

CITY COUNCIL
CITY OF BONITA SPRINGS
WEDNESDAY, MAY 17, 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 9:00 A.M.

II. INVOCATION:

Pastor Michael Row, with St. Mary's Church, furnished the invocation.

III. PLEDGE OF ALLEGIANCE:

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

IV. ROLL CALL:

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

V. PUBLIC COMMENT ON AGENDA ITEMS

9:02:15 am Rick Steinmeyer commended Mayor Simmons for the great Fiesta 2017 event. He also spoke opposed to allowing dogs on Bonita Beach.

9:02:56 am Roger Brunswick was in attendance to thank Mayor Simmons, City Council, City Manager Carl Schwing and Staff for the great work on getting the traffic light at Limetree and North Bay Drive.

9:04:09 am Bonnie Wittimore, a member of the Historic Preservation Board, was in attendance to voice her support for the Historic Village concept.

9:05:03 am Kathy McGrath congratulated Jason Jaccarino, Frank Liles and Bob Depisa on their Certificates as reflected in Agenda items V. A., B., and C., above. She also addressed Tennessee Street and asked that Council help all the business owners in that area.

9:06:54 AM Bruce Hogue asked Council to help alleviate their problems and choose one of the options the consultant has proposed for Tennessee Street.

9:07:50 am Beverly Grady, representing TNR Properties, was in attendance to address Item VI. G., and to ask that the rights that have been granted to Angler's Paradise remain.

9:08:58 am Don Deflaviv, a business owner on Tennessee Street, supports the solution proposed by the designers, which he feels will alleviate all their problems.

[9:09:33 am](#) Michael Maurer also commented on Item VI. G., and asked that Council exempt the Bernwood Park of Commerce from the moratorium as their development meets most, if not all, of the criteria.

[9:11:38 AM](#) Mary Beth Anders also addressed the item relating to Tennessee Street.

VI. PROCLAMATIONS AND PRESENTATIONS:

A. PRESENTATION OF 5-YEARS OF SERVICE AWARD TO CITY EMPLOYEE JASON JACCARINO.

Mayor Simmons next presented a 5-Years of Service award to City employee Jason Jaccarino. Mr. Jaccarino was in attendance to thank Mayor Simmons and City Council.

B. PRESENTATION OF CERTIFICATE OF APPRECIATION TO FRANK LILES FOR HIS SERVICE ON THE CITY OF BONITA SPRINGS BOARD FOR LAND USE HEARINGS AND ADJUSTMENTS AND ZONING BOARD OF APPEALS.

Mayor Simmons next presented Frank Liles with a Certificate of Appreciation for his service to the citizens of the City of Bonita Springs serving on the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals. Mr. Liles was in attendance to accept the Certificate of Appreciation and to thank Mayor Simmons and City Council.

C. PRESENTATION OF CERTIFICATE OF APPRECIATION TO BOB DIPESA FOR HIS SERVICE ON THE CITY OF BONITA SPRINGS SPECIAL EVENTS COMMITTEE.

Mayor Simmons next presented a Certificate of Appreciation to Bob Dipesa for his service to the citizens of the City of Bonita Springs serving on the Special Events Committee. Mr. Dipesa was in attendance to accept his Certificate of Appreciation and to thank Mayor Simmons and City Council.

D. REVIEW THE AGREEMENT FOR ELECTION SERVICES AND ASSOCIATED COSTS OF HOLDING AN ELECTION. (GREENSHEET NO. 17-05-0186)

[9:17:51 AM](#) Supervisor of Elections Tommy Doyle next addressed the Agreement for Election Services and Associated Costs of holding an election, and introduced Lee Carr and Bernie Feliciano. The contract is a renewal of the contract which essentially places his name on the contract. The costs shown are estimates, and includes individual line items, noting that they are still absorbing costs for Staff, Staff assistance and Staff time. The prices shown are based the precincts that need to be manned, the amount of co-workers, etc. In response to Mayor Simmons, Supervisor Doyle explained that if the City has a referendum as part of the 2018 election, there would not be a lot of added costs. Bernie Feliciano explained that City's 2018 election involves districts 1, 3 and 5, which entail 6 precincts. Therefore, the election would be based on six precincts. If the City was to include a referendum on the ballot in 2018, it would open up the election to 11 precincts and would be city-wide, and the costs would entail \$11,000 per precinct. If the City was to leave the 2018 election at districts 1, 3 and 5, they would be paying for 6 precincts and early voting if early voting is added as part of the election package. If the City was to wait until 2020 to place referendums on the ballot, it would occur at the presidential preference primary election, if the City doesn't decide to change the election cycle in the 2019 election cycle to coincide with Cape Coral and Fort Myers. If they go to 2020, and the City includes the referendums at the Presidential Preference Primary election, that is already a regularly scheduled county-wide election and the election would be city-wide and it would essentially mirror, to some degree, the City's 2016 election costs. The City would be paying ballot translation language for any referendums placed on the ballot. Mayor Simmons requested a memorandum on this from the Supervisor of Elections. The estimate shown for early voting is for six (6) days, noting that the City can request a longer period of time, with a change in

