



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

CITY COUNCIL MEETING AGENDA

October 4, 2023
5:30 p.m.

If you plan to address the City Council, please complete a “Public Comment Card” located on the table outside of Chambers. Completed comment cards should be submitted to the City Clerk who sits to the left of the podium prior to the start of the meeting.

To submit your public comment in writing, please email your name, address, and comments to CITYMEETINGS@CITYOFBONITASPRINGS.ORG. **Any written public comment must be received by 2:00 p.m. on October 4, 2023.**

The City of Bonita Springs will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income, or marital status. To request an ADA-qualified reasonable modification at no charge to the requestor, please contact City Clerk Mike Sheffield by calling (239) 949-6262 at least 48 hours prior to the meeting.

If a person decides to appeal a decision made by the Council on any matter at this meeting, such person must have a verbatim record of the proceeding to include the testimony and evidence upon which such appeal is to be based.

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Approval of Agenda
6. Mayor’s Welcome
7. Public Comment on Agenda Items
8. Zoning and Land Use Items:
 - A. (Second Reading and Public Hearing) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS TO AMEND THE ESTERO BAY COMMERCIAL PLANNED DEVELOPMENT/ RESIDENTIAL PLANNED DEVELOPMENT (CPD/RPD) TO INCREASE THE RPD BOUNDARY BY 5.3 ± ACRES;

REMOVE THE NORTHEASTERN PRESERVE CONSISTING OF 0.62± ACRES AND INCREASE THE MANGROVE PRESERVE AREA FROM 3.51 ACRES TO 3.64 ACRES; REMOVE THE ALF/ILF/CCRC DEVELOPMENT OPTION (OPTION 1); ADD TOWNHOMES AND TWO-FAMILY ATTACHED HOMES TO THE SCHEDULE OF USES WITHIN THE RPD; ADD RPD DEVELOPMENT REGULATIONS FOR TOWNHOMES AND TWO-FAMILY ATTACHED HOMES; ADD A TRIP CONVERSION MATRIX TO ALLOW THE MULTI-FAMILY UNITS TO BE CONVERTED TO OTHER RESIDENTIAL TYPES WITH NO INCREASE TO PM PEAK HOUR TRIP GENERATION; MODIFY DEVIATION 8 AND DEVIATION 13 TO ADDRESS CHANGES IN BUILDING LAYOUT AND REMOVAL OF PRESERVE ACREAGE; ADD SIX NEW DEVIATIONS; AND MODIFY THE MASTER CONCEPT PLAN TO PROVIDE FOR THESE CHANGES; AND PROVIDE FOR AN EFFECTIVE DATE. (Green Sheet No. 23-10-224)

9. Appeals:

- A. Consider the appeal for the use of employee dormitories in Bonita Bay and provide direction to staff. (Green Sheet No. 23-10-222)

10. Consent Agenda:

- A. Approval of the September 12, 2023, Draft Budget Hearing Meeting Minutes
- B. Approval of the September 20, 2023, Draft Budget Hearing Meeting Minutes
- C. Approval of the September 20, 2023, Draft City Council Meeting Minutes
- D. Confirm and ratify Resolutions extending the Local State of Emergency due to Hurricane Ian. (Green Sheet No. 23-10-215)
- E. Confirm and ratify Resolutions extending the Local State of Emergency due to Hurricane Idalia. (Green Sheet No. 23-10-216)
- F. Approve a resolution to engage a firm for the City's Rosemary Drive Stormwater and Multi-Use Pathway Engineering Design Services (CN 23-12) and authorize staff to enter into negotiations with the number one ranked firm, Q. Grady Minor & Associates, PA. (Green Sheet No. 23-10-210)
- G. Approve extension of Code Enforcement Hearing Examiner Agreement with Wilbur Smith LLC (Green Sheet No. 23-10-211)

- H. Approve proposal from Ajax Paving Industries of Florida, LLC for asphalt repair work on Melody Lane, Hickory Blvd, W Terry Steet at Bel Rio, and the Terry Street roundabout for the amount of \$89,840.65. (Green Sheet No. 23-10-213)
- I. Approve a Resolution to engage three (3) firms for the City's NPDES Engineering Services (CN 23-19) and authorize staff to enter into negotiations with the firms selected. (Green Sheet No. 23-10-214)
- J. Approve a one-year renewal of the contract for audit services with Ashley, Brown & Smith, CPA's, P.A (Green Sheet No. 23-10-217)
- K. Approve the Parks and Recreation Agreement between the City of Bonita Springs and the Casa Mexico Adult Soccer league for the 2023-2024 soccer season. (Green Sheet No. 23-10-219)
- L. Approve contract modification #3 to the agreement with the Florida Division of Emergency Management for the Citrus Park Drainage Project, Phase 1. (Green Sheet No. 23-10-220)
- M. Approve a request from Shopping Shenanigans to host a weekly Flea Market to be held at Bonita Oaks Square located at 4450 Bonita Beach Road each Saturday morning from 9:00 a.m. to 1:00 p.m., from October 20, 2023- May 24, 2024. (Green Sheet No. 23-10-223)
- N. Authorize staff to work with Wright Construction Group for \$170,500.00 for priority one repairs at the Bonita Springs Community Pool. (Green Sheet No. 23-10-225)
 - Opportunity for City Council Comments on Consent Agenda

11. Mayor & Council Member Items:

12. City Attorney's Items:

- A. First reading of AN ORDINANCE OF THE CITY OF BONITA SPRINGS; AUTHORIZING THE SALE OF A PORTION OF REAL PROPERTY LOCATED AT 27601 KENT ROAD; AND, PROVIDING FOR EFFECTIVE DATE. (Green Sheet No. 23-10-228)
- B. Approved purchase and sale agreement with Bonita Springs Utilities to convey a vacant portion of City-owned land for property for a future water well site. (Green Sheet No. 23-10-229)
- C. Adopt a zoning resolution to modify the Pelican Landing Development of Regional Impact (DRI) local development order to remove approximately 5.3+/- acres from the Pelican Landing DRI. (Green Sheet No. 23-10-221)

13. City Manager's Items:

- A. Discussion regarding offer from the Bonita Springs Fraternal Order of Eagles to donate a parcel of land abutting the northern end of Marni Fields and direction to staff. (Green Sheet No. 23-10-227)
- B. Approve Task Order #2 with Portland State University in the amount of \$20,600 for the drafting and adoption of the Optional Comprehensive Plan Amendments to be conducted concurrently with the State-required Comprehensive Plan Amendments, as determined by the City's Evaluation and Appraisal Review (E.A.R.). (Green Sheet No. 23-10-226)
- C. Presentation and review of the August Financial Report (Green Sheet No. 23-10-218)
- D. Discussion regarding the City's legislative priorities and direction to staff. (Green Sheet No. 23-10-212)

14. Mayor and Council Member Reports:

15. Public Comment

16. Adjournment