

**Local Planning Agency**  
**Thursday, October 13, 2016**  
**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 9:01 AM.

II. ROLL CALL.

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

III. LAND DEVELOPMENT CODE (LDC) CHAPTER 4 USE GROUP AMENDMENTS. THIS IS A COURTESY REVIEW OF THE DRAFT AMENDMENTS IN PROGRESS TO LAND DEVELOPMENT CODE CHAPTERS 2 (ADMINISTRATION) AND 4 (ZONING); AMENDING 2-467 APPLICABILITY SECTION OF ARTICLE X-HURRICANE PREPAREDNESS PERTAINING TO HEALTH CARE FACILITIES; AMENDING 4-408 USE ACTIVITY GROUPS; AMENDING ARTICLE V-DISTRICT REGULATIONS TO REFLECT USE ACTIVITY GROUP CHANGES IN THE ASSOCIATED ZONING DISTRICT TABLES (TABLE 4-436, TABLE 4-488, TABLE 4-520, TABLE 4-555, TABLE 4-613, TABLE 4-634, TABLE 4-661, TABLE 4-685, TABLE 4-718, AND TABLE 4-740); AMENDING 4-2014 MINIMUM REQUIRED SETBACKS RELATING TO USE ACTIVITY GROUP CHANGES.

PUBLIC COMMENTS:

There were no members of the public present.

9:02:52 AM Alexis Crespo, Waldrop Engineering, explained that there was a summary memo provided to the Board that summarized the changes that were made to the use group tables. She referenced manufacturing and the inclusion of prefabrication.

9:09:00 AM Ms. Crespo addressed Board Member Rex Sims question regarding Bonita Springs resident Dawn Koncikowski.

9:15:52 AM Jacqueline Genson, Community Development, explained that staff coordinated with Lee County Emergency Management to

determine whether they would pay for shelter and evacuation mitigation. City Attorney Vance provided an example of specific uses that were not interchangeable.

9:37:23 AM Board Member Sims referenced Group 2 Page 7. City Attorney Vance reference the Compassionate Care Act and stated that there was discussion with City Council to address this in a future City Council Meeting to preemptively enact an Ordinance if cannabis were to be legalized. He expressed concerns regarding the description of cultural facilities. Vice Chairwoman Gallagher referenced the intensity of uses. Board Member Sims also asked about recharge stations.

END DISCUSSION OF USE GROUPS  
BEGAN DISCUSSION OF LDC:

10:14:40 AM City Attorney Vance referenced 3 Land Development Ordinances (LDO). She referenced Greensheet number 16-10-0335 explaining that staff has always followed Lee County Code and stated that it was a more generalized language, which staff was trying to make more specific. Ms. Genson explained that the objective was to make things easier to find within the LDC.

10:26:05 AM City Attorney Vance referenced Greensheet number 16-10-0342 requiring special permission to allow alcohol outside of a facilities.

10:27:50 AM City Attorney Vance discussed Greensheet number 16-10-0333 addressing the scrivener's error.

RECONVENED DISCUSSION OF USE GROUPS:

10:31:33 AM Ms. Crespo stated that a lot of the remaining use groups were not changed. Board Member Sims referenced dry cleaning services within shopping centers. Board Member Don Colapietro referenced Blast Furnaces and Foundries. Ms. Crespo explained those categories were already within the LDC but were moved to different groups. Discussion ensued.

11:14:08 AM Board Member Sims referenced city parks and RV parking. He stated that he did not want the LDC to unintentionally restrict them.

11:17:08 AM City Attorney Vance stated that BMX and skate parks had certain restrictions because of liability. Board Member Sims provided an example for RV parks and stated that there was potential. City Attorney Vance explained what the Babysitting Bureau was and provided an example.

11:26:23 AM Board Member Sims reference group 3: sale/ rental service of health related devises and asked if repairs were included in this category. Vice Chairwoman Gallagher suggested adding repair to the category.

A meeting was scheduled to continue this item on Wednesday, October 19<sup>th</sup>, 2:00 PM - 5:00 PM after the City Council meeting.

V. NEXT MEETING: Wednesday, October 19, 2016, 2:00 P.M - 5:00 PM.

VI. APPROVAL OF MINUTES: Thursday, September 15, 2016

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

VII. ADJOURNMENT.

Respectfully submitted,

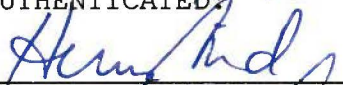
  
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Charlen Wade, Deputy City Clerk


APPROVED:

LOCAL PLANNING AGENCY:

Date: 12/8/16

AUTHENTICATED:

  
\_\_\_\_\_  
Henry Bird, Chairman

  
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Debra Filipek, City Clerk