the estimate shown. Municipalities have the option to provide or not provide early voting. The Town of Fort Myers Beach included language in their charter to not provide early voting. In response to Council Member DeWitt, Ms. Feliciano explained that if the County was to have early voting in 2020, the City would not absorb that costs.

Mayor Simmons motioned approval of the Agreement for Election Services; Council Member Quaremba seconded; and the motion carried unanimously.

E. PRESENTATION FROM WRIGHT CONSTRUCTION, AS REQUESTED BY CITY COUNCIL FOR DESIGN ALTERNATIVE OPTIONS FOR THE TENNESSEE STREET AND OLD 41 ROAD MEDIAN TURN LANE. (GREENSHEET NO. 17-05-0181)

[9:36:11 am](#) Norman Trebilcock with Wright Construction was in attendance to address this item, concerning Tennessee Street. He provided a PowerPoint presentation to show the existing conditions, the proposed options to return the Tennessee Street intersection back to allow full movements, inclusive of the left-in/left-out. He also addressed costs, explaining that full pavers the cost would be \$60,000, or a striped crosswalk at \$50,000.

Council Member Forbes stated he favors the solution that maintains some of the design conditions and the visual appearance of the street. He also supports making the median level with the road so that semis have the ability to swing out wide to make that 130 degree turn southbound.

Council Member Mike Gibson supports going back to what was there before to allow the truck movements. He also agrees to the pavers to keep with the look downtown. Council Member O'Flinn, DeWitt, and Quaremba agreed with comments made by Council Member Forbes.

[9:45:38 am](#) Council Member Forbes motioned to accept the proposal presented by Wright Construction to put the intersection back to its original plan, with the pavers; Council Member DeWitt seconded.

PUBLIC COMMENT:

[9:46:39 am](#) Bruce Hogue supports it going back to its original state, or close to that.

[9:47:02 am](#) Don DeFlavis stated he also believes the design would take care of their issues. He also supports the pavers.

[9:47:34 am](#) Alex Grantt addressed pedestrian safety, and questioned the possibility of a pedestrian light.

[9:48:23 am](#) The motion carried unanimously.

F. PRESENTATION ON BEHALF OF HISTORIC PRESERVATION BOARD REGARDING THE "HISTORIC VILLAGE" CONCEPT, AND DIRECTION TO STAFF RELATIVE TO SAME. (GREENSHEET NO. 17-05-178)

[9:48:52 am](#) Dallas Revord and Jay Welsch, members of the City's Historic Preservation Board, provided a PowerPoint presentation (copy in Clerk's file) to address the Historic Village concept for the downtown area. Today they are seeking direction from City Council on moving forward. Council discussion followed.

[10:09:53 am](#) Assistant City Manager Hunter clarified that what the Committee is looking for is to come back to City Council during the budget process and identify what they would be asking for and the

grants that they provide to the existing designated historic structures, as well as education programs and the possibility for matching grant dollars that would have to be spent during the next fiscal year. Any grant they apply for would have to come back to the City for approval before the application moves forward.

10:21:44 AM Council Member O'Flinn motioned to have the Board pursue the concepts and to continually bring back to City Council for their review and approval; Council Member DeWitt seconded; and the motion carried unanimously.

10:22:28 AM Council Member Forbes suggested they also look at historic structures outside of the City.

