



**City Council Chambers**  
9101 Bonita Beach Road  
Bonita Springs, Florida 34135

**City of Bonita Springs**  
**City Council**  
**Meeting Minutes**  
December 6, 2023

**1. Call to Order**

*Mayor Steinmeyer called the meeting to order at 5:30 p.m. and motioned to allow Council Member Corrie to participate and vote remotely via Zoom; seconded by Council Member Carr. The motion carried 5-0.*

**2. Invocation**

*The invocation was provided by Rev. Riley Grandell of Gulf Shore Church.*

**3. Pledge of Allegiance**

*Mayor Steinmeyer led the Pledge of Allegiance*

**4. Roll Call**

*The City Clerk called the roll:*

*Present: Mayor Steinmeyer, Council Member Purdon, Council Member Carr, Council Member Fullick, Deputy Mayor Forbes, Council Member Corrie (via Zoom)*

*Absent: Council Member Bogacz*

**5. Approval of Agenda**

*No changes*

**6. Mayor's Welcome**

*Mayor Steinmeyer welcomed and thanked those in attendance.*

**7. Public Comment on Agenda Items**

*None*

**8. Zoning and Land Use Items:**

- A. (Second Reading) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS TO REZONE PORTIONS OF PROPERTY LOCATED AT APPROXIMATELY 24461 S. TAMIAMI TRAIL, BONITA SPRINGS, FLORIDA 34135 TOTALING +/- 4.1 ACRES FROM THE LIGHT INDUSTRIAL DISTRICT TO THE GENERAL COMMERCIAL DISTRICT; AND PROVIDE FOR AN EFFECTIVE DATE. (Green Sheet No. 23-12-270)

*The Clerk read the title block into the record. City Attorney Rooney administered the oath to those intending to give testimony for Agenda Item 9a and the related item, 9b. Mike Fiigon, Senior Planner with Community Development, provided an overview of the applicant's request and the criteria for approval that has been met.*

*Council Member Carr motioned to approve; seconded by Deputy Mayor Forbes.*

*City Attorney Rooney called for public comment. Attorney Patrick Neale commented on behalf of his client, Arbor Properties dba Super Suds Car Wash. He stated that his client has no objection to the rezoning; however, he does have an objection to the special exception request, so he will speak under that item (8b).*

*The Clerk recorded the vote by roll call; the motion carried 6-0. **Ordinance 2023-16 adopted.***

**B. A ZONING RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A SPECIAL EXCEPTION REQUEST TO ALLOW A CAR WASH FACILITY ON PROPERTY LOCATED WITHIN THE U.S. CORRIDOR OVERLAY, PURSUANT TO LDC 4-898; LOCATED AT 24461 SOUTH TAMiami TRAIL, BONITA SPRINGS, FLORIDA 34135; AND PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet No. 23-12-272)**

*Mike Fiigon, Senior Planner with Community Development, introduced the special exception request as a companion item to Agenda Item 9a. He presented an overview of the project details and indicated that the project meets all criteria for approval of a special exception request in the US 41 Overlay District. Mr. Fiigon stated staff recommends approval and he reviewed a list of five recommended conditions of approval. A discussion ensued. The engineer for the applicant, Craig Boisseau of Thomas Engineering Group, responded to questions remotely via Zoom.*

*Council Member Fullick asked for clarification regarding the distance of the proposed Tidal Wave Car Wash to the Super Suds Car Wash, which is located south of Bonita Beach Road. Council Member Fullick stated that the email submitted to Council by Attorney Patrick Neale, on behalf of his client (Super Suds Car Wash), indicated that the distance is less than ½ mile. Attorney Neale responded that there was an error in the email. Mike Fiigon stated that the actual distance is 4-miles.*

*Deputy Mayor Forbes motioned to approve the request; Mayor Steinmeyer seconded, and then called for public comments.*

*Attorney Patrick Neale, speaking on behalf of Arbor Properties dba Super Suds Car Wash, commented on industry standards for distance between car washes, stating that the International Car Wash Association recommends a separation of at least two miles to avoid market saturation. Deputy Mayor Forbes suggested that Community Development consider whether a future zoning change from 500 feet separation to two miles is warranted.*

*Rachel Brown commented that there are already quite a few car washes in the area, and she does not see the need to add more. Ms. Brown further stated that more car washes will not bring forth a better, more livable community.*

*The Clerk recorded the vote by roll call; the motion carried 5-1 (Council Member Corrie opposed).*

**9. Consent Agenda:**

*Council Member Corrie motioned to approve the Consent Agenda; Deputy Mayor Forbes seconded. The motion carried 6-0.*

