

**Local Planning Agency
Thursday, July 17, 2014
8:30 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.

PRESENT:

Henry Bird, Chairman
Bob Thinnies
Rex Sims
Fred Forbes

ABSENT:

Don Colapietro (excused)
Carolyn Gallagher (excused)

III. CONSIDER EXPEDITED STATE REVIEW COMPREHENSIVE PLAN AMENDMENTS TO CREATE THE COCONUT VILLAGE FUTURE LAND USE CATEGORY (CPA 14-13759-BOS) AND AMEND THE FUTURE LAND USE MAP (CPA 14-13761-BOS ESTERO BAY MARINA) FROM LEE COUNTY OUTLYING SUBURBAN (12.07 ACRES) AND WETLANDS (5.27 ACRES) TO COCONUT VILLAGE (13.69 ACRES) AND RESOURCE PROTECTION (3.65 ACRES) FOR A PARCEL OF LAND CONSISTING OF APPROXIMATELY 17.34+/- ACRES, IN BONITA SPRINGS, FLORIDA.

8:35:02 AM City Attorney Audrey Vance introduced the request, informing the Board that she has reviewed the Affidavit of Publication, which she found to be legally sufficient.

8:36:18 AM James Ink, representing the three property owners, began by furnishing the Board with a handout. This request entails a Comprehensive Plan change and Map change for 13.7 acres of property located on the north side of Coconut Road. The property is more commonly known as "Weeks Fish Camp," and was a commercial fishing operation in the 1940's in the Outlying Suburban Land Use Category. The current property owner purchased the property in 2011.

Staff came up with the new land use designation of "Coconut Village" that will incorporate the marina, the Hyatt, etc., which is the subject of today's request. He referred to the first six pictures in his handout which are pictures of the subject property and the community, noting that most of the structures shown have been removed. They are also in the process of removing all of the exotic vegetation from the

property. The last few photos show the adjacent properties which are developed with one single-family home and mobile homes. There is a zoning case in the process that is scheduled to go before the Zoning Board on July 22, 2014.

He next addressed the proposed uses. The LOS is currently "B" and will be a "C" once the property is developed.

8:54:19 AM In response to Board Member Rex Sims, Mr. Ink explained that the wetlands to the north are being placed under a conservation easement and will not be developed. They have obtained authorization from FDEP (Florida Department of Environmental Protection) and have a permit on the table with conditions, along with the ACOE, both of which application address the fact that no dredging will take place in the aquatic preserve.

8:56:49 AM Board Member Sims next addressed public access that becomes for private members only, which was stated would not be the case. He asked if this applied here. Mr. Ink stated it will not allow live aboard vessels, which includes any vessel that resides in the marina, as indicated in the State and Federal permits. It would be a violation of three levels of jurisdiction. The Applicant is going to propose to expand the marina basin to make it more compatible with current standards.

9:00:19 AM Board Bob Thinnes clarified that permits run with the property. He next asked if there would be actual channel markers, to which Mr. Ink responded yes. It is a very well defined and marked channel, as they along with the Pelican Landing Homeowner's Association utilize the channel. Board Member Thinnes next referred to the wetland area and stated that in the future FGCU might want to do some habitat studies of the bay and wetland areas. He asked if that would be available to them. Mr. Ink stated that his clients are very sensitive to the community and their needs, and so he does not see that would be a problem. The conservation easement over the wetland is for physical construction of structures.

In response to Board Member Sims, Mr. Ink stated that development will consist of a marina, an outfitter, a restaurant, a tri-storage barn, and parking garage are the only proposed uses. Development will take place on 14 out of the 17 subject acres (three acres of mangroves).

9:05:44 AM Jackie Genson, Community Development, next presented the Staff Report via a PowerPoint presentation (copy in Clerk's file). She began by addressing the request, which is to amend the Future Land Use Element to add a new land use category. Then, if approved by this Board, they will move forward with the second request, which is to amend the land into the new category, and also having a portion of the property going to Resource Protection, which is an already established land use classification in the Bonita Plan.

