

NOTICE OF PUBLIC MEETING
CITY COUNCIL
CITY OF BONITA SPRINGS
OFFICIAL AGENDA
WEDNESDAY, AUGUST 5, 2020
5:30 P.M.
CITY HALL
BONITA SPRINGS RECREATION CENTER
26740 PINE AVENUE
BONITA SPRINGS, FLORIDA 34135

Public comment available via email and in person

To submit a public comment via email, please email any comments to the City at citymeetings@cityofbonitasprings.org and include the meeting date in the subject line. All emails for public comment must be received by **Noon on Wednesday August 5, 2020**

Interested parties may also attend the public hearing to provide comments in accordance with the City's code or as those provisions may be modified by the City Council. All CDC and FDOH guidelines pertaining to COVID-19 shall be observed at all times.

[click here](#) to watch the meeting online, or visit the city's website at www.cityofbonitasprings.org and click "how do I?" and then click "watch a meeting live" to access the live stream.

- I. Call to Order
- II. Invocation
- III. Pledge of Allegiance
- IV. Public comment on agenda items
- V. Zoning and land use items.

A. Second Reading and Public hearing of the following Zoning Ordinance:

Barefoot Beach Hotel Mixed Use Planned Development: A Zoning Ordinance of the City of Bonita Springs, Florida; approving application PD18-45808-BOS rezoning 4.75+/- acres from Community Commercial (CC) and Commercial (CS) to a Mixed Use Planned Development (MPD) to allow a 202 room hotel, 42 multifamily dwelling units and 11,130 square feet of commercial space; for a property located on the north side of Bonita Beach Road, west of Imperial River Road and east of Okeana Street; and providing for an effective date. (Greensheet No. 20-08-203)

Short recess, if needed

B. 1 Second Reading and Public hearing of the following Zoning Ordinance:

A Zoning Ordinance of the City of Bonita Springs, Florida; Considering a request by Pelican Landing Golf Resort Ventures, LP, to amend Lee County Zoning Resolution No. 94-014, Pelican Landing Residential Planned Development (RPD)/Commercial Planned Development (CPD), to (1) rezone 20+/- acres from the Kersey Smoot RPD to the Pelican Landing CPD/RPD; (2) to amend Condition 9 to create "F1" in the RPD land development area and add continuing Care

Facility (CCF), Assisted Living Facility (ALF), Independent Living Facility (ILF) and Health Care Facilities, Groups I, II, and III to the list of permitted uses; and (3) to amend Condition 12 associated with Deviation 12 to allow a maximum of four (4) residential buildings with a height greater than seventy-five (75) feet above minimum flood elevation north of Coconut Road in reference to RPD land development area "F1", on land located within the Pelican Landing Golf Resort (A/K/A Raptor Bay) at the northwest intersection of Coconut Point Resort Drive and Coconut Road, Bonita Springs, FL 34134, on 55 +/- Acres; providing for an effective date. (Greensheet No. 20-08-202)

B. 2 Pelican Landing DRI Amendment, LDC Sec. 4-131(d)(1)c:

A Resolution of the City of Bonita Springs, Lee County, Florida; amending Map H for the Pelican Landing Development of Regional Impact, State DRI#1-9293; providing findings of fact, conclusions of law, action on request and conditions of approval, legal effect and limitations of this development order and administrative requirements, transmittal and effective date.
GREENSHEET AND BACKUP MATERIALS WILL BE PROVIDED VIA ADDENDUM.

Short recess, if needed

- C. Public Hearing to commence the transmittal process to amend the Bonita Springs Comprehensive Plan related to the Bayview on Estero Bay (a/k/a Weeks Fish Camp) project. If approved, transmit to the Florida Department of Economic Opportunity (DEO) through the Expedited State Review Process.

An Ordinance of the City of Bonita Springs, Florida, providing for adoption of a comprehensive plan amendment to the future land use element, to amend the future land use map from City of Bonita Springs Resource Protection, Lee County Outlying Suburban, and Wetlands to Coconut Village and Resource Protection; providing for an amendment to Coconut Village future land use category; providing for intent; providing for severability; providing for an effective date. (Greensheet No. 20-08-208)

Short recess, if needed

NOTE: The entire packet for the above Zoning items is available for review at the Office of the City Clerk. You can also view the entire packet on the City of Bonita Springs Website at:
<http://www.cityofbonitasprings.org/cms/one.aspx?pageId=13788499>

- VI. 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.)
- A. Review of June 2020 Monthly Capital Improvement Projects Report. (Greensheet No. 20-08-197)
 - B. Review of June 2020 Monthly Financial Reports. (Greensheet No. 20-08-195)
 - C. Approve staff to submit a letter to the Lee County Department of Human and Veteran Services identifying the proposed projects and budget for allocation of the City of Bonita Springs Community Development Block Grant (CDBG) funds for the FY2019-2020 Entitlement budget for public infrastructure within the defined eligible areas. (Greensheet No. 20-08-210)
 - D. Accept Selection Committee's recommendations and authorize staff to begin negotiations with the top ranked consultant, Singhofen & Associates, Inc. for the Spring Creek Bonita Springs Golf Course Flood Improvement Project Phase 1 RFQ 20-03 Design/Construction Improvements. (Greensheet No. 20-08-198)