- A. Approval of the November 15, 2023 Draft City Council Meeting Minutes.
  - B. Approval of the November 15, 2023 Draft City Council Workshop Minutes.
  - C. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Ian. (Green Sheet No. 23-12-265)
  - D. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Idalia (Green Sheet No 23-12-266)
  - E. Approve a Resolution to engage five (5) firms for the City's Miscellaneous Grant Writing and Support Services (CN 23-23) and authorize staff to enter into negotiations with the firms selected. (Green Sheet No. 23-12-268)
  - F. Approve the proposal from RVi Planning + Landscape Architecture for the Design of the Leitner Creek Soccer Complex Project in the amount of \$399,700.00. (Green Sheet No. 23-12-269)
  - G. Approve the change order for the Community Park Baseball Complex Phase 3 renovations project in the amount of \$104,938.00 to include the Restroom Facility Renovations. (Green Sheet No. 23-12-271)
  - H. Approve policy amendment to allow City staff to conduct local review of floodway encroachments in accordance with CFR 44, Florida Statutes, and the City's Flood Hazard Reduction Program. (Green Sheet No. 23-12-276)
- Opportunity for City Council Comments on Consent Agenda

**10. Mayor & Council Member Items:**

*No items.*

**11. City Attorney's Items:**

- A. Approve Agreement for Sale and Purchase for the acquisition and condemnation of parcel 206 required for the Bonita Grande Drive Extension to the City's planned park facilities adjacent to the Larry Kiker Preserve. (Green Sheet No. 23-12-274)

*City Attorney Rooney introduced the item, stating that it is part of the City's ongoing efforts to acquire the necessary right of way, all the way up to the future City park. BG Mine will reimburse the costs of this acquisition pursuant to the Settlement Agreement.*

*Deputy Mayor Forbes motioned to approve; Council Member Carr seconded. The motion carried 6-0.*

## 12. City Manager's Items:

- A. Presentation and update from Dr. Margaret Banyan regarding State-required and potential optional Comprehensive Amendments, as determined by the City's Evaluation and Appraisal Review (E.A.R.) (Green Sheet No. 23-12-267)

*City Manager Hunter introduced Dr. Margaret Banyan, who presented on the process for updates to the Comprehensive Plan. Dr. Banyan's presentation included an overview of state-required amendments, optional amendments, and a timeline. (Presentation on file in the Clerk's office)*

- B. Presentation and review of the Preliminary 2022-2023 Fiscal Year end Financial Report. (Green Sheet No. 23-12-273)

*Lisa Roberson, Director of Administrative and Financial Services, provided a presentation which included a long-range financial outlook for Florida, and updates on City fund balances and FEMA reimbursements. (Presentation on file in the Clerk's office)*

- C. Update on Hurricane Ian recovery

*Director of Community Development John Dulmer provided an update on Hurricane Ian related permitting.*

### Additional City Manager Information Items

*City Manager Hunter and Assistant City Manager Feeney informed Council that Rep. Adam Botana reached out for information about the Bonita Beach Road and US 41 Quadrant, and the City's past Visioning Study for Bonita Beach Road. The information requested is for potential funding from the Florida Dept of Transportation. By consensus, Council directed staff to provide the requested information; however, the City's legislative priorities take priority.*

*City Manager Hunter informed Council that there will be limited parking while the City Hall parking lot is under construction, so an alternative location will be needed for the January 17<sup>th</sup> Council meeting, as well as Zoning Board and LPA meetings held in January. Chief DeWitt has offered to accommodate those meetings at the fire district, which is already set-up with audio and video necessary for live broadcasts. Other advisory committee meetings will take place at the Recreation Center.*

## 13. Mayor and Council Member Reports

- *Council Member Carr stated that the Holiday in the Park event was wonderful, beautiful, and joyous.*
- *Council Member Corrie informed Council that the final meeting of the Resiliency Task Force will be held on Dec. 15. He also expressed concern about the number of recent FPL outages and surges, and asked staff to report back to Council on whether those outages and surges have impacted city operations.*

- Council Member Fullick discussed a program that existed in the city about 15 years ago called, "Paint Your Heart Out," which involved teams of volunteers painting houses owned by low-income residents. The program was funded through donations. He stated he would like to bring this program back, with each member of Council identifying an appropriate family in their district who would benefit from the program. Council provided direction to Council Member Fullick to proceed.
- Deputy Mayor Forbes motioned to task staff with researching costs and options associated with adding a referendum question to the ballot during the 2024 election cycle pertaining to Rails to Trails, and then report back to Council; Council Member Corrie seconded. Council Member Carr stated she would rather have staff spend time tackling the priorities already established rather than new projects.

The motion carried 4-2 (Council Member Carr and Mayor Steinmeyer opposed).

#### 14. Public Comment

None

#### 15. Adjournment

There being no further business, the meeting adjourned at 7:24 p.m.

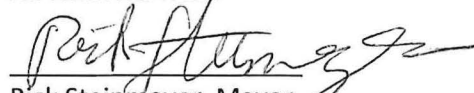
Prepared by:

  
Mike Sheffield, City Clerk

APPROVED BY CITY COUNCIL

Date: 12/20/23

AUTHENTICATED:

  
Rick Steinmeyer, Mayor