

CITY COUNCIL WORKSHOP  
CITY OF BONITA SPRINGS  
WEDNESDAY, JULY 20, 2016  
8:00 A.M.  
CITY HALL  
9101 BONITA BEACH ROAD  
BONITA SPRINGS, FLORIDA 34135  
MINUTES

I. CALL TO ORDER

Mayor Peter Simmons called the workshop to order at 8:01 a.m.

II. PLEDGE OF ALLEGIANCE

At the request of Mayor Simmons, Council Member Fred Forbes led in the Pledge of Allegiance.

III. ROLL CALL

Mayor Simmons and all Council Members were present except for Council Member Steve Slachta, and with Council Member Mike Gibson arriving at 8:08 A.M.

IV. PUBLIC COMMENT

[8:02:30 AM](#) Rick Steinmeyer addressed the importance of impact fees.

[8:03:26 am](#) Mike Maurer, representing the Bernwood land portfolio, stated that in order to grow tax base need to make sure competitive. He addressed hotel impact fees, informing Council of a local developer who is looking into constructing a 100 plus hotel facility. He addressed hotel impact fees for Lee and Collier County, and requested Council look at this use to make sure that the City is competitive.

V. DISCUSSION ON IMPACT FEES

[8:07:32 AM](#) City Attorney Audrey Vance referred to her 6-page outline (copy in Clerk's file) to address impact fees.

[8:14:07 AM](#) John Dulmer, Community Development, addressed the philosophy of impact fees via a PowerPoint presentation (copy in Clerk's file). He addressed how fees are calculated and charged, the type of impact fees, what they could be used for, etc.

[8:25:53 AM](#) Council Member Forbes questioned whether something could be done immediately with regard to hotel impact fees. Mr. Dulmer yes. Council Member Forbes suggested they be in effect for 18 months to 2 years and if they don't have a building permit that they revert back to the original amount. City Attorney Vance suggested a sunset, which would be the building permit. Discussion followed.

CONTINUED DISCUSSION ON IMPACT FEES (HOTELS):

12:38:41 pm John Dulmer, Community Development, addressed the fee schedules for the various municipalities relating to hotel impact fees, etc.

12:45:18 pm Council Member Forbes supports reducing the fees temporarily and giving an incentive to get it completed quickly. Council Member DeWitt agreed with Council Member Forbes and would support to have it sunset after a couple years.

Council Member DeWitt motioned to lower the impact fees for hotels to be the same as Estero's fees, to sunset in two years based on a building permit and development order; Council Member Forbes seconded.

Council Member Quaremba feels this is premature as she is not sure that the City is not competitive. She has a concern in doing this when there are potential projects in the works. She also suggested a study on all impact fees. She is not in favor of going forward. Mr. Dulmer agreed that it is time for a study to be done on roads. He further addressed studies, which he stated have been successful for particular projects. Mayor Simmons expressed his support in moving forward.

12:52:06 pm Council Member O'Flinn proposed an amendment to the motion to focus on the area east of I-75.

12:52:32 pm City Attorney Vance clarified the motion to look at the Interchange area, within the Interchange Commercial Future Land Use district and commercial east of I-75.

Council Member Gibson stated he felt it should apply to any hotel in the City. Council Member O'Flinn rescinded his amendment to the motion.

12:53:20 pm City Attorney Vance clarified the motion, which is to sunset, make it the same as Estero and for it to apply for the entire City.

The motion passed 5-2 (Council Members O'Flinn and Quaremba opposed)

VI. PUBLIC COMMENT

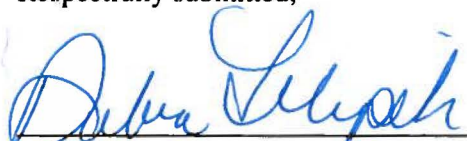
9:00:57 am Mike Maurer suggested consideration be given to the value of the dirt as it relates to the fee.

9:03:00 am Rick Steinmeyer commented on impact fees.

VII. ADJOURNMENT

There being no further items to discuss the meeting adjourned at 9:03 A.M.

Respectfully submitted,

  
Debra Filipek, City Clerk

APPROVED:  
BONITA SPRINGS CITY COUNCIL:

Date: AUGUST 3, 2016

AUTHENTICATED:

A handwritten signature in black ink, appearing to read "Peter Simmons", written over a horizontal line.

Peter Simmons, Mayor