



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

City of Bonita Springs
City Council
Meeting Agenda

May 21, 2025
9:00 a.m.

If you wish to address the City Council at this proceeding, please complete a “Public Comment Slip” and submit it to the City Clerk, seated at the left-hand side of the dais. Blank slips can be found on the table outside of Council Chambers. If you wish to submit a written comment in advance of the meeting, email your name, address, and comment to citymeetings@cityofbonitasprings.org by 2:00 p.m. May 20, 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. Reasonable accommodations 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 designating the week of May 17-23, 2025 as National Safe Boating Week in the City of Bonita Springs. (Sponsored by Mayor Gibson)
 - B. Proclamation designating the week of May 15-22, 2025 as National Police Week in the City of Bonita Springs. (Sponsored by Deputy Mayor Purdon)

7. Consent Agenda Items:

- A. Approve minutes from the City Council meeting held on May 7, 2025.
- B. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Helene. (Green Sheet 25-05-121)
- C. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Milton. (Green Sheet 25-05-122)
- D. Approve a Resolution to engage two (2) firms for the City's Human Resources Consultant Services (RFP 25-08). (Green Sheet 25-05-127)
- E. Approve proposal submitted by EnviroStruct, LLC under the Construction Manager at Risk Continuing Services agreement in the amount of \$194,001 for Liles Hotel exterior repairs. (Green Sheet 25-05-124)
 - Opportunity for City Council Comments on Consent Agenda

8. City Attorney Items:

- A. Approve settlement agreement with Nicole Olsen Equestrian, LLC. (Green Sheet 25-05-123)
- B. Update regarding SOMAX, LLC and BB Sunset Properties potential settlement agreement in connection with the Riverbend Residential Planned Development (RPD), and subsequent City Council approval of a potential settlement agreement. (Green Sheet 25-05-128)

9. City Manager Items:

- A. Presentation of the March Financial Report. (Green Sheet 25-05-125)
- B. Presentation of the Community Development Activity Report for April. (Green Sheet 25-05-126)
- C. Update on recovery – Hurricanes Ian, Helene, and Milton

10. Mayor and Council Member Reports

11. Public Comment

12. Adjournment



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

City of Bonita Springs
City Council
Draft Meeting Minutes

May 7, 2025
5:30 P.M.

- 1. Call to Order** - Mayor Gibson called the meeting to order at 5:31 p.m.
- 2. Invocation** - Provided by Pastor Mike Cosner of Oak River Church.
- 3. Pledge of Allegiance** - Led by Mayor Gibson
- 4. Roll Call**

Present: 6 Council Member Bogacz; Deputy Mayor Purdon, Council Member Carr, Mayor Gibson; Council Member Corrie; Council Member Fullick.

Remote: 1 Council Member Fitzpatrick (via Zoom)

*Council Member Carr motioned to permit Council Member Fitzpatrick to attend and participate in the meeting remotely; seconded by Council Member Corrie. **The motion carried 6-0.***

5. Public Comment on Agenda Items

Joseph Winterbirger - Commented in support of item 8c, spot dredging Spring Creek.

Wayne Dunn - Commented in support of item 8c, spot dredging Spring Creek.

6. Ceremonial Presentations and Proclamations:

A. Recognition of Lisa Griggs Roberson for 15 years of service to the City of Bonita Springs.

A certificate of recognition was presented to Lisa Griggs Roberson.

7. Consent Agenda Items:

*Council Member Carr motioned to approve the items on the Consent Agenda; seconded by Council Member Bogacz. **The motion carried 7-0.***

- A.** Approve minutes from the City Council CIP workshop held on April 2, 2025.
- B.** Approve minutes from the regular City Council meeting held on April 16, 2025.
- C.** Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Helene.
- D.** Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Milton.
- E.** Approve a Resolution accepting the resignations of five members from various advisory boards and committees.
(Green Sheet 25-05-109)

- F. Approve a Resolution consistent with City Council action on April 16, 2025, sunsetting the Special Events Committee and releasing its members from appointment with appreciation for their service. (Green Sheet 25-05-110)
- G. Approve amendment #1 to purchase agreement 2025-001 to acquire property located in the Quinn/Downs/Dean Neighborhood for the FEMA HMGP-COVID Neighborhood Acquisition/Demolition Project. (Green Sheet 25-05-111)
- H. Approve purchase agreement to acquire property for the FEMA Hazard Mitigation Grant Program (HMGP-COVID) Neighborhood Acquisition/Demolition Project in the Quinn/Downs/Dean Neighborhood. (Green Sheet 25-05-112)
- I. Approve a Resolution to engage a firm for the City's Mobility Study (RFQ 24-07) and authorize staff to enter into negotiations with the number one ranked firm, ADEAS-Q. (Green Sheet 25-05-113)
- J. Approve the special event permit for the Memorial Day Service, and temporary road closure of Old US 41 Road from Wilson Street to Ragsdale Street for the duration of the service, on Monday, May 26, 2025. (Green Sheet 25-05-117)

8. Mayor and Council Member Items:

A. Update on the Bonita Springs Elementary School project. (Fullick, Green Sheet 25-05-114)

Council Member Fullick provided an update on the City's ongoing discussions with the School Board regarding the inclusion of a replica of the original elementary school façade in the new construction plans. On April 28, he attended a meeting with School Board member Bill Ribble, City Attorney Derek Rooney, and School Board Attorney Kathy Bruno. During the meeting, the School Board indicated its willingness to provide a full-scale replica wall measuring 16 feet high - slightly shorter than the City's requested 17.3 feet - but meeting the necessary wind-load and construction requirements. Council Member Fullick expressed his support for this proposal. A discussion followed.

*Council Member Bogacz emphasized the importance of preserving the City's history but noted that, after a year of deliberation, it was time to move forward and accept the compromise. She motioned to approve the School Board's offer to construct the replica wall at 16 feet high and 36 feet wide; seconded by Council Member Corrie. **The motion carried 6-1 (Council Member Carr opposed).***

B. Approve a Resolution appointing a member to the Veterans Advisory Committee. (Fullick, Green Sheet 25-05-119)

*Council Member Fullick introduced the item, highlighting the qualifications of applicant Ray Sandelli. Council Member Corrie motioned to approve the Resolution; seconded by Council Member Carr. **The motion carried unanimously.***

C. Discussion of spot dredging Spring Creek and direction to staff. (Bogacz, Green Sheet 25-05-118)

*Council Member Bogacz opened the discussion, noting that she and staff have received numerous complaints from residents about the difficulties navigating the waters of Spring Creek. At her request, Assistant City Manager Matt Feeney provided insight into the issue, explaining that sediment accumulation from Hurricane's Debby, Helene, and Milton is the cause of the navigational challenges. Council Member Bogacz motioned to approve the scope and task authorization provided in the back-up material and to authorize staff to proceed with the dredging project; seconded by Deputy Mayor Purdon. **The motion carried unanimously.***

D. Discussion of additional regulations for electric bicycles. (Corrie, Green Sheet 25-05-115)

Council Member Corrie opened the discussion, noting his proposal from the previous month to establish Pedal-Only Zone in pedestrian-heavy areas which had received unanimous support from Council. Given the upcoming downtown summer events, he felt that further discussion on electric bicycle safety is warranted. A discussion followed.

City Attorney Rooney shared insights from his research into State statutes, recommending that Council identify areas within the City for 15-mile-an-hour sidewalk speed limit. He also advised obtaining input from the Lee County Sheriff's Office.

Mayor Gibson suggested implementing a 15-mile-an-hour speed limit on downtown sidewalks, and then possibly expanding to other areas. Deputy Mayor Purdon stressed the importance of consulting with the Lee County Sheriff's Office, noting that enforcement of such a speed limit could be difficult. Council Member Carr concurred, citing Florida's high rate of bicycle and motorcycle accident-related fatalities. Council Member Fitzpatrick advocated for a citywide sidewalk speed limit rather than limiting it to specific areas.

