

NOTICE OF PUBLIC MEETING
CITY COUNCIL
CITY OF BONITA SPRINGS
OFFICIAL AGENDA REVISED
WEDNESDAY, AUGUST 19, 2020
9:00 A.M.

BONITA SPRINGS RECREATION CENTER
26740 PINE AVENUE
BONITA SPRINGS, FLORIDA 34135

**PUBLIC COMMENT AVAILABLE VIA EMAIL, PHONE AND IN
PERSON IN ACCORDANCE WITH SOCIAL DISTANCING GUIDELINES**

Due to social distancing guidelines, please email the City at CITYMEETINGS@CITYOFBONITASPRINGS.ORG in order to:

1. Submit your comment in writing prior to the meeting; or
2. Provide your name and telephone number to participate by phone during the meeting. a member of staff will contact you prior to the meeting with call-in instructions. also, please indicate in your email which meeting you would like to participate by phone.

PLEASE INCLUDE THE MEETING DATE IN THE SUBJECT LINE OF YOUR EMAIL. ALL EMAILS FOR PUBLIC COMMENT MUST BE RECEIVED BY 3:00 P.M. ON AUGUST 18, 2020.

[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.

Interested parties may also attend the public hearing in person to provide comments in accordance with the City's code or as those provisions may be modified by the City Council. Social distancing and other centers for disease control (CDC) and Florida Department of Health (FDOH) guidelines pertaining to COVID-19 will be followed and observed.

I. Call to order

II. Invocation

III. Pledge of allegiance

IV. Roll call

V. Public comment on agenda items

VI. Zoning and land use items:

- A. **ADDENDUM WITH ZONING ORDINANCE BONITA GRANDE DRIVE MPD:** First reading and public hearing of the following Zoning Ordinance: A request to rezone 67.5 +/- acres from Commercial Planned Development (CPD) to a Mixed-Use Planned Development (MPD) to allow for a maximum of 482 multi-family dwelling units (inclusive of an Assisted Living Facility) and a 165-room hotel at a maximum building height of 65 feet/6 habitable floors; and up to 315,000 square feet of commercial/retail at a maximum building height of 55 feet/5 habitable floors. (Greensheet No. 20-08-241)

- B. **ADDENDUM WITH ORDINANCES:** First Reading and Public Hearing to commence the transmittal process to amend the Bonita Springs Comprehensive Plan related to its Downtown vision and other updates to the Future Land Use, Transportation, and Housing Elements as directed by the City Council. If approved, transmit to the Florida Department of Economic Opportunity (DEO) through the Expedited State Review Process (Greensheet for both Ordinance 20-08-235)

An Ordinance of the City of Bonita Springs, Florida, providing for adoption of a comprehensive plan amendment relating to the downtown redevelopment area amending the future land use element and future land use map series, transportation, conservation/coastal management, housing, and capital improvement elements; providing for intent; providing for severability; providing for an effective date.

An Ordinance of the City of Bonita Springs, Florida, providing for adoption of a comprehensive plan amendment to amend the future land use element and future land use map series, transportation element and transportation map series, and housing; providing for intent; providing for severability; providing for an effective date.

NOTE: The entire packet for the above Zoning and land use items are available to view on the City of Bonita Springs Website at:

<http://www.cityofbonitasprings.org/cms/one.aspx?pageId=13788499>

To view the file please contact Community Development at 239 444-6163 to make an appointment.

Short Recess, if needed.

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.)

ADDENDUM 2: Request approval of a special event permit for a firework display at Hyatt Regency Coconut Pointe, Bonita Springs, FL on Tuesday, August 19, 2020. (Greensheet No. 10-08-227)

- A. Approve a Resolution for a Budget Transfer for Supplemental Task Authorization No. 2 from Hole Montes for the West Terry Street Multi-Use pathway previously approved on August 5, 2020. (Greensheet No. 20-08-225)
- B. Approve Resolution to award Bonita Drive Pathway & Drainage Project RFB 20-11 to the lowest responsible, responsive bidder, Thompkins Contracting Company in the total bid amount of \$848,972.07 pending approval of all documentation. (Greensheet No. 20-08-226)
- C. Approve FEMA funding pass-through agreement with the Florida Division of Emergency Management for receipt of funding for COVID-19 allowable costs. (Greensheet No. 20-08-222)
- D. Approve Budget Resolution to transfer budget from the Vehicle Replacement Reserve to Neighborhood Services for a replacement truck. (Greensheet No. 20-08-228)
- E. Approve Budget Resolution to transfer budget among expenditure accounts within the Stormwater Fund. (Greensheet No. 20-08-229)
- F. Authorize the City Manager to sign an agreement to approve the partnership agreement between the City of Bonita Springs and the Sky Family YMCA for an Afterschool program for the 2020-

2021 school year as well as the 2021 Summer Camp programs, which will both be held at the Bonita Springs Recreation Center. (Greensheet No. 20-08-230)

- G. Approve agreement with Lit & More to provide digitizing services to the City's Community Development Department. (Greensheet No. 20-08-233)
- H. Adopt a Resolution to approve the Selection Committee's recommendations to engage three (3) firms for the Grant Writing and Support Services CN20-10 and authorize staff to begin negotiations with the three (3) firms. (Greensheet No. 20-08-234)

- OPPORTUNITY FOR CITY COUNCIL COMMENTS ON CONSENT AGENDA ITEMS

VIII. Proclamations and Presentations:

IX. Mayor and Council Member items:

- A. Appoint one member to the City of Bonita Springs Local Planning Agency to fill a vacancy on the Board. (Mayor Simmons; Greensheet No. 20-08-232)

X. Public Hearing:

- A. Second Reading and Public Hearing of the following ordinance: An Ordinance authorizing the issuance of not to exceed \$5,100,000 in principal amount of a debt obligation to finance the acquisition of approximately 248 acres of land; providing for a covenant to budget and appropriate legally available non-ad valorem revenues to pay the principal of, redemption premium, if any, and interest on the debt obligation; providing for the rights of the holder of such note; providing severability; providing for an effective date. (Greensheet No. 20-08-237)
- B. Adopt a Resolution for Annual Stormwater Assessment.
- C. **ADDENDUM WITH RESOLUTION AND DOAH PETITION:** Consider the Angler's Paradise Residential Planned Development/Commercial Planned Development (RPD/CPS) Master Concept Plan (MCP) Reinstatement application (Greensheet No. 20-08-242)

Short recess, if needed.

XI. City Attorney's Items:

- A. Approve Resolution selecting proposal from Truist Bank for the financing and acquisition of land. (Greensheet No. 20-08-240)

XII. City Manager's Items:

- A. Approve the contract for Florida Legislative and Agency Lobbying Services with Capitol Strategies Consulting, Inc. (Greensheet No. 20-08-239)
- B. Approve Budget Resolution to amend the budget for the issuance of debt and acquisition of land. (Greensheet No. 20-08-231)
- C. FY 2020-2021 Discussion and Updates: Review of information requested during the August 3, 2020 budget meeting and changes to the City Manager draft budget. (Greensheet No. 20-08-223)
- D. City's COVID-19 update.

XIII. Mayor and Council reports:

XIV. Approval of Minutes:

XV. Public Comment:

XVI. Adjournment.

ANY PERSON REQUIRING SPECIAL ACCOMMODATIONS AT ANY OF THE MEETINGS BECAUSE OF A DISABILITY OR PHYSICAL IMPAIRMENT SHOULD CONTACT MEG WEISS, DIRECTOR OF ADMINISTRATIVE SERVICES, AT 239-949-6262, AT LEAST 48 HOURS PRIOR TO 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: 09/02/20