G. A PRESENTATION TO CITY COUNCIL REGARDING THE BONITA BEACH ROAD CORRIDOR AND DIRECTION TO STAFF REGARDING THE IMPLEMENTATION OF POTENTIAL AMENDMENTS TO THE CITY OF BONITA SPRINGS LAND DEVELOPMENT CODE. (GREENSHEET NO. 17-05-0191)

10:24:28 am Assistant City Manager Arleen Hunter introduced this item, explaining that this is not a permission to advertise, but rather an introduction of the concepts that Staff would like to move forward with, and integrate into the 2014 Complete Streets Resolution, the Bonita Beach Road Visioning, the Quadrant Plan, the newly adopted Bonita Beach Road Comprehensive Plan Amendments, the multi-modal vision, safe and effective evacuation routes, and the sense of place as discussed by City Council through the Bonita Beach Road Visioning process. The concepts relate to multi-modal connectivity City-wide. She further explained, noting that today Staff is requesting general direction on the concepts presented, and to move forward with the research.

10:25:52 am Alexis Crespo, Waldrop Engineering, furnished a PowerPoint presentation (copy in Clerk's file) to address this item for direction on the implementation of potential amendments to the Bonita Springs Land Development Code. Today they are seeking Council input, direction to proceed, draft amendments, and to go through the appropriate public hearing process. Council discussion followed.

10:33:35 AM Council Member Quaremba stated she was not sure that they were requiring neighborhood connectivity from one residential entity to another. This is something she would like to work on.

10:34:54 AM Council Member DeWitt encouraged whoever is going to be working on this to make sure they reach out to the businesses. He supports moving forward and keeping the vision. Council Member Gibson also supports moving forward. Council Member Forbes stated he feels connectivity is very important on Bonita Beach Road.

10:39:19 AM Council Member O'Flinn motioned for Staff to move forward with the process; Council Member Quaremba seconded; and the motion carried unanimously.

VII. CONSENT AGENDA: (NOTE: ITEMS ON THE CONSENT AGENDA WILL BE CONSIDERED AS ONE UNLESS A SPECIFIC ITEM IS REMOVED BY A COUNCIL MEMBER FOR SEPARATE DISCUSSION.)

10:39:45 AM Items E. and G. were pulled. Council Member O'Flinn motioned to approve the remainder of the Consent Agenda items (Items A., B., C., D., and F.); Mayor Simmons seconded; and the motion carried unanimously.

A. A RESOLUTION BY THE CITY OF BONITA SPRINGS, FLORIDA, PROVIDING FOR THE ADOPTION OF THE LOCAL MITIGATION STRATEGY, PREPARED BY THE LOCAL

MITIGATION STRATEGY WORKING GROUP OF LEE COUNTY, AS THE FORMAL GUIDE FOR THE CITY OF BONITA SPRINGS HAZARD MITIGATION ACTIVITIES; AND PROVIDING AN EFFECTIVE DATE. (GREENSHEET NO. 17-05-0183) ADOPTED RESOLUTION NO. 17-25

- B. **ADOPT A RESOLUTION REMANDING THE BONITA GRANDE PROPERTIES, LP ZONING APPLICATION. (GREENSHEET NO. 17-05-0179) ADOPTED ZONING RESOLUTION NO. 17-13**
- C. **APPROVE SPECIAL EVENT PERMIT AND CO-SPONSORSHIP FOR THE BONITA VILLAGE BAND 2018 CONCERT SERIES ON FEBRUARY 4, 2018 AND FEBRUARY 20, 2018. (GREENSHEET NO. 17-05-0187)**
- D. **REQUEST APPROVAL OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) SUB-RECIPIENT CONTRACT WITH LEE COUNTY FOR THE ALLOCATION OF PUBLIC IMPROVEMENTS AND PUBLIC FACILITIES. (GREENSHEET NO. 17-05-0192)**
- E. **CONCEPTUAL APPROVAL OF A PROPOSED ECONOMIC DEVELOPMENT GRANT FOR COMMERCIAL PROPERTY LOCATED AT 27061 OLD 41 ROAD, BONITA SPRINGS, FLORIDA 34135. (GREENSHEET NO. 17-05-0190)**

10:40:27 am Council Member O'Flinn pulled item E. to question a rendering of what the project would look like, which he did not see included. Assistant City Manager Hunter explained that the City's architect Sam Vincent has been working directly with the property owner. What Council has been furnished is a conceptual approval of the grant, as the owner still has to move through the review process with Mr. Vincent. This did include a timing issue because of infrastructure that had to be relocated because of the sidewalk.