City Attorney Rooney proposed a city-wide sidewalk speed limit and a pedal-only restriction downtown. By consensus, Council directed him to bring back options for further consideration.

E. Discussion of a request to provide a statement of the City's intent to manage the Bonita Springs portion of the BERT project property, in satisfaction of Florida Forever application requirements.
(Corrie, Green Sheet 25-05-120)

Council Member Corrie opened the discussion by explaining that the property management language in the BERT Memorandum of Agreement (MOA) does not sufficiently meet the requirements of the Florida Forever application. To proceed, each of the three local governments has been asked to submit a written statement affirming their intent to manage the property if Florida moved forward with the purchase.

*Council Member Carr voiced concerns about the project's cost and the absence of Lee County's involvement. Council Member Fitzpatrick had questions regarding annual maintenance expenses. Council Member Corrie motioned to approve a management intention statement specific to the City's portion of the project property for submission to Florida Forever; seconded by Council Member Fullick. **The motion carried 6-1 (Council Member Carr opposed).***

9. City Attorney Items:

A. Approve settlement agreement with 3HWA Land Holdings LLC, Kevin Stoneburner, and Darlene's Grove LLC, in connection with the Bonita Grande Drive Extension Project. (Green Sheet 25-05-116)

*City Attorney introduced the item. Council Member Carr motioned to approve; seconded by Council Member Fullick. **The motion carried unanimously.***

10. City Manager Items:

A. Update on the FY 2025-2026 Budget Process

Finance Director Lisa Griggs Roberson reviewed the proposed calendar, as follows (no objections from Council noted):

- June 18 at 4:00 pm - Budget Workshop with Preliminary Budget Presentation
- June 18 at 5:30 pm - City Council Meeting
- July 16 at 9:00 am - Preliminary Millage Rate Vote and Stormwater Utility Fee Vote
- August 6 at 5:30 pm - Budget Updates at City Council meeting
- August 20 at 9:00 am - Budget Updates at City Council meeting
- September 3 at 5:30 pm - Tentative Budget Hearing, including Millage Rate Vote
- September 17 at 5:30 pm - Final Budget Hearing, including Millage Rate Vote

B. Update on recovery – Hurricanes Ian, Helene, and Milton

City Manager Hunter provided an update on the City's legislative funding requests.

Also, she noted that the 2025 hurricane season official begins on June 1, and announced that Director Tony Backhurst, along with local partners, will present emergency preparedness updates at an upcoming Council meeting.

Additionally, City Manager Hunter informed Council that she will be attending the Florida Planning and Zoning Association conference and will therefore participate in the June 4th City Council meeting via Zoom.

11. Mayor and Council Member Reports

Council Member Fitzpatrick - Requested that repairs and surfacing for Hunter's Ridge Blvd be considered for inclusion in the 2025-2026 budget.

Council Member Fullick - Provided an update from the Veterans Advisory Committee, announcing that the Naples North Rotary Club donated wheelchairs and wheelchair parts for the Honor Flight program. He also shared that the Memorial Day Ceremony is scheduled for 9 am, Mon., May 26, at Riverside Park; retired Navy Admiral Christopher Murray will serve as the guest speaker.

Council Member Corrie - Reported on the Wonder Gardens, stating the otter exhibit is nearing completion.

Council Member Carr - Shared information on an efficiency initiative led by School Superintendent Denise Carlin.

Deputy Mayor Purdon - Discussed a potential partnership for the downtown parking garage.

Council Member Bogacz - Provided an update on the Bonita Springs Fire District, stating that six newly hired firefighters started last week. She also reminded residents that the current dry season poses significant wildfire risks. Additionally, she noted that she will not be in attendance at the May 21 City Council meeting due to a travel-related scheduling conflict.

Mayor Gibson - Reported on the National Day of Prayer ceremony where he read the presidential proclamation, and also reported on the recent Bonita Soccer League Mayor's Cup event.

12. Public Comment

Joseph Winterbirger - Commented on the benefits of local tram service (provided letter for the record to the City Clerk)

13. Adjournment - There being no further business, the meeting adjourned at 7:09 p.m.

Prepared by:

Michael J. Sheffield, City Clerk

APPROVED BY CITY COUNCIL

Date: _____

Mike Gibson, Mayor

ITEM TITLE: Confirm and ratify Resolutions extending the Local State of Emergency due to Hurricane Helene.

REQUESTOR: Arleen M. Hunter, City Manager; Derek Rooney, City Attorney

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 6) Strengthen/Enhance Council Relations, 7) Government Transparency

BACKGROUND:

Governor Ron DeSantis signed Executive Orders 2024-208 and 2024-209 in response to the anticipated landfall of Tropical Storm Helene and has declared that a state of emergency exists in several counties including Lee County, pursuant to Chapter 252, Florida Statutes.

Sec. 14-41 of the City's Code of Ordinances empowers the Mayor to declare a local state of emergency whenever a natural or manmade disaster has occurred or threat of one is imminent and requires immediate and expeditious action.

Tropical Storm Helene poses a serious threat to the lives and property of residents of the City of Bonita Springs and therefore on September 24, 2024, Mayor Steinmeyer executed Resolution 24-72 declaring a local state of emergency for all territory within the legal boundaries of the City of Bonita Springs.

Consistent with Florida Statutes §252.38(3), the duration of this state of emergency declared locally is limited to 7 days and may be extended, as necessary by resolution, in 7-day increments.

STAFF RECOMMENDATION: Approve

ATTACHMENTS:

1. Resolution No. 25-052 issued on May 5, 2025
2. Resolution No. 25-058 issued on May 12, 2025

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield

**CITY OF BONITA SPRINGS
RESOLUTION NO. 2025-052**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BONITA SPRINGS, FLORIDA EXTENDING THE STATE OF
LOCAL EMERGENCY WHICH PROVIDED FOR
EMERGENCY GOVERNMENTAL OPERATIONS RELATED
TO HURRICANE HELENE; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, Governor Ron DeSantis signed Executive Orders 24-208 and 24-209 declaring that a State of Emergency exists within the State of Florida inclusive of Lee County, due to the threat posed by then Tropical Storm Helene, and

WHEREAS, Chapter 252, Florida Statutes authorize municipalities to declare a state of local emergency and to waive procedures and formalities otherwise required to take whatever prudent action necessary to ensure the health, safety, and welfare of the City in the event of a state of local emergency; and

WHEREAS, Section 14-41 of the Bonita Springs City Code authorizes the Mayor to declare a state of emergency; and

WHEREAS, Tropical Storm Helene, later designated a Hurricane, posed a serious threat to the lives and property of residents of the City and therefore on September 24, 2024, the Mayor executed Resolution 24-72 declaring a local state of emergency, which was confirmed and ratified by City Council on October 2, 2024; and

WHEREAS, the effects of Hurricane Helene continue to pose a serious threat to the lives and property of residents of the City of Bonita Springs; and

NOW, THEREFORE, be it resolved by the Mayor on behalf of the City Council of the City of Bonta Springs, Lee County, Florida:

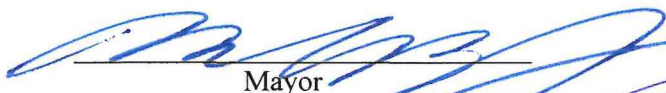
Section 1. The recitals above are hereby incorporated herein.

Section 2. The current State of Emergency is extended.

Section 3. This Resolution shall take effect immediately upon adoption. Consistent with Florida Statutes §252.38(3), the duration of this state of emergency declared locally is limited to 7 days and may be extended, as necessary, in 7-day increments.

DULY PASSED AND ENACTED by the Mayor of the City of Bonita Springs, Lee County, Florida this 5th May, 2025.