She next referred to the location map to show the subject property. The property was the subject of an Annexation Agreement and was anticipated a land use change creating a new classification for this property. Florida Statute requires that we honor the existing county entitlement until such time the City entitlements are processed. Right now the property remains in the Lee County land use classification of Outlying Suburban and Wetlands.

She next addressed the surrounding land use and zoning map to show the various zoning in the area. There is an existing CPD on the property from 1994 as well as an RPD and MHPD which is for residential mobile homes, from 1991. There are also some conventional zoning districts of R-3 and AG-2.

The property is going through a companion rezoning to a planned development, which is part of the proposed land use classification requirement. The Applicant has addressed what is proposed with the companion rezoning to redevelop the marina and expand it with 72 wet slips, 150 unit dry storage facility, and some retail uses, totaling 207,000 square feet. The project consists of a total of 21 parcels that are under the control of three LLC's. There is an existing DRI on the property and on property to the south as part of the Pelican Landing DRI, which authorizes the 150 dry boat slip storage use. The Applicant has obtained an FDEP/ERP Permit as well as a Notice of Intent from the ACOE to redevelop the site. The State and Federal Permits require they obtain local permits, which is the reason they are here. The new category has been created to accommodate the uses in this unique project, and for the Hyatt and other adjacent annexed properties in the City. She next addressed the surrounding uses and area, and the existing Lee County future land use classification. The intent is to allow public and private access to Estero Bay and allow those marine oriented uses, mixed use commercial, residential, and hotel resort uses on a limited basis.

PUBLIC COMMENTS:

9:20:19 AM Bob Garcia stated that he is a resident in the area and supports all of the proposed changes. He was present to address a few items that will result in impacts to the adjacent residences. His first concern relates to drainage. He explained during heavy rain events the water runs down the streets into the bay during heavy rain events and so they are concerned about water retention. He is here to request that the Master Plan incorporates all the roads.

9:22:42 AM Mr. Garcia continued that another concern regards semi-trucks that park along the roads and block their property. This makes it difficult for residents to maneuver and exit their property. They would request "no parking" signs be placed on the roads and easements. Another concern regards the restaurant and that there will be only 10 parking spaces. They are concerned because there are more than 10

vehicles there now on the weekends. They feel that this will result in people parking on their properties.

9:26:48 AM They are concerned about their privacy, their easement, and not be blocked out of the property. He submitted a list of items they are concerned with to Ms. Genson, which he hopes they can come to some kind of agreement.

Board Member Thinnes stated that the answers Mr. Garcia needs should be addressed at the Zoning Board. Mr. Dulmer agreed, stating that those are issues that have been addressed that will be addressed at the Zoning Board. They are not appropriate for this hearing.

Board Member Thinnes entered a motion finding both the Text Amendment and Map Amendment to be consistent with the City of Bonita Springs Comprehensive Plan; Board Member Sims seconded; and the motion carried unanimously.

IV. PUBLIC COMMENTS: None

V. NEXT MEETING. Thursday, August 14, 2014

VI. APPROVAL OF MINUTES: 06/12/14

9:30:30 AM Board Member Thinnes motioned approval of the minutes; Board Member Sims seconded; and the motion carried unanimously.

VII. ADJOURNMENT.

There being no further items to discuss, the meeting adjourned at 9:30 A.M.

Respectfully submitted,


Debra Filipek, Recording Secretary

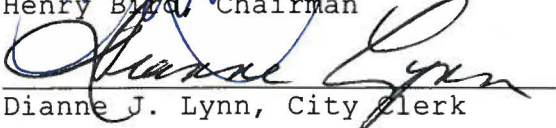
APPROVED:

LOCAL PLANNING AGENCY:

Date: Oct. 9, 2014

AUTHENTICATED:


Henry Bird, Chairman


Dianne J. Lynn, City Clerk