discussion led to the transportation element. Her team would deliver the scope to City Council at their April 5th meeting. She explained that she would like to have more public meetings to get feedback from the public. She also asked if there were any amendments that the Board saw that needed to be changed. Board Member Gallagher stated that she wanted to incorporate a multi-use building, shelter during hurricanes, parking, and community parks.

9:32:23 AM City Attorney Vance stated that an intergovernmental coordination may be needed to address the biohazards Board Member Gallagher mentioned.

9:35:15 AM Board Member Sims discussed the conversion of closed golf courses to residential developments.

9:36:46 AM Dr. Banyan addressed Board Member Sims concerns and stated that the use of the maps would address those implications.

9:37:41 AM Board Member Sims stated that there were a lot of factors that would need to be taken into consideration that were not represented on the map.

9:38:36 AM Dr. Banyan stated that there was a difference between what was on the ground and what was allowed in the future land use element.

9:39:08 AM Chairman Vincent asked Dr. Banyan where she envisioned the city was heading. Dr. Banyan stated that there was a lot of support for the vision of the city. She stated that residents wanted to move around the city freely and that safety and neighborhood quality was important to them.

9:43:58 AM Board Member Bird asked if traffic control and transportation were considered. He asked whether Bonita Beach Road and US 41 were part of the transportation element that was being considered. Dr. Banyan responded that the transportation element needed to be reviewed in depth.

9:45:21 AM Chairman Vincent stated that having alternative ways to move around the city was important to alleviate certain issues.

9:46:07 AM Board Member Jeff Maturo asked whether affordable housing would be reflected in the review. Dr. Banyan stated that there was no floor or ceiling regarding affordable housing.

PUBLIC COMMENT:

9:47:43 AM Alex Grantt, resident of Bonita Springs, discussed passenger rail services.

9:51:07 AM Chairman Vincent asked why the development of the passenger rail services hasn't progressed. Mr. Grantt further discussed the costs for developing the railway.

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

- A. AN ORDINANCE RESTATING AND AMENDING BONITA SPRINGS ORDINANCE NO. 13-20, AMENDING CHAPTER FIVE OF THE LAND DEVELOPMENT CODE, RELATING TO THE HISTORIC PRESERVATION BOARD, BY AMENDING SECTION 5-3, DEFINITIONS, TO ADD AND AMEND CERTAIN TERMS; AMENDING SECTION 5-50, MEMBERSHIP, COMPENSATION OF MEMBERS, TO REINSTITUTE FINANCIAL DISCLOSURE FILING REQUIREMENTS WITH THE STATE FOR HISTORIC PRESERVATION BOARD MEMBERS; AMENDING SECTION 5-52, POWERS AND DUTIES, TO ADD POWERS AND DUTIES RELATED TO MAINTAINING A LISTING OF RECOGNIZED HISTORIC RESOURCES; ADDING SECTION 5-88 TO ESTABLISH A WAITING PERIOD FOR DEMOLITION OF RECOGNIZED HISTORIC RESOURCES; PROVIDING CERTAIN MINOR UPDATES; PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, INCLUSION IN CODE AND AN EFFECTIVE DATE.

9:54:19 AM City Attorney Vance read the title block into the record.

9:55:26 AM Alex Boswell-Ebersole, Assistant City Attorney, explained the purpose of the request and the process.

9:58:24 AM Chairman Vincent asked about a 6 month delay. Mr. Boswell-Ebersole explained that there was a 6 month delay period

that could be invoked by the Historic Preservation Board. What was being requested related to a list compiled by the Historic Preservation Board, and those on the list were the only ones affected if a request was submitted for a demolition delay.

10:01:26 AM Board Member Sims discussed the 50 year requirement for properties to be designated historic. Mr. Boswell-Ebersole stated that the criteria would be constantly updated.

10:03:22 AM Board Member Gallagher asked whether there were other criteria to designate a property as historic other than the age. Mr. Boswell-Ebersole addressed the other criteria that allowed a property to be designated historic.

10:05:00 AM Board Member Maturo asked whether the property owner had a say in determining their property as historic. Mr. Boswell-Ebersole stated that the property owner did have a say and once they were notified that their property would be placed on the list, they could object. City Attorney Vance stated that the historic designation had to be owner initiated.