AUTHENTICATION:

 Mayor  City Clerk

APPROVED AS TO FORM:  City Attorney Office

Date filed with City Clerk: 5-5-25

**CITY OF BONITA SPRINGS
RESOLUTION NO. 2025-058**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BONITA SPRINGS, FLORIDA EXTENDING THE STATE OF
LOCAL EMERGENCY WHICH PROVIDED FOR
EMERGENCY GOVERNMENTAL OPERATIONS RELATED
TO HURRICANE HELENE; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, Governor Ron DeSantis signed Executive Orders 24-208 and 24-209 declaring that a State of Emergency exists within the State of Florida inclusive of Lee County, due to the threat posed by then Tropical Storm Helene, and

WHEREAS, Chapter 252, Florida Statutes authorize municipalities to declare a state of local emergency and to waive procedures and formalities otherwise required to take whatever prudent action necessary to ensure the health, safety, and welfare of the City in the event of a state of local emergency; and

WHEREAS, Section 14-41 of the Bonita Springs City Code authorizes the Mayor to declare a state of emergency; and

WHEREAS, Tropical Storm Helene, later designated a Hurricane, posed a serious threat to the lives and property of residents of the City and therefore on September 24, 2024, the Mayor executed Resolution 24-72 declaring a local state of emergency, which was confirmed and ratified by City Council on October 2, 2024; and

WHEREAS, the effects of Hurricane Helene continue to pose a serious threat to the lives and property of residents of the City of Bonita Springs; and

NOW, THEREFORE, be it resolved by the Mayor on behalf of the City Council of the City of Bonita Springs, Lee County, Florida:

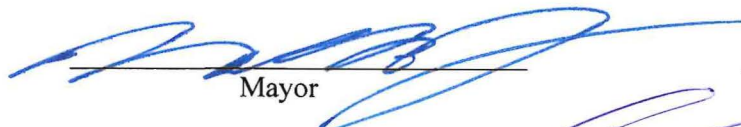
Section 1. The recitals above are hereby incorporated herein.

Section 2. The current State of Emergency is extended.

Section 3. This Resolution shall take effect immediately upon adoption. Consistent with Florida Statutes §252.38(3), the duration of this state of emergency declared locally is limited to 7 days and may be extended, as necessary, in 7-day increments.

DULY PASSED AND ENACTED by the Mayor of the City of Bonita Springs, Lee County, Florida this 12th May, 2025.

AUTHENTICATION:

 Mayor  City Clerk

APPROVED AS TO FORM:  City Attorney Office

Date filed with City Clerk: 5/12/25

ITEM TITLE: Confirm and ratify Resolutions extending the Local State of Emergency due to Hurricane Milton.

REQUESTOR: Arleen M. Hunter, City Manager; Derek Rooney, City Attorney

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 6) Strengthen/Enhance Council Relations, 7) Government Transparency

BACKGROUND:

Governor Ron DeSantis signed Executive Orders 2024-214 in response to the anticipated landfall of Hurricane Milton and has declared that a state of emergency exists in several counties including Lee County, pursuant to Chapter 252, Florida Statutes.

Sec. 14-41 of the City's Code of Ordinances empowers the Mayor to declare a local state of emergency whenever a natural or manmade disaster has occurred or threat of one is imminent and requires immediate and expeditious action.

Hurricane Milton poses a serious threat to the lives and property of residents of the City of Bonita Springs and therefore on October 6, 2024, Mayor Steinmeyer executed Resolution 24-76 declaring a local state of emergency for all territory within the legal boundaries of the City of Bonita Springs.

Consistent with Florida Statutes §252.38(3), the duration of this state of emergency declared locally is limited to 7 days and may be extended, as necessary by resolution, in 7-day increments.

STAFF RECOMMENDATION: Approve

ATTACHMENTS:

1. Resolution No. 25-053 issued on May 5, 2025
2. Resolution No. 25-059 issued on May 12, 2025

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield

**CITY OF BONITA SPRINGS
RESOLUTION NO. 2025-053**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BONITA SPRINGS, FLORIDA EXTENDING THE STATE OF
LOCAL EMERGENCY WHICH PROVIDED FOR
EMERGENCY GOVERNMENTAL OPERATIONS RELATED
TO HURRICANE MILTON; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, Governor Ron DeSantis signed Executive Order 24-214 declaring that a State of Emergency exists within the State of Florida inclusive of Lee County, due to the threat posed by Hurricane Milton; and

WHEREAS, Chapter 252, Florida Statutes authorize municipalities to declare a state of local emergency and waive procedures and formalities otherwise required to take whatever prudent action necessary to ensure the health, safety, and welfare of the City in the event of a state of local emergency; and

WHEREAS, Section 14-41 of the Bonita Springs City Code authorizes the Mayor to declare a state of emergency; and

WHEREAS, the Mayor executed Resolution 24-076 declaring a local state of emergency in advance of Hurricane Milton which was confirmed and ratified by City Council on October 23, 2024; and

WHEREAS, Hurricane Milton continues to have a significant impact on the City, the effects of which include extensive flooding, wind and water damage, not only to public infrastructure but to homes and businesses throughout the City; and

NOW, THEREFORE, be it resolved by the Mayor on behalf of the City Council of the City of Bonita Springs, Lee County, Florida:

Section 1. The recitals above are hereby incorporated herein.

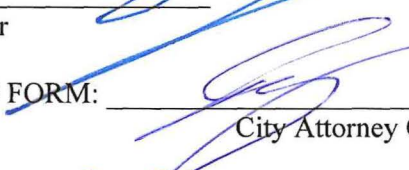
Section 2. The current State of Emergency is extended.

Section 3. This Resolution shall take effect immediately upon adoption. Consistent with Florida Statutes §252.38(3), the duration of this state of emergency declared locally is limited to 7 days and may be extended, as necessary, in 7-day increments.

DULY PASSED AND ENACTED by the Mayor of the City of Bonita Springs, Lee County, Florida this 5th day of May, 2025.

AUTHENTICATION:

 Mayor  City Clerk

APPROVED AS TO FORM:  City Attorney Office

Date filed with City Clerk: 5-5-25

**CITY OF BONITA SPRINGS
RESOLUTION NO. 2025-059**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BONITA SPRINGS, FLORIDA EXTENDING THE STATE OF
LOCAL EMERGENCY WHICH PROVIDED FOR
EMERGENCY GOVERNMENTAL OPERATIONS RELATED
TO HURRICANE MILTON; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, Governor Ron DeSantis signed Executive Order 24-214 declaring that a State of Emergency exists within the State of Florida inclusive of Lee County, due to the threat posed by Hurricane Milton; and

WHEREAS, Chapter 252, Florida Statutes authorize municipalities to declare a state of local emergency and waive procedures and formalities otherwise required to take whatever prudent action necessary to ensure the health, safety, and welfare of the City in the event of a state of local emergency; and

WHEREAS, Section 14-41 of the Bonita Springs City Code authorizes the Mayor to declare a state of emergency; and

WHEREAS, the Mayor executed Resolution 24-076 declaring a local state of emergency in advance of Hurricane Milton which was confirmed and ratified by City Council on October 23, 2024; and

WHEREAS, Hurricane Milton continues to have a significant impact on the City, the effects of which include extensive flooding, wind and water damage, not only to public infrastructure but to homes and businesses throughout the City; and

NOW, THEREFORE, be it resolved by the Mayor on behalf of the City Council of the City of Bonita Springs, Lee County, Florida:

Section 1. The recitals above are hereby incorporated herein.

Section 2. The current State of Emergency is extended.

Section 3. This Resolution shall take effect immediately upon adoption. Consistent with Florida Statutes §252.38(3), the duration of this state of emergency declared locally is limited to 7 days and may be extended, as necessary, in 7-day increments.

DULY PASSED AND ENACTED by the Mayor of the City of Bonita Springs, Lee County, Florida this 12th day of May, 2025.

