

NOTICE OF PUBLIC MEETING
CITY COUNCIL
CITY OF BONITA SPRINGS
OFFICIAL AGENDA
WEDNESDAY, OCTOBER 7, 2020
5:30 P.M.

**BONITA SPRINGS FIRE CONTROL AND RESCUE DISTRICT
27701 BONITA GRANDE DRIVE
BONITA SPRINGS, FL 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 NOON ON OCTOBER 7, 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:

First reading and public hearing of the following Ordinances:

- A. 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. 20-10-300)

- B. An Ordinance of the City of Bonita Springs, Florida, rescinding the Development Order for the Bonita Bay Development of Regional Impact in accordance with Section 380.115(2), Florida Statutes; providing for repeal of conflicting Ordinances or Resolutions; and providing for an effective date. (Greensheet No. 20-10-295)

Short recess, if needed.

VII. First Reading and Public Hearing of the following Zoning Ordinances:

- A. A Zoning Ordinance of the City of Bonita Springs to rezone 30.51 +/- acres from Commercial Planned Development (CPD), Residential Planned Development (RPD), Mobile Home Planned Development (MHPD), and Agriculture (AG-2) to Residential Planned Development (RPD) and Commercial Planned Development (CPD) to allow a public boat ramp, wet and dry boat slips, a Continuing Care Facility (CCF) containing a maximum of 300 Independent Living Facility (ILF) units and a 75 bed Assisted Living Facility (ALF) or 300 multifamily dwelling units at the northwest corner of Coconut Road and Coconut Point Resort Drive; and providing for an effective date. Zoning Ordinance will be provided via Addendum. (Greensheet No. 20-10-299)
- B. A Zoning Ordinance of the City of Bonita Springs to rezone 1.82 +/- acres from Industrial Planned Development (IPD) to Industrial Planned Development (IPD) for two parcels located at 10971 and 10979 Enterprise Avenue, Bonita Springs, Florida 34135; and, providing for an effective date. Zoning Ordinance will be provided via Addendum. (Greensheet No. 20-10-296)
- C. A Zoning Ordinance of the City of Bonita Springs amending the existing zoning for the Bonita Village Mixed-Use Planned Development; amending the provisions relating to permitted height along the northern and eastern boundaries of the project, amending the master concept plan, and amending the schedule of deviations; on 19 +/- acres along the north of Bonita Beach Road, east of Imperial River Road, and west of Meadowlark Lane; and, providing for an effective date. Zoning Ordinance will be provided via Addendum. (Greensheet No. 20-10-298)

VIII. Public hearing to consider adoption of the following Amendments to the Bonita Springs Comprehensive Plan.

- A. 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. (Greensheet No. 20-10-311)

AND

- B. 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. (Greensheet No. 20-10-311)

Short recess, if needed.

IX. 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. Approve a sub-recipient agreement between the City of Bonita Springs and Excel Contractors, LLC for Grant Writing and Support Services. (Greensheet No. 20-10-301)

- B. Approve a sub-recipient agreement between the City of Bonita Springs and Woodard & Curran, Inc., for Grant Writing and Support Services. (Greensheet No. 20-10-302)
- C. Review of August 2020 Monthly Financial Reports. (Greensheet No. 20-10-291)
- D. Review of 2020 Monthly Capital Improvement Projects Report. (Greensheet No. 20-10-287)
- E. Approve Budget Resolution to transfer FY 2020 General Fund budget from the Historic Preservation Project and Grant budgets in the General Fund to the Goodbread Grocery (also known as the Dixie Moon) relocation and restoration Capital Project Fund account. (Greensheet No. 20-10-289)
- F. Approve award to Antonio Correia for consulting services for Government Access Cable Channel BTV98 pursuant to RFP 20-17. (Greensheet No. 20-10-290)
- G. Authorize the third extension of the agreement allowing the Bonita Springs Lions Club to operate a Farmers Market on Wednesdays from 8:00 am-1:00 pm at the Lemon Tree Lot commencing October 14, 2020 – September 30, 2021. (Greensheet No. 20-10-294)
- H. Approve the purchase and installation of HD camera equipment and video production system for Council Chambers, to be installed concurrently with the City Hall construction project. (Greensheet No. 20-10-307)
- I. Review of Five-Year Financial Projections. (Greensheet No. 20-10-288)

