

**Local Planning Agency**  
**Thursday, May 9, 2013**  
**8:30 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 8:31 A.M. There were no members of the public in attendance.

II. ROLL CALL.

Chairman Vincent and all Board Members were in attendance except for Board Member Bob Mills.

III. PRESENTATION BY LEE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT REGARDING UPDATES TO THE LEE PLAN. VISIT <http://www.leegov.com/gov/dept/dcd/Planning/NewHorizon/Pages/default.aspx> FOR THE LATEST INFORMATION, SUCH AS DRAFT ELEMENTS (INCLUDING LAND USE AND TRANSPORTATION) AND THE LATEST MAPS.

8:32:23 AM Tony Palermo, Lee County Community Development, was in attendance to furnish a PowerPoint presentation (copy in Clerk's file) on updates to the Lee Plan. The goal is for livable places, strong connections, community character and balanced development. He further addressed the New Horizon 2035 Process as it relates to the EAR, the Comprehensive Plan and Land Development Code. The central themes for the Lee Plan updates entail promoting urban development, supporting suburban development, maintaining rural, facilitating mixed use development and expanding connections. He next addressed urban development, its features, practices, and increased density. He continued by addressing suburban development, rural areas and development, mixed use centers, connections places and the approval process. The plan is to hold workshops to discuss revisions to the Lee Plan, then take it to the Lee County Planning Agency in September or October, then to the Lee County Commission in November. They will send it to the State Agencies for Plan adoption in 2014.

8:47:49 AM Board Member Fred Forbes questioned what Lee County was doing with respect to the Density Reduction Groundwater Resource (DRGR) area. Mr. Palermo stated that the DRGR is sort of in a holding pattern with the same amount of density. There

are policies on mining and enforced and preferred mining area. There are also mixed uses areas in which density can be transferred. Overall, it entails a rural area near Babcock Ranch of which they have not changed the density. He further responded by addressing the area of Estero, which he explained the Land Use Map for Estero has not changed that much as it was still suburban with some urban core areas. Staff is willing to look at existing neighborhoods for plan amendments.

8:49:51 AM Board Member Don Colapietro referred to Mr. Palermo's comment regarding the approval process, whereby he stated that a Master Concept Plan would never expire. Mr. Palermo responded by explaining that in 2005 through 2007 a lot of planned developments were approved after the market fell apart, which resulted in Master Concept Plans that expired leaving them with no development rights. This required them to go through the public hearing process once again to readopt what they previously had approved. There are policies that address compatibility that can be addressed by conditions.

8:52:59 AM Board Member Rex Sims referred to the illustration relating to mixed use centers and situations whereby the anchor store moves out. He asked if there has been any success addressing situations such as this. Mr. Palermo responded no, as that will be an issue. They have added a lot of flexibility to deal with uses and to change commercially zoned areas to residential, or to have mixed uses through the administrative process and amendments to the planned development. They are not so much concerned about the uses anymore, but rather the building form, the architectural type, and whether the use supports mass transit, etc. They have criteria set up for each of the different mixed use categories, a lot of which will be done via the LDC process in the next one to two years.

IV. CONSIDER RECOMMENDATIONS FOR A COMPREHENSIVE PLAN AMENDMENT (CPA 13-4897-BOS, YMCA) ON THE FUTURE LAND USE MAP (FLUM) FROM DENSITY REDUCTION GROUNDWATER RESOURCE (DRGR) TO PUBLIC/SEMI-PUBLIC FOR A PARCEL OF LAND CONSISTING OF APPROXIMATELY 29.66 +/- ACRES, IN BONITA SPRINGS, FLORIDA.

8:57:38 AM City Attorney Audrey Vance introduced this item involving a Comprehensive Plan Amendment, explaining that she has reviewed the Affidavit of Publication, which she found to be legally sufficient.

8:58:03 AM Jackie Genson, Community Development, addressed the Amendment by referring to the Staff Report. The request is for a Future Land Use Amendment that will be going through the State expedited review process. It's for the YMCA property and the adjacent athletic fields that are owned by the City of Bonita Springs. The request is to change the land use classification

from DRGR to Public and Semi Public. The reason for the Amendment is to obtain compliance with a condition in the Settlement Agreement that was adopted in 2001, that requires this property be reclassified via a map amendment to a land use category that would support the uses that were approved in the Zoning Ordinance for the YMCA. If adopted, the facility will be in compliance with the Settlement Agreement. This is a City-initiated amendment.

9:00:28 AM Board Member Colapietro referred to "Listed Species" on page 8 and asked if there were still 93 active gopher tortoises on the site. Mike Kirby, Environmental Sciences, responded no, as that was the original survey done in 2001. City Attorney Vance added that was an issue that would be handled at Development Order stage, where they would determine what permits are needed as it relates to any relocation. Mr. Kirby added that when he meandered through the site, he only saw one gopher tortoise burrow.

9:12:52 AM Board Member Thinnes clarified that this amendment was only for a map change.

9:13:21 AM Board Member Sims entered a motion finding the Comprehensive Plan Amendment to be consistent with the City of Bonita Springs Comprehensive Plan; Board Member Henry Bird seconded.

9:13:40 AM Board Member Forbes stated that he would abstain from voting since he was on the YMCA Advisory Board.

The motion carried 5-1 (Board Member Forbes abstaining from the vote)

PUBLIC COMMENTS: There were no members of the public in attendance.

V. PUBLIC COMMENTS: None.

VI. NEXT MEETING. Thursday, June 13, 2013.

VII. APPROVAL OF MINUTES: 04/11/13

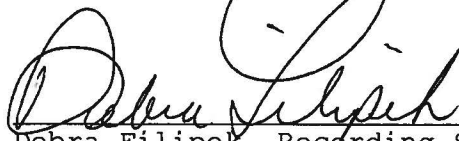
9:15:48 AM Board Member Forbes motioned approval of the Minutes; Board Member Colapietro seconded; and the motion carried unanimously.

VIII. ADJOURNMENT.

There being no further items to discuss, the meeting adjourned at 9:16 A.M.



Respectfully submitted,



Debra Filipek, Recording Secretary

APPROVED:

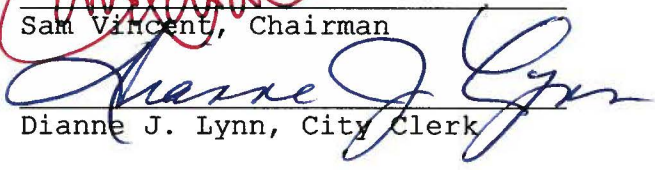
LOCAL PLANNING AGENCY:

Date: 7.11.13

AUTHENTICATED:



Sam Vincent, Chairman



Dianne J. Lynn, City Clerk