AUTHENTICATION:



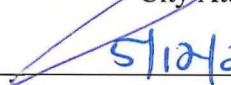
Mayor



City Clerk

APPROVED AS TO FORM: 

City Attorney Office

Date filed with City Clerk:  5/12/25

ITEM TITLE: Approve a Resolution to engage two (2) firms for the City's Human Resources Consultant Services (RFP 25-08).

REQUESTOR: Lisa Griggs Roberson, CPA, Director of Financial and Administrative Services

AGENDA SECTION: Consent

STRATEGIC PRIORITY: #6 Government Transparency and Efficiency

BACKGROUND:

On May 8, 2025, the City received eight (8) sealed responses for Human Resources Consultant Services RFP 25-08.

On May 13, 2025, the Selection Committee met to evaluate the submittals. After review, the committee recommended the City enter into contracts with two (2) firms in the following order:

1. Risk Strategies Company (as the primary vendor)
2. CPS HR Consulting (as the secondary vendor)

In order to provide for continuing contractual services through this multi-year contract, staff is requesting authorization of an annual not-to-exceed dollar amount as approved in the budget for each fiscal year of the contract.

Funding of \$45,000 is provided in 00.401.513.3451 Human Resources Services for fiscal year 2024-2025.

STAFF RECOMMENDATION: Staff recommends award of RFP 25-08 Human Resources Consultant Services to Risk Strategies Company as the primary vendor and CPS HR Consulting as the secondary vendor.

ATTACHMENTS:

1. Resolution
-

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	Lisa Griggs Roberson

CITY OF BONITA SPRINGS, FLORIDA
RESOLUTION NO. 25 - XX

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA APPROVING THE SELECTION COMMITTEE'S RECOMMENDATION TO ENGAGE TWO (2) FIRMS FOR THE HUMAN RESOURCES CONSULTANT SERVICES (RFP 25-08)

WHEREAS, the City advertised for RFP 25-08 Human Resources Consultant Services and received eight (8) qualified and experienced submittals; and

WHEREAS, the Selection Committee met to evaluate the submittals. After review, the committee recommended the City enter contracts with two (2) firms in the following order:

1. Risk Strategies Company (as the primary vendor)
2. CPS HR Consulting (as the secondary vendor)

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bonita Springs, Lee County, Florida:

Section 1. The foregoing recommendation is approved.

Section 2. Staff is hereby authorized to enter into an agreement with Risk Strategies Company (as the primary vendor) and CPS HR Consulting (as the secondary vendor).

To provide continuing contractual services through this multi-year contract, staff is requesting authorization of an annual not-to exceed dollar amount as approved in the budget for each fiscal year of the contract as contained in 00.401.513.3451 Human Resources Services.

Section 3. This resolution shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 21st day of May, 2025.

AUTHENTICATION:

Michael S. Gibson, Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney's Office

ITEM TITLE: Approve proposal submitted by EnviroStruct, LLC under the Construction Manager at Risk Continuing Services agreement in the amount of \$194,001 for Liles Hotel Exterior Repairs.

REQUESTOR: Nicole Perino, Parks and Recreation Director

AGENDA SECTION: Consent

STRATEGIC PRIORITY: #3 Enhance Community Aesthetics, Parks and Facilities

BACKGROUND:

Attached is a proposal from EnviroStruct, LLC in the amount of \$194,001 for Liles Hotel Exterior Repairs. The work is outlined in the proposal attached to include temporary fencing to secure the perimeter of building in order to remove damaged stucco on the exterior of the building, replace with new stucco to match the texture and blend into the existing stucco, power wash and paint exterior of building including the stucco around the perimeter wall, sand blast and re-powder coat shutters and replace damaged wood at the entry along the eave and column bases.

Funding for this proposal is contained in the City Facilities Major Repairs 30.270.519.4924 and 30.615.572.6019 line items.

STAFF RECOMMENDATION: Approve proposal

ATTACHMENTS:

1. Proposal from EnviroStruct, LLC

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	Nicole Perino

Liles Hotel Exterior restoration
Riverside Park
Estimate
April 21, 2025



Bldg Area: 0 sf
 Site Area: .0 ac.

General Conditions (2 Months)

Cost Code	Description	Qty.	U/M	Rate	Total
Total					\$ 44,820.00

Sub Contractor & Supplier Cost

Cost Code	Description	Qty.	U/M	Rate	Total
01-100 1	General Requirements - including temp fencing	1	ls		\$ 12,100.00
06-103 2	Replace rotten wood at Entry eave and column bases	1	ls		\$ 5,450.00
09-560 3	Remove bad stucco, re-stucco to match texture and blend	1	ls		\$ 35,000.00
09-940 4	Power wash, Paint, sand blast and re-powder coat shutters (off site)	1	ls		\$ 82,500.00
Total					\$ 135,050.00

Estimate Summary

Total General Conditions w/ Labor Burden		\$	44,820.00
Total Subcontractor Costs		\$	135,050.00
Contingency	0.00%	\$	-
Design Fees - Architectural / Structural / Civil / MEP			By Owner
Permit & Impact Fees			By Owner
Builders Risk	0.45%		By Owner
Liability Insurance	0.80%	\$	1,439.00
Performance & Payment Bond	0.00%	\$	-
Total Fee	7.00%	\$	12,692.00

Total Base Bid	\$ 194,001.00
-----------------------	----------------------

Qualifications & Assumptions:

Alternates:

ITEM TITLE: Approve settlement agreement with Nicole Olsen Equestrian, LLC.

REQUESTOR: Derek Rooney, City Attorney and Matt Feeney, Assistant City Manager

AGENDA SECTION: City Attorney

STRATEGIC PRIORITY: #6 Government Transparency

BACKGROUND:

Pursuant to the Settlement Agreement entered into between the City and BG Mine, LLC the City is to take title to a parcel at the terminus of Bonita Grande Drive for utilization as a regional public park. The park will have access to the Bonita Grande project's lakes and potentially to the Kiker Preserve. As part of the Settlement Agreement, the City is working with BG Mine to secure and develop public access to the Lake Park location under our Public Road Access Facilitation Agreement which requires BG Mine to maintain deposits with the City necessary for the City to recover its costs in the acquisition of access rights.

Following the route selection and design of the right-of-way the City proceeded with eminent domain proceeding to the remaining portions of the needed right-of-way. The City has negotiated a settlement in the total amount of \$250,581.00 which includes the additional payment to the land owner and all remaining fees and costs for the owner's attorneys and experts to be paid from the BG Mine escrow account. Approval of the settlement will authorize the entry of a final judgement in the City's condemnation case with respect to the Nicole Equestrian.

STAFF RECOMMENDATION: Approve settlement and stipulated final judgement.

ATTACHMENTS:

1. Stipulation and Final Judgement Agreement Parcel 103/701

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Michael Sheffield
Department Director:	Matt Feeney

**THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION**

**CITY OF BONITA SPRINGS, a Municipal
corporation of the State of Florida,**

Petitioner,

**Case No.: 23-CA-013053
Parcel: 103, 701**

vs.

**TRINITY ENTERPRISE HOLDINGS, INC., a
Florida corporation not-for-profit, et al.**

Respondents.

_____ /

**JOINT MOTION FOR ENTRY OF STIPULATED
FINAL JUDGMENT AS TO PARCELS 103, 701**

Petitioner, CITY OF BONITA SPRINGS (“City”), and Respondent, NICOLE OLSEN EQUESTRIAN, LLC (“OWNER”), by and through their respective undersigned counsel, hereby stipulate and jointly move that the Court enter a Stipulated Final Judgment in substantially the same form as attached hereto.

