

**Local Planning Agency  
Thursday, November 9, 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 9:03 A.M.

II. ROLL CALL.

All Board Members were present except for Board Members Jeff Maturo, Don Colapietro and Meg Jacobson.

III. REVIEW AND TRANSMITTAL OF CPA16-31796-BOS, AN AMENDMENT TO THE COMPREHENSIVE PLAN, CONSIDERING A TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT POLICY 1.1.15 "OLD 41" TOWN CENTER MIXED-USE REDEVELOPMENT OVERLAY AREA ACCORDANCE SET FORTH IN CHAPTER 163, FLORIDA STATUTES; AS SET FORTH IN THE REQUEST BY BONITA OLD 41, LLC, ALEXIS CRESPO AS AGENT.

9:04:45 AM City Attorney Audrey Vance explained the purpose of the Local Planning Agency (LPA) and explained that the case before the LPA Board was from a private citizen requesting for there to be an amendment to the Comprehensive Plan. Terrell Arline, Theriaque and Spain, participated via phone.

9:07:29 AM She referenced an outline that she prepared (copy in Clerk's files) regarding Comprehensive Planning and Decision-making. She also read the case into record. She explained that since the case was legislative, there was no swearing in. Chairman Vincent stated that he did not feel any comments would be helpful unless the participant knew the topic thoroughly.

City Attorney Vance left the meeting at 9:10 A.M.

9:11:07 AM Alexis Crespo, Waldrop Engineering, explained the reason for the text amendment request. She defined the mixed-use development and provided examples. She stated that a Planned Development rezoning would allow for the blending of uses within a given property.

9:23:50 AM She stated that there was no impact on infrastructure, since residents would walk more and use the roads less. She also stated that it would be a more sustainable plan.

9:24:55M Board Member Rex Sims asked whether there would be more requests of this type in the future or if this was where future developments were heading. Jay Sweet, Community Development, addressed his question and stated that this development was more narrowly scoped to prevent any unintended consequences.

9:26:11 AM John Dulmer, Community Development, stated that the project would change how the density and intensity would spread out through a development but did not change the intent of the sub-district and proceeded to explain the purpose of the sub-district. Mr. Sweet stated that the text amendment would not be a blend of single-family and commercial because it would only be applicable in the town center area on the Comprehensive Plan. Mr. Sweet stated that it was a very narrowly scoped amendment.

9:31:54 AM Ryan Benkowski, Waldrop Engineering, discussed an overview of what the applicant wanted to do with the redevelopment.

9:42:58 AM Wojciech Kulicki, P & k Studios, provided an overview of the site and provided examples of previous projects that were completed that allowed for walkability. He explained that the project would incorporate ground-floor walkways because the applicant wanted to engage pedestrians and allow them to feel comfortable walking along US 41.

9:48:18 AM He also stated that connection was an important aspect for them.

9:50:10 AM Chairman Vincent asked about a building in the first rendering and how far the property line was from the roadway. He also asked about connectivity between buildings and why the solution was successful. Mr. Kulicki stated that he felt people wanted to naturally explore and if there were a visual marker further in a distance, people would be more drawn to it. Mr. Kulicki also stated that there would be similar crosswalks between the two sites. Chairman Vincent stated that he did not feel many residents nor Council Members wanted to replicate the architecture of Naples.

9:56:29 AM Board Member Carolyn Gallagher asked if the applicant thought of using any pervious materials for parking and sidewalks. Mr. Kulicki stated that there were a variety of materials that were being looked at.

9:57:09 AM Board Member Sims referenced the affordable housing density bonus. Ms. Crespo stated that the applicant was not seeking bonus density and was using the standard density.

[10:01:11 AM](#) Mr. Sweet stated that there were various way to get bonus density and proceeded to explained them. He further discussed affordable housing bonus density.

[10:07:51 AM](#) Board Member Sims stated that he felt in the future, there may be more issues than what was happening at the moment. Mr. Sweet stated that staff anticipated that smaller parcels that were purchased would be developed as much as possible. Chairman Vincent referenced different studies that were conducted and wanted to know whether the they were linked, how they were linked and should the Board wait for the white paper to see whether there were any disagreements with getting the amendment passed. Mr. Dulmer stated that some of the ideas and plans from over the years needed to be smoothed out and time evolved. Chairman Vincent stated that if the amendment change was passed it would not impact the City's decision on the white paper and there would be no conflict because they involved two different issues. Board Member Gallagher asked what the white paper was about. Mr. Sweet proceeded to discuss the history and background of the amendment, the proposed language summary, and the Master Concept Plan in his presentation (copy in Clerk's file).

[10:28:33 AM](#) Mr. Sweet stated that the goals and policies of the Comprehensive Plan were not being changed.

[10:33:22 AM](#) Mr. Dulmer addressed Board Member Gallagher's question and stated that it depended on how things were requested and approved. He further explained that there would be a request for a schedule of uses and until staff were to be presented with that situation, there was no way of determining what would happen.

[10:37:41 AM](#) Board Member Linda Schwartz asked whether the units would be rented or bought. Mr. Dulmer stated that staff could not control whether the development had either.

[10:38:06 AM](#) Board Member Gallagher asked about the reuse of water. Mr. Dulmer stated that if reuse of water were available, it would be available to everyone. Mr. Sweet stated that the City could only encourage the reuse water.

PUBLIC COMMENTS:

[10:42:54 AM](#) John Paeno, CGT Kayaks, supported the project and felt that the Board should do the same. He stated that he was excited to see the development.

[10:44:43 AM](#) Tom Runyon, Bonita Developer, stated that he supported to project as well.

10:45:11 AM Kathy McGrath, resident of Bonita Springs, stated that she was excited for the development. Susie Sayger, Heaven Sent Flowers, stated that she felt the presentation was comprehensive and stated that she was in favor of it. Ms. McGrath also commented on the Library.

10:49:04 AM Chairman Vincent stated that he felt that the project would be a nice fit for Bonita Springs.

Board member Rex Sims entered a motion to approve the amendment; Board Member Schwartz seconded the motion; and the motion carried unanimously.

IV. NEXT MEETING. December 14, 2017

V. APPROVAL OF MINUTES:

VI. ADJOURNMENT.

There being no further items on the agenda, the meeting adjourned at 10:50 AM.

Respectfully submitted,

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Charlen Wade, Deputy City Clerk

APPROVED:

LOCAL PLANNING AGENCY:

Date: \_\_\_\_\_

AUTHENTICATED:

\_\_\_\_\_  
Sam Vincent, Chairman

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Debra Filipek, City Clerk