



**CITY COUNCIL
MEETING MINUTES**

**February 15, 2023, 9:00 a.m.
City Council Chambers
9101 Bonita Beach Road
Bonita Springs, Florida, 34135**

Members Present: Mayor Rick Steinmeyer, Council Member Jamie Bogacz, Council Member Jesse Purdon, Council Member Laura Carr, Council Member Nigel Fullick, Council Member Fred Forbes

Members Absent: Council Member Chris Corrie

1. Call to Order

Mayor Rick Steinmeyer called the meeting to order at 9:00 am.

2. Invocation

Mayor Steinmeyer furnished the invocation.

3. Pledge of Allegiance

Mayor Steinmeyer led in the Pledge of Allegiance.

4. Roll Call

Mayor Steinmeyer and all Council Members were in attendance, except Council Member Corrie was absent.

5. Approval of Agenda

6. Mayor's Welcome

7. Public Comment on Agenda Items

None.

8. Proclamations and Presentations:

- a. Presentation and update from Stantec on the City's Wayfinding Signage and Gateway Feature Master Plan (Green Sheet No. 23-02-025)

City Manager Hunter furnished an overview and introduced Kevin Mangan with Stantec Consulting, who presented his firm's methodology and findings regarding the current signage inventory and wayfinding needs throughout the City. He presented three families of signs for Council's consideration: (1) South Florida Coastal, (2) Historic Beach Town, and (3) Colors Reflecting the Environment. He also provided a conceptual rendering for the intersection of Bonita Beach Road and Imperial Parkway. Staff will be asking Council for direction regarding selection of a family at an upcoming meeting.

9. Consent Agenda:

Moved by: Council Member Forbes

Seconded by: Council Member Carr

Motion to approve all consent items.

Motion Carried.

- a. Approval of the January 18, 2023 Draft City Council Meeting Minutes
- b. Approval of the February 1, 2023 Draft City Council Meeting Minutes
- c. Approve septic tank replacement and groundwater protection agreement with Bonita Springs Utilities for Sun Village and Lakes of San Souci neighborhoods (Green Sheet No. 23-02-021)
- d. Approve two grant agreements with Florida Department of Environmental Protection for the Sun Village and Lake of San Souci neighborhoods septic replacement project (Green Sheet No. 23-02-022)
- e. Authorize staff to execute a contract with TK Elevator Corporation to modernize the City Hall elevator for \$190,000 (Green Sheet No. 23-02-023)
- f. Approve Florida Department of Environmental Protection Grant Agreement Amendment #1 for the Pine Lake Preserve Project (Green Sheet No. 23-02-029)

10. Mayor and Council Member Items:

No items.

11. Public Hearing:

No items.

12. City Attorney's Items:

No items.

13. City Manager's Items:

- a. Authorize staff to execute a contract with EnviroStruct for improvements to the City Hall parking lot and consider the addition of a pocket park in front of City Hall (Green Sheet No. 23-02-024)

Lora Taylor, Communications Director, described the aspects of the City Hall parking lot project, including pipe replacement and an asphalt overlay. The City's ADA consultant also recommended inclusion of an additional sidewalk, and staff has identified an opportunity for a pocket park in conjunction with this project and in accordance with vision for Bonita Beach Road. If Council authorizes a pocket park, neither the bus stop nor the art piece in front of City Hall will be removed.

Moved by: Council Member Purdon

Seconded by: Council Member Fullick

Motion to approve the contract with EnviroStruct and authorize conceptual renderings for the pocket park

Motion Carried.

- b. Discussion regarding potential Land Development Code (LDC) amendments to allow construction of conventional single family homes with the same development standards as a mobile home in mobile home zoning districts (Green Sheet No. 23-02-026)

Jacqueline Genson, Community Development, explained the history and intent of this item in light of recent changes in floodplain requirements for mobile homes, noting that this would be the same standard used by Lee County.

Moved by: Council Member Carr

Seconded by: Council Member Purdon

Motion to authorize staff to proceed with an ordinance to amend the Land Development Code as stated by staff.