CITY OF BONITA SPRINGS

BOATMAN RICCI

Victoria Wonson

Jay J. Bartlett
FBN: 875163
Jeffrey L. Hinds
FBN: 0008710
Bartlett Loeb Hinds & Thompson, PLLC
1001 Water Street, Suite 475
Tampa, Florida 33602
Telephone: (813) 223-3888
jayb@blhtlaw.com
jeffreyh@blhtlaw.com
kathrynd@blhtlaw.com
Special Counsel to the City

Victoria G. Wonson, Esq.
Fla. Bar No. 1045060
James A. Boatman, Jr., Esq.
Fla. Bar No. 130184
3021 Airport-Pulling Rd. N., Suite 202
Naples, Florida 34105
CourtFilings@boatmanricci.com
vgw@boatmanricci.com
Telephone: (239) 330-1494
Attorneys for Nicole Olsen Equestrian, LLC

CERTIFICATE OF SERVICE

I hereby certify that on this _____ day of May, 2025, a true and accurate copy of the foregoing, filed through the Florida E-Portal Filing System, will be sent electronically to the registered participants as identified on the Notice of Electronic Filing.

CITY OF BONITA SPRINGS

Jay J. Bartlett
FBN: 875163
Jeffrey L. Hinds
FBN: 0008710
Bartlett Loeb Hinds & Thompson, PLLC
1001 Water Street, Suite 475
Tampa, Florida 33602
(813) 223-3888
jayb@blhtlaw.com
jeffreyh@blhtlaw.com
kathrynd@blhtlaw.com
Special Counsel to the City

**THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION**

CITY OF BONITA SPRINGS, a Municipal
corporation of the State of Florida,

Petitioner,

Case No.: 23-CA-013053
Parcels: 103, 701

vs.

TRINITY ENTERPRISE HOLDINGS, INC., a
Florida corporation not-for-profit; **NICOLE
OLSEN EQUESTRIAN, LLC**, a Florida limited
liability company; **ROBERT CUSTER**, if living;
and if not, the unknown heirs of Robert Custer;
JOYCE CUSTER, if living; and if not, the
unknown heirs of Joyce Custer; **WEBSTER
PIERCE** if living; and if not, the unknown heirs
of Webster Pierce; **RUBY PIERCE**, if living; and
if not, the unknown heirs of Ruby Pierce; **IRENE
PATRICIA SOCKALOSKI**, if living; and if not,
the unknown heirs of Irene Patricia Sockaloski;
DONALD J. PANTIN, if living; and if not, the
unknown heirs of Donald J. Pantin; **SARA
PANTIN**, if living; and if not, the unknown heirs
of Sara Pantin; **HARRY B. RIBBEL**, if living;
and if not, the unknown heirs of Harry B. Ribbel;
FREEMAN LEE IZELL, if living; and if not,
the unknown heirs of Freeman Lee Izell; **B.N.
SENTELL**, if living; and if not, the unknown
heirs of B.N. Sentell; **MARTHA K. SENTELL**,
if living; and if not, the unknown heirs of Martha
K. Sentell; **CHARLES E. GRIESER**, if living;
and if not, the unknown heirs of Charles E.
Grieser; **ALBERTA E. GRIESER**, if living; and
if not, the unknown heirs of Alberta E. Grieser;
FRED HALL, if living; and if not, the unknown
heirs of Fred Hall; **BARBARA HALL**, if living;
and if not, the unknown heirs of Barbara Hall;
J.R. ORLANDO, if living; and if not, the
unknown heirs of J.R. Orlando; **PATRICIA
ORLANDO**, if living; and if not, the unknown
heirs of Patricia Orlando; **W.C. CAUDLE**, if
living; and if not, the unknown heirs of W.C.
Caudle; **ETHEL C. HARRIS**, if living; and if

not, the unknown heirs of Ethel C. Harris; **JOE SAUM**, if living; and if not, the unknown heirs of Joe Saum; **PEGGY SAUM**, if living; and if not, the unknown heirs of Peggy Saum; **LEONARD LEE BENJAMIN**, if living; and if not, the unknown heirs of Leonard Lee Benjamin; **MARGARET BENJAMIN**, if living; and if not, the unknown heirs of Margaret Benjamin; **CONNIE HUBSCHMAN and SAMUEL HUBSCHMAN, Co-Trustees; GMS REAL ESTATE INVESTMENT, LLC**, a Florida limited liability company; **BARRON COLLIER RESOURCES, LLLP**, a Florida limited liability limited partnership; **G. H. POSKE**, if living; and if not, the unknown heirs of G. H. Poske; **ROTOR INVESTMENTS, LLC**, a Florida limited liability company; and **NOELLE BRANNING**, as Lee County Tax Collector;

Respondents.

STIPULATED FINAL JUDGMENT AS TO PARCELS 103 AND 701
(to be recorded in the Official Records of Lee County, Florida)

THIS CAUSE came before the Court upon the Joint Motion for Entry of Stipulated Final Judgment as to Parcels 103 and 701 (“Joint Motion”) filed by Petitioner, CITY OF BONITA SPRINGS (“CITY”), and Respondent, NICOLE OLSEN EQUESTRIAN, LLC, a Florida limited liability company (“OWNER”). The Court having reviewed the record and it appearing that the parties hereto were authorized to enter into the Joint Motion and that the papers filed herein by CITY are in proper and sufficient form, and the Court finding that the compensation to be paid by CITY is full, just and reasonable for all parties concerned, and being otherwise fully advised in the premises, it is hereby

ORDERED and ADJUDGED that:

1. All parties have been properly served with process or have otherwise submitted themselves to this Court's jurisdiction. The Court has jurisdiction over the parties and the subject matter of this cause pursuant to Florida Statutes, Chapters 73, 74 and 166.

2. CITY and OWNER each stipulate to the entry of this Final Judgment as to Parcels 103 and 701.

3. As set forth in the Court's March 5, 2024 Order of Taking as to Parcels 103 and 701 ("Order of Taking"), CITY's good faith estimate of the value of said Parcels was ONE HUNDRED FIFTY-SEVEN THOUSAND SEVEN HUNDRED AND NO/100 Dollars (\$157,700.00).

4. Pursuant to Fla. Stat. §74.051(2) and the Order of Taking, CITY timely deposited the sum of ONE HUNDRED FIFTY-SEVEN THOUSAND SEVEN HUNDRED AND NO/100 Dollars (\$157,700.00) into the Court registry on March 14, 2024, said sum being the amount of CITY's good faith estimate of value of Parcels 103 and 701, and thereupon CITY became vested in such fee simple interest in and to Parcels 103 and 701 as described in the Order of Taking and the Exhibits attached thereto.

5. The Order of Taking is hereby ratified and confirmed.

6. Respondents ROBERT CUSTER, JOYCE CUSTER, WEBSTER PIERCE, RUBY PIERCE, IRENE PATRICIA SOCKALOSKI, DONALD J. PANTIN, SARA PANTIN, HARRY B. RIBBEL, FREEMAN LEE IZELL, B.N. SENTELL, MARTHA K. SENTELL, CHARLES E. GRIESER, ALBERTA E. GRIESER, FRED HALL, BARBARA HALL, J.R. ORLANDO, PATRICIA ORLANDO, W.C. CAUDLE, ETHEL C. HARRIS, JOE SAUM, PEGGY SAUM, LEONARD LEE BENJAMIN and MARGARET BENJAMIN, have not appeared in this action, nor have any of them filed an Answer to the Petition.

7. Respondents CONNIE HUBSCHMAN AND SAMUEL HUBSCHMAN, CO-TRUSTEES have not appeared in this action, nor have either of them filed an Answer to the Petition.

8. The interest of Respondent, LEE COUNTY TAX COLLECTOR was fully satisfied pursuant to Paragraph 8 of the Order of Taking.

9. Based upon the foregoing, it is proper that this Final Judgment as to Parcels 103 and 701 should enter in favor of CITY and against OWNER as named in the Petition in this matter as its interests may appear.