10:06:39 AM Mike Fiigon, Community Development, further elaborated and provided an example of the process to determine whether a property was considered historic.

10:09:45 AM Chairman Vincent asked about an owner that had a pending sale. Mr. Fiigon stated that there was no requirement to have the owner disclose the status of the designation.

10:10:40 AM He stated that there was a way to limit the period to have an expedited review when demolition of a property was involved.

10:13:25 AM Mr. Fiigon explained that owner initiated standards for designation were different. Board Member Gallagher referred to an annual update of the list. Mr. Fiigon stated that there are historically designated properties and properties that were deemed to be a significant historic resource.

10:18:22 AM Board Member Gallagher referenced page 20 and asked the difference between Exhibits A and B.

PUBLIC COMMENT:

10:19:45 AM Dallas Revord, Chairman of Historic Preservation Board, discussed historic tourism in the downtown area. He suggested relocating a few of the historic homes to an area where they could be saved from being demolished. For those residents who did not want to be on the list that contacted the board, they were removed.

10:24:07 AM Board Member Maturo asked who was responsible for the list. Mr. Boswell-Ebersole stated that the Historic Preservation Board was responsible for compiling the list and the City Clerk would be responsible for maintaining the list.

Board Member Jacobson entered a motion to approve the request finding the Ordinance to be consistent with the City of Bonita Springs Comprehensive Plan; Board Member Bird seconded; the motion carried unanimously.

- B. AN AMENDMENT TO THE BONITA SPRINGS LAND DEVELOPMENT CODE CHAPTER 4 (ZONING); AMENDING §4-295 - APPLICATION, TO REVISE SUFFICIENCY TIMELINES AND PROCESS; PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, INCLUSION IN CODE AND AN EFFECTIVE DATE.

10:24:43 AM City Attorney Vance read the title block of the amendment request. She stated that there were a lot of requests for additional information letters. She further explained changes that were made.

10:28:43 AM Board Member Sims asked whether the fire department's approval was required. City Attorney Vance stated that the fire department comments along with other comments needed to be submitted. He also asked about the 15 day limit and whether there was a way to extend the time period. City Attorney Vance stated that staff was under the time constraint.

10:30:32 AM Board Member Sims asked if the 15 days were expired then would the application be considered new or amended. City Attorney Vance stated that there should be a time element but requested additional time to be reviewed.

10:32:13 AM City Attorney Vance stated that there was a lot of coordination involved and the time limit that was currently on the plan was not sufficient for staff to review applications.

10:33:17 AM Chairman Vincent commented that Community Development sent out reminders to different entities as reminders for comments and to update the parties involved on the status.

10:35:28 AM Board Member Gallagher asked if the planned developments included Development of Regional Impacts (DRI). City Attorney Vance stated that it was included.

VI. PUBLIC COMMENT:

There were no comments from the public.

Board Member Bird entered a motion finding the Ordinance to be consistent with the City of Bonita Springs Comprehensive Land Use Policy; Board Member Sims seconded; the motion carried unanimously.

VII. NEXT MEETING. April 13, 2017

VII. APPROVAL OF MINUTES: 01/19/17 & 02/16/17

Board Member Sims entered a motion to approve the minutes as presented; Board Member Bird seconded; the motion carried unanimously.

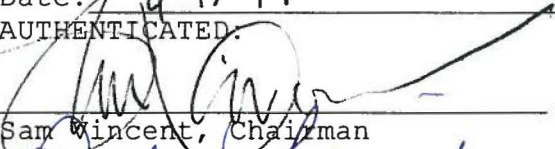
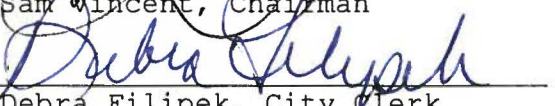
IX. ADJOURNMENT.

There being no further items to discuss, the meeting adjourned at 10:37 AM.

Respectfully submitted,


Charlen Wade, Deputy City Clerk

APPROVED:
LOCAL PLANNING AGENCY:

Date: 4.13.17
AUTHENTICATED:

Sam Vincent, Chairman

Debra Filipek, City Clerk