- E. Authorize staff to purchase and prepare an agreement for City Manager approval of the “Glassinator” wind sculpture art piece by artist Andrew Carson. (Greensheet No. 20-08-205)
- F. Approval of Lee County Interlocal Agreement for Solid Waste Disposal, System Assessment and Supplemental Services with the City of Bonita Springs. (Greensheet No. 20-08-211)
- G. Request approval of Supplemental Task Authorization (STA) from Hole Montes for West Terry St. Pathway Extension from Pine Street to the existing sidewalk at the culvert crossing on the west side of the railroad, in the amount of \$62,70000. (Greensheet No. 20-08-212)
- H. Approve resolution confirming the selection committee’s recommended ranking and authorizing staff to negotiate with the top-ranked vendor, Lit & More, to provide digitizing services to the City’s Community Development department. (Greensheet No. 20-08-217)
- I. Approve a Resolution of the City of Bonita Springs determining that the property identified on the attached list is surplus and should be removed from the city’s inventory, authorizing the City Manager to dispose of the surplus property and providing an effective date. (Greensheet No. 20-08-216)

- Opportunity for City Council comments on Consent Agenda items

VII. Proclamations and Presentations:

- A. Proclamation in recognition of the 15th Annual International Parental Alienation Awareness Day and Bubbles of Love Day.

VIII. Mayor and Council Member items:

- A. Approve a Resolution joining the 2020 National Mayor’s Challenge for Water Conservation. (Mayor Simmons; Greensheet No. 20-08-196)
- B. Appoint a member to the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals (Zoning Board) to fill a vacancy on the Board. (Mayor Simmons; Greensheet No. 20-08-207)
- C. Ratify Mayor Simmons signing of Letter of Support to Dr. Michael Savarese of FGCU’s Department of Marine & Marine Sciences in support of FGCU’s DEO Grant Application. (Mayor Simmons; Greensheet No. 20-08-213)
- D. Discussion regarding creation of a Citizen Water Quality Advisory Committee. (Mayor Simmons; Greensheet No. 20-08-214)
- E. discussion of providing incentives, such as administrative leave, to City employees who serve as poll workers for the upcoming elections. (Mayor Simmons; Greensheet No. 20-08-218)
- F. Discussion regarding a request from the owners of property located at 27121 Pine Avenue for Council’s permission to occupy a portion of the City’s right-of-way along Rosemary Avenue. (Gibson; Greensheet No. 20-08-204)

IX. City Attorney’s items:

- A. First reading of an ordinance authorizing the purchase of the 248 acres pursuant to the Settlement Agreement between the City and BG Mine, LLC and BE 287, LLC. (Greensheet No. 20-08-215)

Short recess, if needed

X. City Manager items:

- A. Direction to staff regarding professional services agreement with Capitol Strategies Consulting for legislative and agency lobbying services. (Greensheet No 20-08-201)
- B. Approval a proposal from EnviroStruct LLC from the Construction Manager at Risk Continuing Services agreement in an amount not to exceed \$985,787.31 for Community Park Baseball Complex Phase 1 renovations. (Greensheet No. 20-08-206)
- C. City's COVID-19 update.

XI. Mayor and Council Member reports:

XII. Approval of Minutes: 07/14/20

XIII. Public Comment:

XIV. Adjournment.

ANY PERSON REQUIRING SPECIAL ACCOMMODATIONS AT ANY OF THE MEETINGS BECAUSE OF A DISABILITY OR PHYSICAL IMPAIRMENT SHOULD CONTACT MEG WEISS, THE MEETING. IF A PERSON DECIDES TO APPEAL A DECISION MADE BY THE COUNCIL IN ANY MATTER CONSIDERED AT THIS MEETING/HEARING, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS TO BE MADE, TO INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH ANY SUCH APPEAL IS TO BE BASED.

PRINTED COPIES OF THE AGENDA WILL BE PROVIDED AT THE MEETING. TO VIEW THE ENTIRE CITY COUNCIL MEETING PACKET PLEASE VISIT WWW.CITYOFBONITASPRINGS.ORG

NOTE: AGENDAS ARE AVAILABLE FOR VIEW, AND THE MEETING CAN BE VIEWED AT <http://www.cityofbonitasprings.org/cms/one.aspx?pageId=13788697> THIS MEETING IS TELEVISED ON COMCAST CHANNEL 98. YOU MAY ALSO VIEW THE MEETING ON HOTWIRE CHANNEL 398; CENTURY LINK/PRISM TV CHANNEL 87; AND SUMMIT BROADBAND CHANNEL 96.

NEXT MEETING: 08/19/20