10. The Joint Motion is **GRANTED** and incorporated by reference into this Final Judgment.

11. OWNERS shall recover from CITY the total sum of **THREE HUNDRED ELEVEN THOUSAND AND NO/100 DOLLARS (\$311,000.00)**, as full compensation for the property interests taken, severance damages, cure costs, business damages and all other damages or compensation claimed by or through OWNER, its successors and assigns, now and in the future arising from the taking of Parcels 103 and 701 in this cause whatsoever, but excluding litigation costs, experts' costs and attorney's fees, which are awarded in Paragraphs 13 and 14 herein.

12. CITY shall be and is hereby credited the sum of ONE HUNDRED FIFTY-SEVEN THOUSAND SEVEN HUNDRED AND NO/100 Dollars (\$157,700.00), which sum was previously deposited by CITY into the court registry pursuant to the Order of Taking. Such sum is hereby and shall be credited toward payment of the awards made herein.

13. Pursuant to the aforementioned Joint Motion for Stipulated Final Judgment between CITY and OWNER, OWNER and its counsel have each agreed that no nonmonetary benefits have been achieved in this cause and thereby attorney's fees pursuant to Florida Statutes section

73.092(1) are due from CITY in this cause as to Parcels 103 and 701. Such stipulation is hereby ratified and confirmed and incorporated into this judgment. Consequently, the total sum of FORTY-FOUR THOUSAND SEVEN HUNDRED EIGHTY-ONE AND NO/100 Dollars (\$44,781.00) be taxed against the CITY as and for all attorneys' fees incurred in this cause whatsoever by or on behalf of OWNER.

14. Additionally, pursuant to the aforementioned Joint Motion for Stipulated Final Judgment between CITY and OWNER, the total sum of FIFTY-TWO THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$52,500.00) is hereby taxed against the CITY as and for all reasonable costs expended or incurred in this cause whatsoever by or on behalf of OWNER as to Parcels 103 and 701 including all attorneys' costs, expert fees, appraisal services and other costs. Such costs are allocated as follows:

Calhoun, Collister & Parham, Inc.:	<u>\$15,000.00</u>
Mesimer and Associates, Inc.:	<u>\$13,500.00</u>
Morgenstern Phifer & Messina, P.A.:	<u>\$24,000.00</u>

15. Accordingly, to satisfy the monies awarded herein, within thirty (30) days following the entry of this Judgment, the CITY shall pay total the sum of TWO HUNDRED FIFTY THOUSAND FIVE HUNDRED EIGHTY-ONE AND NO/100 DOLLARS (\$250, 581.00) to the Trust Account of Boatman Ricci, P.A., and mail its check in care of James A. Boatman, Jr., 3021 Airport-Pulling Rd. N., Suite 202, Naples, Florida 34105.

16. There is no other or further compensation due from CITY to any Respondent herein for the property condemned in this matter, or for any other reason whatsoever.

17. The Court retains jurisdiction to enforce the terms of this Final Judgment as may be necessary.

DONE and **ORDERED** in chambers in Lee County, Florida on this _____ day of _____, 2025.

Michael T. McHugh
Circuit Court Judge

Copies furnished to:

Jeffrey L. Hinds
Jay J. Bartlett
James A. Boatman, Jr.
Victoria Wonson

ITEM TITLE: Update regarding SOMAX, LLC and BB Sunset Properties potential settlement agreement in connection with the Riverbend Residential Planned Development (RPD) and subsequent City Council approval of a potential settlement agreement.

REQUESTOR: Derek Rooney, City Attorney, and John Dulmer, Community Development Director

AGENDA SECTION: City Attorney

STRATEGIC PRIORITY: #6 Government Transparency

BACKGROUND:

In July 2024, Somax, LLC, filed two (2) lawsuits challenging the City Council's zoning approval of the Riverbend RPD (Ordinance No. 24-04). The City and BB Sunset Properties, LLC, are included as parties in the two (2) pending lawsuits. BB Sunset Properties, LLC and Somax, LLC, have been involved in settlement discussions, which may result in a proposed settlement agreement.

The City Attorney and Special Counsel David Theriaque have been in settlement discussions with all parties. Should a proposed settlement agreement be available prior to the 5/21/25 meeting, the City Attorney will be requesting action of City Council.

STAFF RECOMMENDATION:

ATTACHMENTS:

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Michael Sheffield
Department Director:	John Dulmer

ITEM TITLE: Presentation of the March Financial Report.

REQUESTOR: Lisa Griggs Roberson, CPA, Director of Financial and Administrative Services

AGENDA SECTION: City Manager's Items

STRATEGIC PRIORITY: #6 Government Transparency and Efficiency

BACKGROUND:

Staff will be providing a brief presentation on the attached fiscal year to date financial report for March 31, 2025. This report is for the six months of operations in the 2024-2025 fiscal year.

Please note that staff is in the process of developing an estimated fund balance as of September 30, 2024, which is projected to be available in June after audit completion.

STAFF RECOMMENDATION: Receive presentation and report.

ATTACHMENTS:

1. Presentation
2. Financial Report

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	Lisa Griggs Roberson

March Financial Report

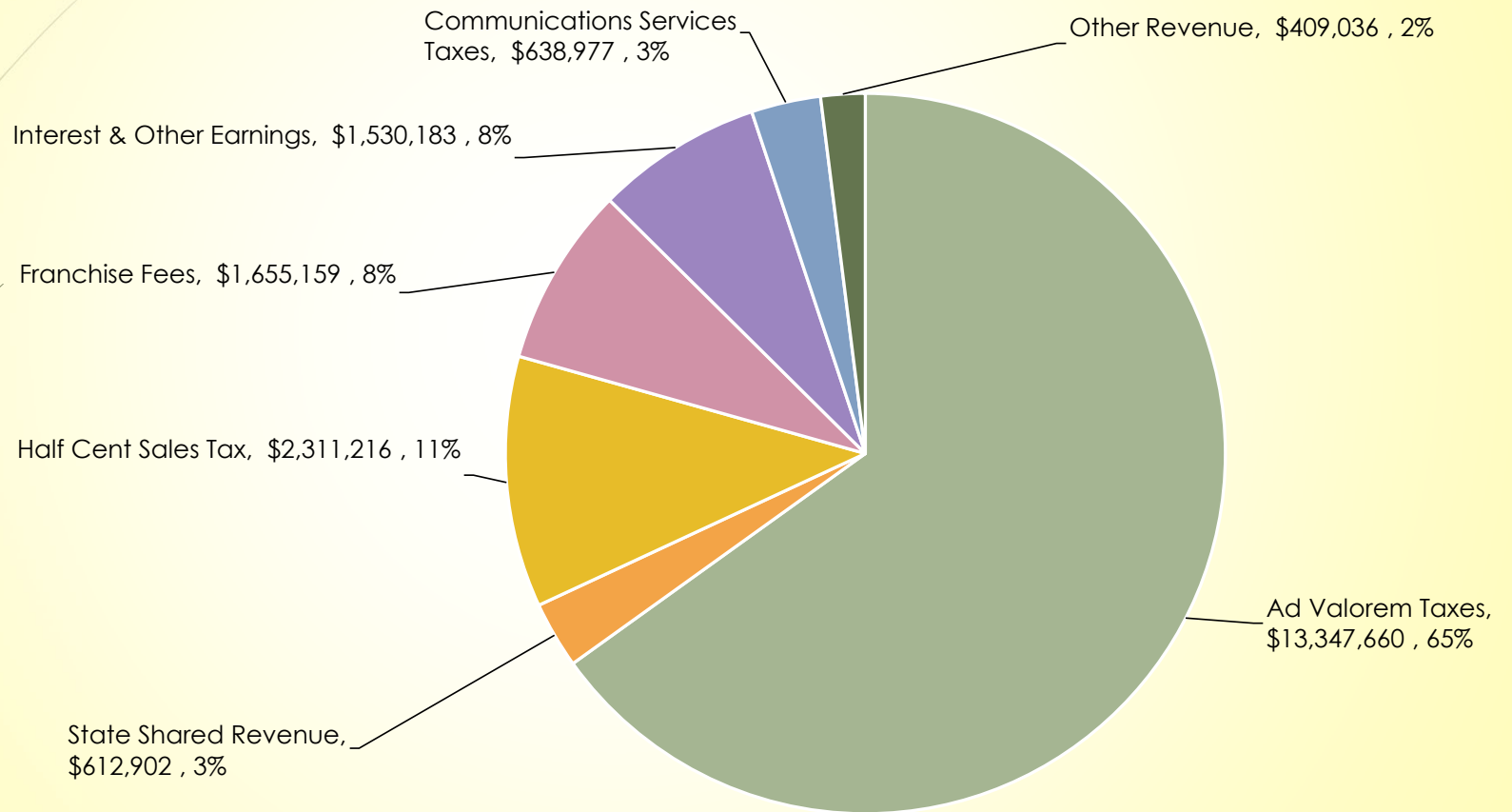


Small Town Charm.
Big Bright Future.

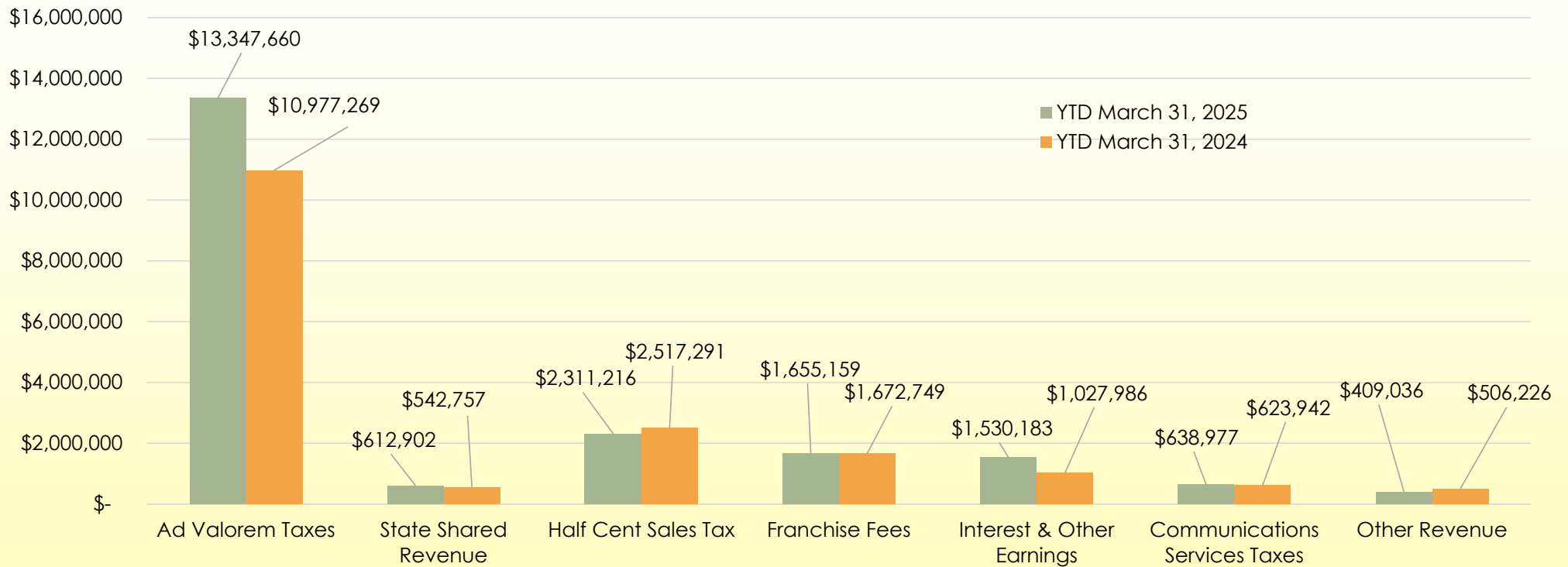
Proposed Budget Calendar

- *Wednesday, June 18th @ **4:00pm*** - Budget Workshop
with Preliminary Budget Presentation
- *Proposed movement to evening meeting*
*Wednesday, June 18th @ **5:30pm*** - City Council Meeting
- *Wednesday, July 16th @ **9:00am*** - Preliminary Millage Rate Vote
and Stormwater Utility Fee Vote
- *Wednesday, August 6th @ **5:30pm** & August 20th **9:00am***- Budget Updates
at City Council meeting
- *Wednesday, September 3rd @ **5:30pm*** - Tentative Budget Hearing
including Millage Rate Vote
- *Wednesday, September 17th @ **5:30pm*** - Final Budget Hearing
including Millage Rate Vote

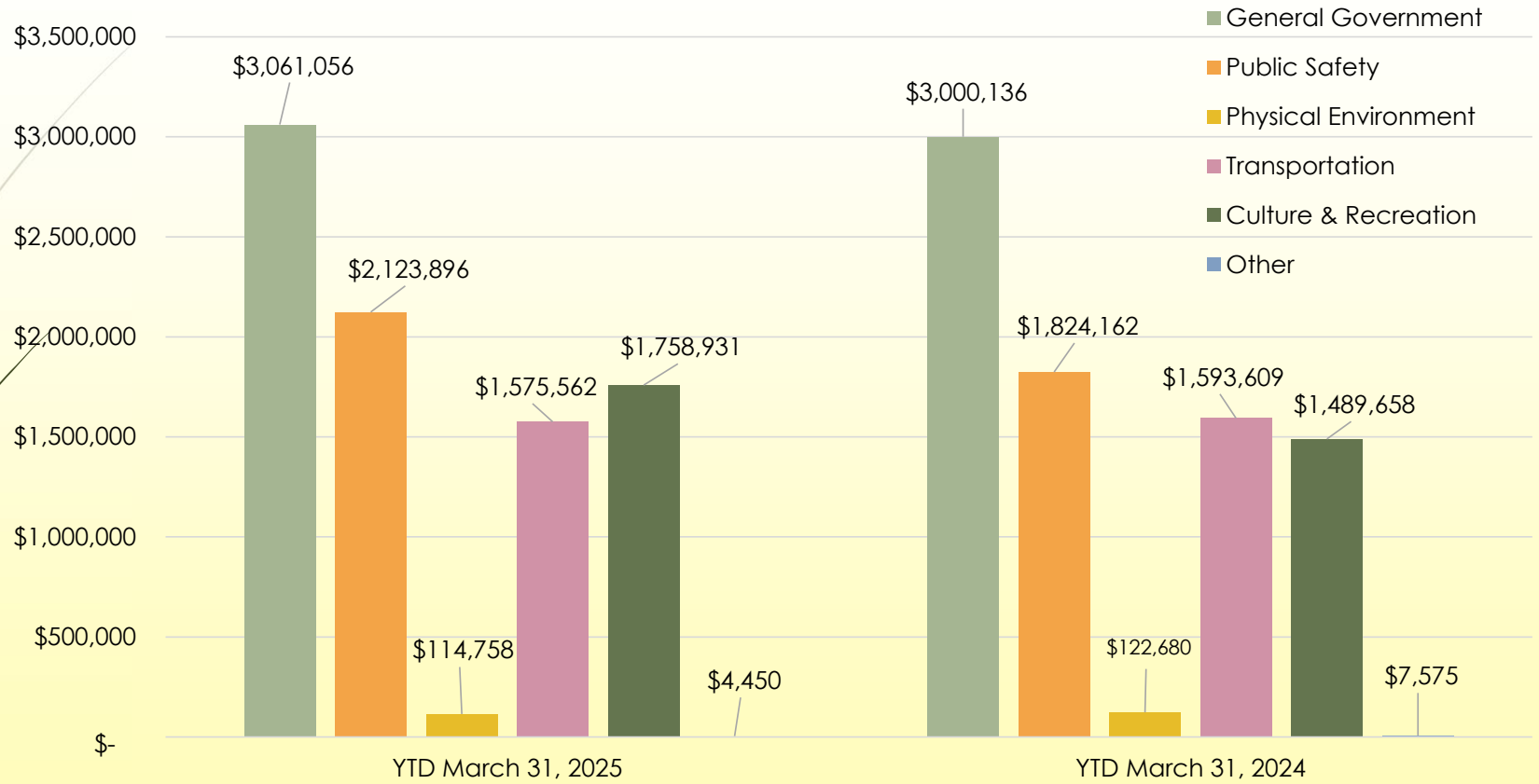
General Fund Revenue as of March 31, 2025