10:42:40 am Council Member O'Flinn motioned to continue to Council's next meeting (June 7, 2017) to have Staff provide a sketch of the property; Council Member Quaremba seconded; and the motion carried unanimously.

- F. **REVIEW AND APPROVAL OF THE FY 2017-2018 BUDGET CALENDAR. (GREENSHEET NO. 17-05-0180)**
- G. **AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH SKY FAMILY YMCA FOR NON-MEMBER UTILIZATION AND OPERATION OF ITS POOL FOR SUMMER 2017. (GREENSHEET NO. 17-05-0178)**

10:43:49 am Mayor Simmons pulled item G., for Parks Director Nicole Perino to inform Council of updated information.

10:44:07 am Ms. Pernio informed Council that the YMCA agreed to lower the prices to \$4 per visit and \$12 for families - from \$5 and \$15.

Council Member Gibson motioned to approve; Council Member O'Flinn seconded; and the motion carried unanimously.

VIII. PUBLIC HEARING:

- A. **PUBLIC HEARING TO ADOPT AN ORDINANCE TO AMEND THE BONITA SPRINGS COMPREHENSIVE PLAN FOR THE CSX/SEMINOLE GULF RAIL CORRIDOR (PUBLIC COMMENT ALLOWED).**

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 CERTAIN ELEMENTS TO ENCOURAGE MULTIPLE USES OF THE RAILROAD CORRIDOR; ADDING OBJECTIVES AND POLICIES TO THE FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT AND RECREATION / OPEN SPACE ELEMENT, ADDING THE CSX / SEMINOLE GULF RAIL CORRIDOR MAP TO THE TRANSPORTATION ELEMENT; PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES (GREENSHEET NO. 17-05-0182)

10:45:29 am City Attorney Vance read the title block of the Ordinance into the record in this request to continue the Ordinance to June 7, 2017.

10:47:46 am Council Member Quaremba motioned to continue to June 7, 2017; Council Member Forbes seconded; and the motion carried unanimously.

PUBLIC COMMENT:

10:48:20 am Martha Simons addressed the importance of public rail and referred to a contradiction between Policies 1.1.6 and 1.6.7 relating to freight rail, explaining that you cannot have freight rail and light rail together. She also addressed “land banking” and suggested Council consider adding future depots. She also asked that they do not rule out having passenger rail service.

10:51:51 am Richard Ferreira echoed comments made by Martha Simons. He also addressed the need for the City’s transportation system to grow, and thanked Council Member Forbes for pushing this amendment forward. He also addressed Strike Lane and interconnectivity to Estero.

10:53:54 AM Richard Polina, a resident of Ragsdale Street, was present to voice his support for passenger rail service.

10:55:10 AM Alex grant addressed the importance of passenger rail service for the success of the downtown redevelopment area.

IX. MAYOR AND COUNCIL MEMBER ITEMS:

- A. DISCUSS VARIOUS TOPICS ABOUT WHICH TO SPEAK TO COUNTY COMMISSIONER LARRY KIKER WHEN HE VISITS CITY HALL ON MAY 24TH. (QUAREMBA; GREENSHEET NO. 17-05-0189)

10:58:33 am Council Member Quaremba addressed this item and requested Council’s input on discussion items. Mayor Simmons referred to the meeting they attended at Lover’s Key about the bridge, which Council Member Quaremba stated she has on her list. She stated that one item she would like to speak with him about is the coordination of activities that occur, noting a discussion held about Fort Myers Beach putting in a bike/pedestrian path that will stop at the bridge. Her question regards how that integrates with the City’s plans for their own bike and pedestrian path along Hickory Boulevard, and how that bridge would impact. Her concern regards decisions made outside of the City’s control. Mayor Simmons referred to Bonita Beach Road, east of I-75 and lighting concerns – how do we address street lighting at that end of the City. Council Member Quaremba stated her intent was on having them help us with these very important projects the City is undergoing. Also, she referred to the Edison Farms property, and stated there are other projects that we could use that are not even on the drawing board to integrate with that so we can complete the picture.

Council Member Forbes reminded everyone that the New Pass Bridge is a PD&E Study, and that one of the options is to renovate the existing bridge. Council Member Quaremba stated that the bridge and the Conservation 2020 effort.

