

CITY COUNCIL WORKSHOP
CITY OF BONITA SPRINGS
MONDAY, DECEMBER 18, 2017
9:00 A.M.
CITY HALL
9101 BONITA BEACH ROAD
BONITA SPRINGS, FLORIDA 34135
MINUTES

I. CALL TO ORDER

Mayor Peter Simmons called the meeting to order at 9:02 A.M.

II. PLEDGE OF ALLEGIANCE.

At the request of Mayor Simmons, Council Member Amy Quaremba led in the Pledge of Allegiance.

III. ROLL CALL

Mayor Simmons and all Council Members were in attendance, except for Council Member Steve Slachta.

IV. PUBLIC COMMENT

9:03:44 AM John Paeno, with the Bonita Springs Downtown Alliance, addressed concerns of the Alliance, including zoning in the downtown area. They would like more mixed use zoning, hotels, signage, directions for parking, restroom signage, standards for events, etc.

9:07:12 AM Al Greenwood, owner of Buffalo Chips Restaurant and the Ranch House Hotel, doesn't want the north end of the redevelopment center forgotten. He agrees to no reduction in signage.

9:09:22 AM Charlie Strader, a resident of Kent Road, thanked Staff and Community Development for the great white paper. He addressed "small town charm" and questioned how they are to maintain that small town charm. He also addressed building height. He feels either the zoning or branding needs to be changed.

9:14:07 AM Bonnie Wittimore stated there needs to be zoning that allows more places to go get a cup of coffee, tea, etc. She also addressed the need for more restrooms.

9:16:45 AM Kathy McGrath expressed her excitement with the development of downtown.

9:17:50 AM Dallas Revord asked that City Council think about historic preservation when addressing downtown.

V. PRESENTATION OF WHITE PAPER ON THE OLD 41 REDEVELOPMENT OVERLAY AREA

9:18:36 AM John Dulmer next presented a PowerPoint presentation to address the White Paper (copy in Clerk's file). He began by addressing the Gibbs Retail Market Analysis (2015), the Vision and History of the Master Plan, the design and architectural style, etc.

9:34:39 AM Council Member Amy Quaremba addressed the need for residential density to support the commercial uses.

9:56:03 AM Mr. Dulmer continued by addressing Art in Public Places. Council Member Quaremba stated that although she likes the murals, she was not sure she wanted to see them all over.

Council Member O'Flinn referred to Boca Raton with higher density compared to Delray. Make it simple and fixed.

Mr. Dulmer referred to Larry Warner and addressed design review. Discussion was held on committee vs. architect. Council Member O'Flinn would like a committee if there are people available. Mayor Simmons wants standards in place so that before the development approaches there is an exact knowledge of what will come in at approval. Council Member Forbes suggested updating RMPK's picture to make it what it is going to be. Council Member Quaremba suggested updating to make it connected with the work that has been performed. Would like each sub-district to have a conceptual drawing.

10:04:49 AM Council Member O'Flinn requested a larger version of the map that shows densities. Mr. Dulmer stated that another map was created to address the area block by block that he will send to Council. Discussion followed on density, specifically form based and Mr. Dulmer continued with his PowerPoint presentation. Council Member O'Flinn addressed the need for appropriate flexibility.

10:25:04 AM Council Member Forbes addressed driverless cars and electric cars and the need to look at charging stations moving forward.

10:37:59 AM Council Member O'Flinn suggested amending the regulations that allow gated communities on Old 41 to allow for "walkability."

10:50:19 AM Per Council Member Forbes suggestion, and in response to Mayor Simmons, Staff to look further into special requirements for homes that face out on Bonita Beach Road. He suggested including something in the Code that if you are going to build a house that viewed from Bonita Beach Road or a major thoroughfare, there has to be more than the standard permit for a home.

10:52:30 AM Council Member O'Flinn suggested trying to create a process that provides a lot more certainty more quickly, driven through some kind of form based code – get a consensus up front about what we want that street to generally look like in terms of massing, bulk, setbacks, and narrow down the architecture a little more so that it provides flexibility too. Also to think about an architectural review board, at least just for Old 41, and come back and agree on density. Lastly, he addressed parking garages and suggested looking at what it will cost, how it can be funded, and are there other areas where parking can be located. Council Member Forbes suggested a new map done that's going to show what the area is going to be. Council agreed.

