

Local Planning Agency
Thursday, February 5, 2015
9:00 A.M.
Bonita Springs City Hall
9101 Bonita Beach Road
Bonita Springs, Florida 34135
MINUTES

I. CALL TO ORDER.

Chairman Henry Bird called the meeting to order at 9:00 A.M.

II. ROLL CALL.

Chairman Bird and all Board Members were in attendance except for Sam Vincent.

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

AN AMENDMENT TO THE BONITA SPRINGS LAND DEVELOPMENT CODE CHAPTER 4 (ZONING); AMENDING SECTIONS 4-866 AND 4-869 TO REVISE THE EXHIBITS AND THE USES PERMITTED IN THE OLD U.S. 41 REDEVELOPMENT OVERLAY DISTRICT; PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, INCLUSION IN CODE AND AN EFFECTIVE DATE.

9:03:47 AM City Attorney Audrey Vance read the title block of the Ordinance into the record.

9:04:36 AM Jackie Genson, Community Development, began by addressing the history, explaining that approximately one year ago Staff went to City Council to explain that currently the overlay in the sub area 11 and 3.B only goes to the centerline of Industrial Street. It does not go to the west side of Industrial Street. Staff, therefore, thought it would be a better and more comprehensive approach if they extended the overlay west of Industrial Street to the east of the railroad right-of-way. Council agreed. They were also looking to create more of an artist industrial district, and so some of the uses have been modified in the companion property development regulation table to allow some of those uses. Also, as part of this Ordinance, they will be doing a companion future land use map amendment to encompass the overlay. Staff would also like to button up a couple of other uses in the overlay and address some outdoor display concerns they have (not included in this ordinance).

9:05:48 AM Board Member Rex Sims referred to the site on the west side of Industrial Street, and stated that while it appears on the map, the only other place it appears in writing is on the greensheet. He asked if it should also appear in writing someplace else. City Attorney Audrey Vance explained that all this is, is a map correction. She didn't think that anybody from RPMK, in their presentations on the map, thought that Industrial Street should be divided in half. She feels it was just an artistic impression. They are amending this section, and the title block is legally sufficient. It is also something that Council had talked about.

9:06:57 AM Board Member Bob Thinnes referred to the new piece that's being added to the map west of Industrial Street, which is not part of the core, which is why you don't find that piece addressed within the document. City Attorney Vance stated that was correct, explaining that this was just adding to the periphery of the Old 41 Redevelopment Master Plan, changing from page 2 to page 3. Ms. Genson explained that Staff briefly contemplated adding this piece to Exhibit "2" which is the Urban Core Map. There really isn't much of a benefit in terms of what Staff could see other than allowing them to participate in the road impact fee waiver program. Board Member Thinnes stated he was confused also until he started looking at the text, which is what really deals with the core; not the entire downtown redevelopment. It's why you don't see any reference to the piece that's being added. City Attorney Vance agreed, explaining that the Charter requires that they change the entire section. Ms. Genson explained that the new piece will be given a designation that is already existing in the overlay, which is Sub-Area 11, which is more of our industrial flex space to which the intent is to add an artistic twist to. Sub-Area 3.B. defaults to zoning designations within the CG district and the Bonita Beach Road Corridor to which there are already standards in place, so you won't see companion text to address the expansion of this area. City Attorney Vance stated one will see that in the Schedule of Uses which starts on page 11. She further expanded on the uses added. Staff to look at formatting as it relates to items a. and b. which appear to be missing on page 16.

9:13:29 AM Board Member Carolyn Gallagher referred to parking structures and questioned whether any high rise parking structures were contemplated. Ms. Genson stated that right now there are no city initiated parking structures that are programmed. Board Member Gallagher referred the Permitted Uses Table and stated that there didn't appear to be anything for the kayak people. She asked if that was because it was outside the urban core. Ms. Genson stated that there is a Category IV Sporting Goods, under which they can fall under. Also, for uses not specifically listed in this table, Item 2.a. for Building and Site uses, if a use isn't specifically listed, nothing would preclude one from coming to Staff to request that use.

9:15:46 AM Board Member Don Colapietro referred to page 7 and questioned a "czar" to review, as there are numerous references to "the reviewer."

He asked who that would be, what their powers are, and who appoints them. City Attorney Vance stated that the City has a reviewer under contract. Ms. Genson further addressed the question, explaining that it's one reviewer, who is under contract.

9:18:34 AM Board Members Colapietro and Gallagher informed Staff of a few typographical errors. Also, in response to Board Member Gallagher a brief discussion was held on the issue of micro-breweries.

9:22:04 AM Board Member Thinnes referred to Exhibit 1 on page 3 and stated that he doesn't recall parcel 4. Staff to look into. A discussion was also held on Exhibit 3 per a question by Board Member Gallagher.

PUBLIC COMMENTS:

9:27:50 AM Deborah Maclean stated that Exhibit 3 is hard to read because they don't have a 3-D printer. She referred to the Family Dollar store on 41 and stated that they don't want things right up on the road. She also referred to a statement about 52 feet being the maximum height. In the study of history she has done for Bonita Springs, she discovered that architects in the railroad day had a theory of 8 stories and graduating down, thus, leaving lots of green space near the rivers.

Board Member Fred Forbes entered a motion finding the Ordinance consistent with the City of Bonita Springs Comprehensive Plan; Board Member Rex Sims seconded; and the motion carried unanimously.

IV. PUBLIC COMMENTS:

9:30:20 AM Deborah Maclean thrilled this is happening.

V. NEXT MEETING. THURSDAY, MARCH 12, 2015

The next meeting date was changed to Thursday, March 5, 2015.

VI. ADJOURNMENT.

There being no further items to discuss, the meeting adjourned at 9:33 a.m.

Respectfully submitted,


Debra Filipek, Recording Secretary

APPROVED:

LOCAL PLANNING AGENCY:

Date: 3/5/15
AUTHENTICATED:

Henry Bird
Henry Bird, Chairman

for Debra Lippach
Dianne J. Lynn, City Clerk