

**Local Planning Agency
Thursday, April 10, 2014
8:30 A.M.
9101 Bonita Beach Road
Bonita Springs, Florida 34135
Springs City Hall
MINUTES**

I. CALL TO ORDER.

Chairman Henry Bird called the meeting to order at 8:34 A.M.

II. ROLL CALL.

Chairman Bird and all Board Members were in attendance.

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

AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, AMENDING THE CITY OF BONITA SPRINGS COMPREHENSIVE PLAN, AS ADOPTED BY ORDINANCE NO. 02-16, AS AMENDED, SO AS TO UPDATE THE POTABLE WATER SUB-ELEMENT OF THE INFRASTRUCTURE ELEMENT AND THE CAPITAL IMPROVEMENTS ELEMENT; TO COORDINATE WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S LOWER WEST COAST WATER SUPPLY 2012 PLAN UPDATE, AND INCLUDING A TEN-YEAR WATER SUPPLY FACILITIES WORK PLAN AS REQUIRED BY FLORIDA STATUTES §163.3177(6)(C); PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

8:34:44 AM City Attorney Audrey Vance read the title block of the Ordinance into the record, noting that she has reviewed the Affidavit of Publication, which she found to be legally sufficient. The Ordinance will go before City Council on April 16th and May 7th, 2014. She also addressed revisions, noting that this is a technical update required by State Statute to update the Regional Water Supply Plan. The biggest change regards the Glade Haven Plant being removed from the plan. There were also two projects removed from the plan due to them being constructed and completed. Rule 9J5 was also removed.

8:38:58 AM John Dulmer, Community Development, reported that this entails a change they are required to submit to the State.

8:40:10 AM Board Member Carolyn Gallagher referred to the backup material furnished, which she stated she felt should reflect Bonita Springs solely.

8:42:27 AM Board Member Fred Forbes asked if there was anything in this that, for example, would set the stage for the sale of the 227 acres of BSU's land or anything like that. Mr. Dulmer explained what they are dealing with here is the ability for BSU to obtain water, and to deal with their ability to treat water and treat wastewater. It does not deal with wellfield protection or future land use. Mr. Dulmer concurred with Chairman Bird in that this deals with potable water and sanitary sewer.

8:43:46 AM Board Member Gallagher addressed revisions she felt needed to be made, and began by addressing several questions she had relating to the table on page 4, suggesting a "total" be included. Discussion followed on the numbers reflected, etc.

Board Member Forbes informed the Board that Hunter's Ridge also has a water treatment facility. Mr. Forbes to furnish Staff with information to include. Ms. Gallagher continued with suggested revisions and the need to look at the numbers on page 5 which seem to be inconsistent. Mr. Dulmer explained that the numbers reflected were a result of permits. She also suggested using MGDs or GPD; not both. Discussion followed.

9:00:27 AM Bob Thinnes explained that Citrus Park doesn't allow use of their potable water for irrigation. Board Member Gallagher addressed page 7, and suggested reference be made to Citrus Park in several areas. She further addressed her suggested revisions to page 8, 12, etc. Mr. Dulmer explained that Citrus Park is a private facility, and is a facility Staff has not dug too deep to reflect simply because they (Citrus Park) are not looking to make any changes. Board Member Gallagher explained that she felt it was an incomplete document without addressing the entire City of Bonita Springs. Discussion followed.

9:23:23 AM Board Member Don Colapietro referred to page 17 d., Fire Protection, and stated that the specification has been eliminated, as it states "Fire flow LOS is 5,000 GPM for four hours..." This has been placed under the American Waterworks Association guidelines, and he doesn't feel that the American Waterworks Association should take the place of NFPA. He would like to know what the guidelines are. Mr. Dulmer to check with Tim Fernandez with the Fire District to make sure they are referencing the correct code.

9:28:11 AM Board Member Sims referred to page 37, Policy 1.2.8, which he stated seemed odd because it only applies to CPDs that were established before 2002. What this is doing, is allowing DEO

to have a handle in the City's leveling of the impact fees for transportation. He asked if he was correct. City Attorney Vance explained that the change that was made, was to just change DCA to DEO. This was a transitional policy from when the City incorporated and the first Comprehensive Plan. She explained that the City does have to work on Traffic Concurrency with Lee County and the State of Florida because the County does have jurisdictional roads in the City. City Attorney Vance suggested a period after concurrency, and eliminating the remainder, and instead add a policy that the City shall explore alternatives to concurrency for its transportation. Consensus to remove the entire Policy from the Comprehensive Plan since the way it's phased does not reflect the current situation.

No public comments were made.

9:32:56 AM Board Member Sims entered a motion finding the Ordinance to be consistent with the City of Bonita Springs Comprehensive Plan, as modified today; Board Member Thinnes seconded; and the motion carried unanimously.

9:33:28 AM City Attorney Vance concluded by informing the Board of additional Land Development Code changes that will be forthcoming for the Board's review - one dealing with outdoor flea markets, one addressing large retail establishments, and a zoning in progress Ordinance for U.S. 41, to set up something similar to the Bonita Beach Road Corridor.

IV. PUBLIC COMMENTS:

V. NEXT MEETING. May 8, 2014

Next meeting was rescheduled to May 15, 2014 due to the City Attorney's unavailability on May 8, 2014.

VI. ADJOURNMENT.

There being no further items to discuss, the meeting adjourned at 9:36 A.M.

Respectfully submitted,

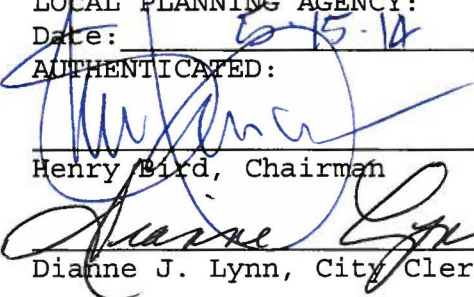

Debra Filipek, Recording Secretary

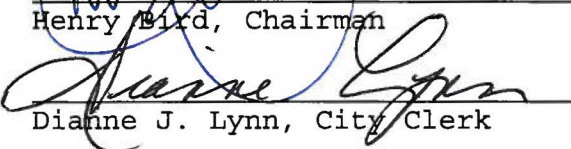
APPROVED:

LOCAL PLANNING AGENCY:

Date: 6-15-14

AUTHENTICATED:


Henry Bird, Chairman


Dianne J. Lynn, City Clerk