• OPPORTUNITY FOR CITY COUNCIL COMMENTS ON CONSENT AGENDA ITEMS

X. Proclamations and Presentations:

- A. Presentation of Florida League of Cities Municipal Achievement Award by Shwanda Barnett with the Florida League of Cities.
- B. Proclamation in celebration of Hispanic Heritage Month.
- C. Recognition of the Bonita Springs High School varsity football team for their first-ever victory.

Short recess, if needed.

XI. Mayor and Council Member Items:

- A. Presentation by Bonita Bay addressing lake management processes and environmental concerns. (Corrie; Greensheet No. 20-10-309)
- B. Discussion regarding the Zoning Board. (Quaremba and Corrie; Greensheet No. 20-10-312)
- C. A Resolution appointing Members to the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals. (Mayor Simmons; Greensheet No. 20-10-305)
- D. A Resolution appointing a Chair to the Board for Land Use Hearings and Adjustments and Zoning Board of Appeals. (Mayor Simmons; Greensheet No. 20-10-293)

XII. First Reading and Public Hearing of the following Ordinances:

- A. An Amendment to the Bonita Springs Land Development Code Chapter 4 (Zoning) and 6 (Signs); relating to the Old U.S. 41 Redevelopment Overlay District; Sections 4-866 through Section 4-885 to repeal and replace the Old U.S. 41 Redevelopment Overlay District with the downtown Form-Based Code for the Downtown District; repeal and replace Section 6-116 Permanent Signs on Old U.S. 41 from Bonita Beach Road to Rosemary Street with the new form-based code recommendations; providing for conflicts of law, severability, codification, scrivener's errors, and modifications that may arise from consideration at public hearing and an effective date. Ordinance will be provided via Addendum. (Greensheet No. 20-10-297)
- B. An Ordinance of the City Council of Bonita Springs, Florida, adopting the 2020 Five Year Capital Improvement Program Annual Update; providing for legislative findings; providing for severability; providing for exclusion from codification; and providing for an effective date. (Greensheet No. 20-10-286)
- C. An Ordinance of the City of Bonita Springs, Florida, amending Chapter 4, Zoning, of the Land Development Code; clarifying development standards relating single and two-family residential developments in Mobile Home Zoning districts; and, providing for severability, conflicts, codification, scrivener's errors; and providing for an effective date. (Greensheet No. 20-10-306)
- D. An Ordinance of the City of Bonita Springs, Florida, amending Chapter 4 Zoning, Article VI supplementary district regulations, Division 30 Property Development Regulations, Subdivision III Subdivisions, of the Land Development Code; providing for permitted encroachments relating to mechanical equipment; and, providing for severability, conflicts, codification, scrivener's errors; and providing for an effective date. (Greensheet No. 20-10-308)

XIII. Second Reading and Public Hearing of the following Ordinance:

- A. Continued from September 16, 2020: An Ordinance of the City of Bonita Springs, Florida, amending Division 37, Subdivision II, Temporary Uses and Subdivision III. Mobile Food Vendors of the Land Development Code relating to mobile food vendors; providing for severability, conflicts, codification, scrivener's errors; and providing for an effective date. (Greensheet No. 20-10-310)

Short recess, if needed

XIV. City Attorney's Items:

- A. Approve addendum to FGCU Riverkeep Agreement. (Greensheet No. 20-08-292)

XV. City Manager's Items:

- A. Approve a sub-recipient agreement between Lee County and the City of Bonita Springs for Community Development Block Grant – Coronavirus (CDBG-CV) Entitlement Funds in the amount of \$206,313. (Greensheet No. 20-10-304)
- B. City's COVID-19 update.

XVI. Mayor and Council Member Reports:

XVII. Approval of Minutes: 09/02/20 & 09/09/20

XVIII. Public comment:

XIX. 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.

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: 10/21/20