



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

City of Bonita Springs City Council Meeting Agenda

February 5, 2025
5:30 p.m.

If you intend to address the City Council, please submit a completed “Public Comment Slip” to the City Clerk. Blank comment slips are available on the table outside of Council Chambers.

To submit a written public comment in advance of the meeting, email your name, address, and comment to citymeetings@cityofbonitasprings.org. **Written public comments must be received by 12:00 noon, Feb. 5, 2025.**

The City of Bonita Springs is committed to equal opportunity and does not discriminate on the basis of race, color, national origin, gender, age, disability, religion, income, or marital status. Under the Americans with Disabilities Act, anyone who requires an ADA-qualified accommodation to participate in this proceeding should contact City Clerk Mike Sheffield at (239) 949-6248 at least 48 hours in advance of the meeting. Such reasonable accommodation will be provided at no cost to the requester.

Any person who may seek to appeal a decision made by the City Council on any matter at this meeting is responsible for ensuring that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is to be based.

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Public Comment on Agenda Items
6. Ceremonial Presentations and Proclamations:
 - A. Proclamation recognizing the 75th Anniversary of the League of Women Voters of Lee County. (Sponsored by Council Member Carr)
 - B. Presentation recognizing contributors to the Lee County Sheriff's Office - Bonita Springs Community Policing Unit's annual “Shop with a Cop” event.
 - C. Presentation recognizing the promotion of Commander Blake Lee, Lee County Sheriff's Office, and his dedicated service to the people of Bonita Springs.

7. Public Hearings – Zoning and Land Use Items:

- A. (ADOPTION HEARING) A ZONING RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A SPECIAL EXCEPTION REQUEST FOR OUTDOOR CONSUMPTION ON PREMISES, ASSOCIATED WITH A 4-COP RESTAURANT, GROUP III USE, LOCATED WITHIN THE U.S. 41 CORRIDOR OVERLAY, PURSUANT TO LDC SEC. 4-898 LOCATED AT 25355 SOUTH TAMiami TRAL, STRAP NUMBER 21-47-25-B2-03204.0000, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-02-022)
- B. (SECOND READING AND PUBLIC HEARING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY TWO (2) ACRES FROM THE RESIDENTIAL PLANNED DEVELOPMENT (RPD) ZONING DISTRICT TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD), TO ALLOW SIX (6) SINGLE FAMILY UNITS AND ONE DEVIATION; LOCATED AT THE CORNER OF WISCONSIN STREET AND LAWHON FAMILY ROAD, ADDRESS 9650 LAWHON FAMILY ROAD, STRAP NUMBER 34-47-25-B2-00259.0040, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-02-024)
- C. (SECOND READING AND PUBLIC HEARING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY SIX (6) ACRES FROM THE RESIDENTIAL PLANNED DEVELOPMENT (RPD) ZONING DISTRICT TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD), TO DEVELOP UP TO 10 DWELLING UNITS; LOCATED AT 27400 ARROYAL ROAD, STRAP NUMBER 33-47-25-B2-00201.0000 BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-02-025)
- D. (FIRST READING AND PUBLIC HEARING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY EIGHT (8) ACRES FROM THE AGRICULTURAL (AG-2) ZONING DISTRICT TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD), TO ALLOW UP TO FORTY (40) DWELLING UNITS AND TWO DEVIATIONS; LOCATED AT THE NORTHWEST CORNER OF WISCONSIN STREET AND PENNSYLVANIA AVENUE, STRAP NUMBER 34-47-25-B2-00259.0020, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-02-023)
- E. **Deferred to 5:30 p.m., March 5, 2025 at Applicant's Request** (SECOND READING AND PUBLIC HEARING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY 4.6± ACRES FROM THE TWO-FAMILY CONSERVATION (TFC-2) ZONING DISTRICT TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD), TO DEVELOP UP TO 48 TWO-FAMILY DWELLING UNITS, AND TO REQUEST ONE (1) DEVIATION; LOCATED AT THE SOUTHEAST CORNER OF DEAN STREET AND MATHESON AVENUE, COMPRISING OF 11035, 11089, 11113 AND 11125 DEAN STREET, BONITA SPRINGS, FLORIDA 34153; PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-02-029)

8. Consent Agenda Items:

- A. Approve minutes from the City Council Meeting held on January 18, 2025.
- B. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Ian. (Green Sheet 25-02-017)
- C. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Helene. (Green Sheet 25-02-018)
- D. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Milton. (Green Sheet 25-02-019)
- E. Approve an agreement with Florida Gulf Coast University (FGCU) for Riverkeeper position at FGCU's Vester Field Station. (Green Sheet 25-02-020)
- F. Review and approve a Special Assemblage Master Plan, located in the Innovation District of the Downtown District, at 27781 Tennessee Street, Bonita Springs, Florida. (Green Sheet 25-02-026)
- G. Approve a Community Development Block Grant - Disaster Recovery (CDBG-DR) Subrecipient Agreement with Lee County for the Ragsdale/Pennsylvania/Arroyal Corridor Street Improvement Project. (Green Sheet 25-02-031)
- H. Approve a purchase agreement to acquire property for the FEMA Hazard Mitigation Grant Program - COVID (HMGP-COVID) Neighborhood Acquisition/Demolition Project in the Quinn/Downs/Dean Neighborhood. (Green Sheet 25-02-032)
- I. Approve change order #7 for the IBE/Quinn/Downs/Dean West of Imperial Parkway Infrastructure Project in the amount of \$80,000. (Green Sheet 25-02-033)
- J. Accept the proposal submitted by Wright Construction in the amount of \$102,301.65 for priority one repairs at the recreation center and authorize execution of a contract. (Green Sheet 25-02-034)
 - Opportunity for City Council Comments on Consent Agenda

9. Public Hearings:

- A. (SECOND READING AND PUBLIC HEARING) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, AMENDING THE BONITA SPRINGS CITY CODE, CHAPTER 10 – BUILDINGS AND BUILDING REGULATIONS, AND CHAPTER 24 – FLOOD HAZARD REDUCTION, TO CLARIFY AND UPDATE DEFINITIONS AND REGULATIONS AS NECESSARY TO REMAIN IN THE NATIONAL FLOOD INSURANCE PROGRAM AS APPLIED TO EXISTING BUILDINGS SPECIAL FLOOD HAZARD AREAS; PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION AND SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE. (Green Sheet 25-02-021)

10. Mayor and Council Member Items:

- A. Discussion regarding a draft local House Bill regarding San Carlos Estates Water Control District. (Mayor Gibson and Council Member Bogacz, Green Sheet 25-02-030)
- B. Review proposal for RFP #24-17 for the production and management of the Fiesta Bonita event at Riverside Park on April 5, 2025. (Deputy Mayor Purdon, Green Sheet 25-02-027)
- C. Update on the Bonita Springs Elementary School renovation project. (Council Member Fullick, Green Sheet 25-02-028)

11. City Attorney Items:

12. City Manager Items:

- A. Discussion regarding the appointment of City Council liaisons to various boards and committees. (Green Sheet 25-02-035)
- B. Update on recovery – Hurricanes Ian, Helene, and Milton

13. Mayor and Council Member Reports

14. Public Comment

15. Adjournment