11:02:45 AM Council Member O'Flinn addressed stormwater and the need for a simple one page paper on costs. Discussion followed on storm water.

[11:06:27 AM](#) Mr. Dulmer next addressed parks and signage. As redevelopment occurs, there will be more of a discussion on way finding signs, businesses and other improvements. Council Member O’Flinn requested Staff look to see what they have in Delray Beach or Fifth Avenue South. He also addressed the notion of the 3 A going up toward Buffalo Chips and requested more information on that, as people have said they want that to be different. Overall, he’d like to understand all that better, as to him it would make sense to include that area. Discussion followed.

Mr. Dulmer referred to parcels that were acquired with the intent of redevelopment, including the Levin property, Bamboo/Imperial River Landing site, the Lemon Tree property. There hasn’t been discussion on community hall Banyan Tree site, the library, etc. Discussion followed, with Mr. Dulmer addressing incentives as well as targeted/anchor development. Jay Sweet, Community Development, explained the best way to do it is for the City to be a landlord, and market to those very specific businesses that are going to draw the income. Council Member DeWitt referred to partnership with the EDC and suggested putting it back on the EDC to market. Council Member O’Flinn stated his view on that is to be determined, but feels we first have to nail down all the other things talked about today first. In response to Council Member Forbes, Council Member DeWitt stated that they need to first figure out what that anchor could be and go after that at that point, instead of going after Whole Foods and they don’t fit – find out what might work first and then go after that. Council Member Quaremba addressed and referred to the Bamboo property and the suggestion made to first have a concept and then go out for a RFP to do that, which she would be in favor of. Council Member Forbes suggested having the gentleman who did the market analysis come back and take a second look, as he feels he may be able to recommend what the best anchors would be to stimulate development. Mr. Dulmer stated what they may want to do before you look for guidance would be to narrow down a lot of what was discussed today in terms of uses and density and how to incorporate into the regulations. Once those answers have been provided then that consultant can take that regulation process and use it towards revising his analysis and providing anchor type tenants.

[11:27:11 am](#) Tony M. provided his suggested input.

[11:36:45 AM](#) Mr. Dulmer concluded by addressing “where we want to go from here.” He summarized by stating that today’s discussion addressed architectural design, parking, density and intensity, and the future of a possible anchor store and the possibility of a storm water utility either as part of the overall City’s program or as independent, etc.

[11:45:13 am](#) Council Member Gibson that that they need to be careful they don’t over regulate.

[11:47:30 am](#) Mr. Dulmer stated that the next step will be a discussion on density, intensity and uses.

VI. COUNCIL DISCUSSION

Addressed above.

VII. PUBLIC COMMENT

[11:47:52 am](#) Al Greenwood thanked City Council for the workshop and asked that they don’t reinvent the wheel. He suggested Council choose three projects to vote and move forward on.

[11:50:29 am](#) Charlie Strader furnished several suggestions on development downtown.

[11:54:38 am](#) John Paeno stated there area already anchor businesses downtown. He suggested that the City utilize the knowledge of the Downtown Alliance.

11:56:15 am Rick Steinmeyer questioned the definition of “Old Florida.”

11:58:05 am Kathy McGrath echoed comments made by Mayor Simmons regarding the house on Bonita Beach Road that was approved and constructed.

11:59:47 am Elly McKuen, a member of the City of Bonita Springs Historic Preservation Board, suggested a round table discussion on studies that have been done to move forward.


12:03:25 PM Tony Mansolillo (sp?) further commented and provided several suggestions on downtown development.

12:10:27 PM Council Member O’Flinn furnished an update to Council on last week’s MPO meeting. He also will be speaking to Lee County Commissioner Larry Kiker the following day.

VIII. ADJOURNMENT

There being no further items to discuss the meeting adjourned at 12:24 P.M.

Respectfully submitted,



Dora Filipek, City Clerk

APPROVED:
BONITA SPRINGS CITY COUNCIL:

Date: 1/23/18

AUTHENTICATED:


Peter Simmons, Mayor