[11:05:16 am](#) Council Member O'Flinn stated he feels Council should have a workshop on our relationship with the County. He also suggested a meeting on funding for the Quadrant Plan.

[11:13:07 am](#) Council Member O'Flinn next updated Council on the U.S. 41 bridge art. He showed Council conceptual photographs Sam Vincent prepared for the U.S. 41 bridge which shows the concept of dolphins as has been discussed at the Art in Public Places Board. The Art in Public Places Board is still working on this.

X. PUBLIC COMMENT:

[11:20:27 AM](#) Rick Steinmeyer thanked Metro Diner for their lunch event. He also commented on the Mcswain house historic structure.

[11:22:15 am](#) Kathy McGrath informed Council of the passing of Roger Bradley.

[11:24:11 am](#) Martha Simons addressed the east coast regional rail effort, the need for interconnectivity between gated communities, the Big Carlos Bridge, and lastly, thanked Staff and Mayor Simmons for the great Fiesta event.

XI. CITY ATTORNEY'S REPORT:

A. PROVIDE DIRECTION AS TO POTENTIAL CHARTER AMENDMENTS. (GREENSHEET NO. 17-05-0185)

[11:27:53 AM](#) City Attorney Vance introduced this item, and discussion followed. Council Member O'Flinn would like time to think about it.

[11:44:41 am](#) City Manager Carl Schwing suggested bringing this back June 21, 2017 with a Greensheet to set out the issues, timing, and costs. He also briefly addressed Council compensation as reflected in the City Charter.

XII. CITY MANAGER'S REPORT:

A. REVIEW OF MONTHLY CAPITAL PROJECTS REPORT. (GREENSHEET NO. 17-05-0181)

ADDITIONAL ITEMS:

[11:46:45 am](#) City Manager Schwing reported that this week the YMCA held a ribbon cutting ceremony for the new pickleball courts. He also thanked Council for partnering with the YMCA in providing more pickleball opportunities in the City.

[11:47:26 am](#) Assistant City Manager Hunter informed City Council that the local chapter of the Florida Planning Zoning Association for the State of Florida will be hosting this year's annual conference, and Staff is excited about the opportunity to showcase our downtown with a mobile workshop that will be conducted with Public Works Director Matt Feeney, along with Wright Construction and Jay Sweet. Additionally, the City has been nominated, along with Waldrop Engineering, Florida Gulf Coast University, McMahan Associates and Toole Design Group for their work on the Bonita Beach Road Vision in totality. The award ceremony is scheduled for June 9, 2017.

XIII. MAYOR AND COUNCIL MEMBER REPORTS:

11:51:17 am Council Member Gibson reported that he did make it to the pickleball ribbon cutting. He also asked when the downtown workshop will be scheduled in relation to Bamboo and the Levin property. City Manager Schwing stated that they can schedule downtown workshop as soon as Council wants.

11:52:21 am Council Member Forbes referred to Council's zoning meeting held this past Monday and addressed a concept to address proposed uses.

11:57:11 am Council Member O'Flinn also addressed the Zoning process as it related to Theriaque and Spain.

12:08:50 pm Mayor Simmons again commended all involved with the Fiesta 2017 event! It was a great event.

XIV. APPROVAL OF MINUTES: 05/03/17

Council Member Forbes motioned approval of the Minutes; Council Member O'Flinn seconded; and the motion carried unanimously.

XV. PUBLIC COMMENT:

12:15:09 pm Rick Steinmeyer addressed the issue of referendums.

12:15:42 pm Alex Grantt addressed rail service.

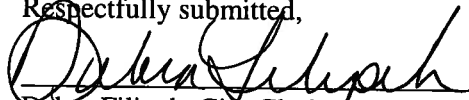
12:17:18 pm Martha Simons spoke opposed to a referendum on term limits. She also addressed slots.

12:22:13 pm Kathy McGrath echoed comments made by Martha Simons relating to slots. She also reminded everyone of the Memorial Day Service scheduled to take place at Riverside Park.

XVI. ADJOURNMENT:

There being no further items to discuss the meeting adjourned at 12:23 P.M.

Respectfully submitted,


Debra Filipek, City Clerk

APPROVED:
BONITA SPRINGS CITY COUNCIL:

Date: 6/9/17

AUTHENTICATED:



Peter Simmons, Mayor