Motion Carried.

- c. Discussion regarding potential Land Development Code (LDC) amendments to the Downtown District signage regulations and direction to staff (Green Sheet No. 23-02-027)

Jacqueline Genson, Community Development, addressed the recent need for providing new regulations for construction fencing and advertising signage as development downtown continues to progress.

Moved by: Council Member Carr

Seconded by: Council Member Bogacz

Motion to authorize staff to proceed with drafting new regulations for downtown development as stated by staff.

Motion Carried.

- d. Discussion regarding potential Land Development Code (LDC) amendments to the Bonita Beach Road Corridor Overlay District (Green Sheet No. 23-02-028)

Jacqueline Genson, Community Development, explained that the reason for this request stems from Bonita Beach Road Corridor Overlay District regulations that require certain land uses to obtain a special exception despite having no exterior visual impacts, which was the original intent of the requiring a special exception. Staff is proposing to draft language that would allow administrative approval or uses-by-right if the use is contained entirely indoors with no exterior visual impacts.

Moved by: Council Member Carr

Seconded by: Council Member Purdon

Motion to authorize staff to proceed with an ordinance amending the Land Development Code regulations for the Bonita Beach Road Corridor Overlay, as stated by staff.

Motion Carried.

- e. Update regarding Hurricane Ian recovery

Assistant City Manager Feeney provided an update on the existing beach renourishment project that is conducted by Lee County as well as a new grant opportunity with FDEP for replenishment of sand to the remaining portions of the beach. He further addressed necessary permits, temporary easements, and funding sources. The replenishment of the remaining portions outside of the County's scope is contingent on receipt of a funding agreement from FDEP.

City Manager Hunter next advised that staff has submitted the City's legislative requests to the City's lobbyists, and staff is drafting summaries for each project for use by the lobbyists. She reported on the Local Mitigation Strategy meeting and thanked the City's adjacent cities for supporting the City's projects. She also reminded the Council that the City's Evaluation & Appraisal Report will be heard by the Local Planning Agency on February 22nd, and the first public hearing will be held at Council's next regular meeting on March 1st.

- 1. Discussion regarding FEMA's Community Disaster Loan (CDL) program and direction to staff (Green Sheet No. 23-02-030)

City Manager Hunter addressed FEMA's Community Disaster Loan (CDL) program, which has been presented as an alternative to a commercial loan.

The City is still pursuing the line of credit process, but staff is seeking direction to pursue applying for this loan with technical assistance provided by the State.

Moved by: Council Member Carr

Seconded by: Council Member Bogacz

Motion to authorize staff to pursue the Community Disaster Loan.

Motion Carried.

14. Mayor and Council Member Reports

Council Member Forbes reported on FDOT's plans for widening I-75 to eight lanes, as opposed to ten lanes.

Council Member Bogacz reported on the Fire District's meeting where four firefighters received Phoenix Awards and provided an update regarding the construction renovations for Station #7 on Hickory Boulevard.

Council Member Purdon reported on an expedited timetable for reopening Lover's Key State Park and expressed condolences to the family of Fort Myers Police Chief Derrick Diggs.

Council Member Fullick reported on the Tourist Development Council meeting where the County engineer addressed the Bonita beach sand renourishment project timeline. He also reported that the tourist tax revenue is down 45.9%.

Council Member Carr reported on her trip to D.C. where she attended the Florida League of Cities FAST Fly-In.

15. Public Comment

Ron George commented on the concern from some beach residents regarding the reopening of the beaches and law enforcement presence.

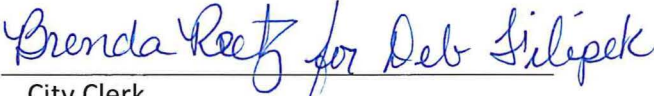
Ben Hershensen expressed concern regarding increased demand on existing aquifers due to new development.

Kyle Moran commented on the progress downtown.

16. Adjournment

There being no further items to discuss, the meeting adjourned at 10:20 am.


Mayor Rick Steinmeyer


City Clerk