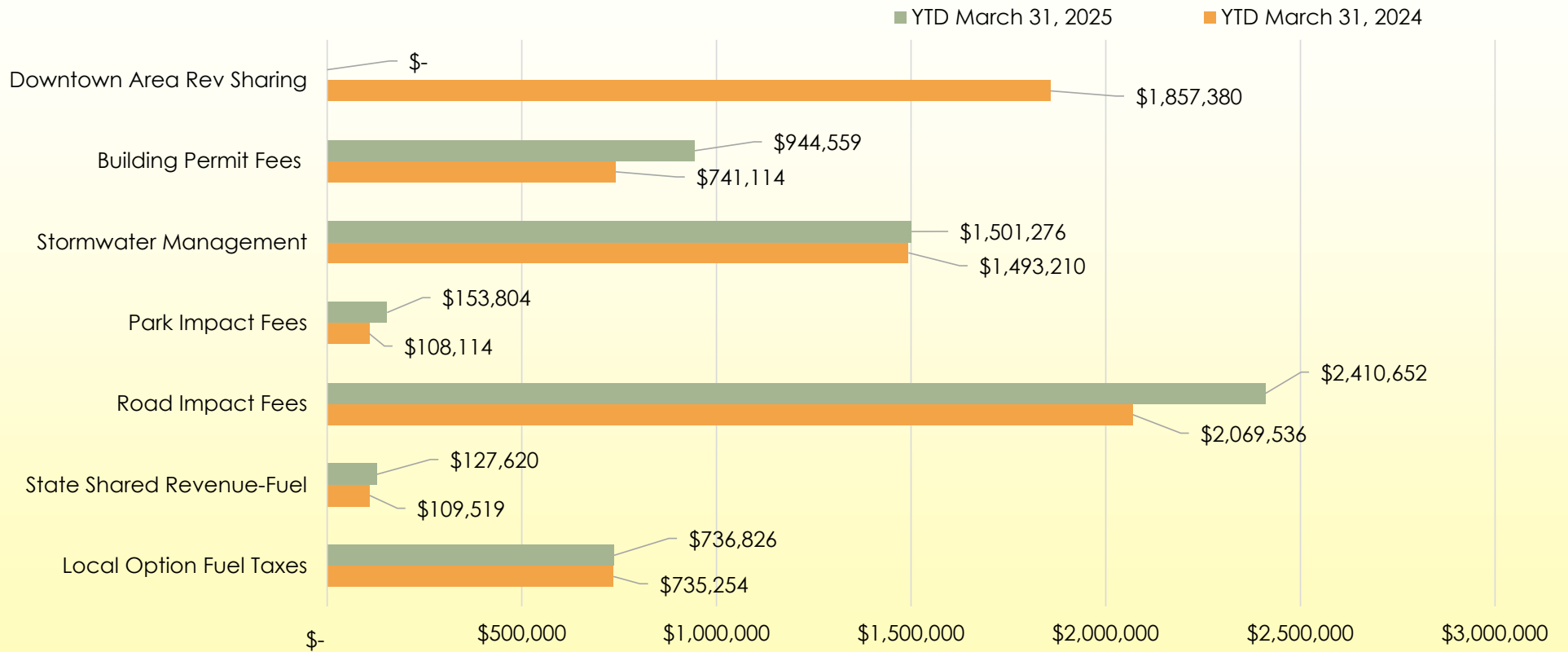
General Fund Revenue



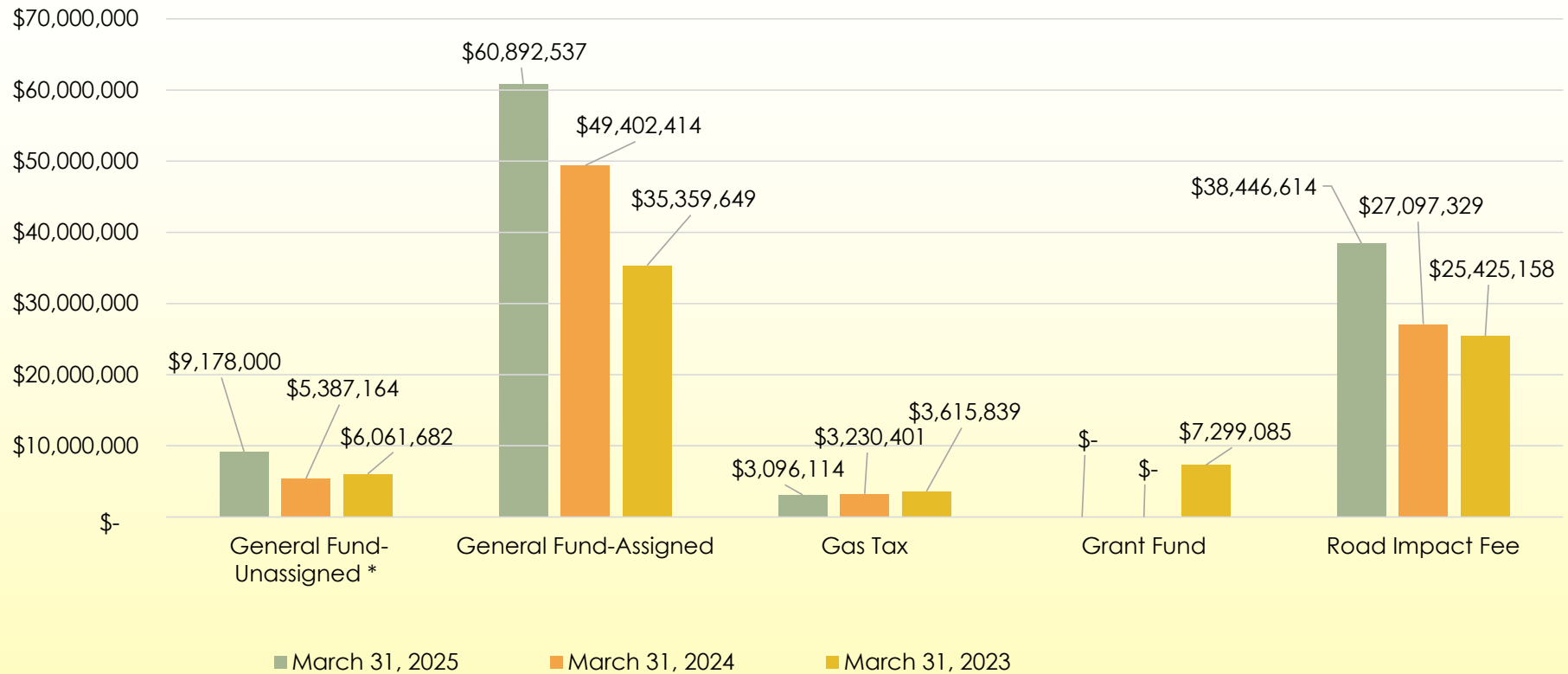
General Fund Expenditures



Restricted Revenue

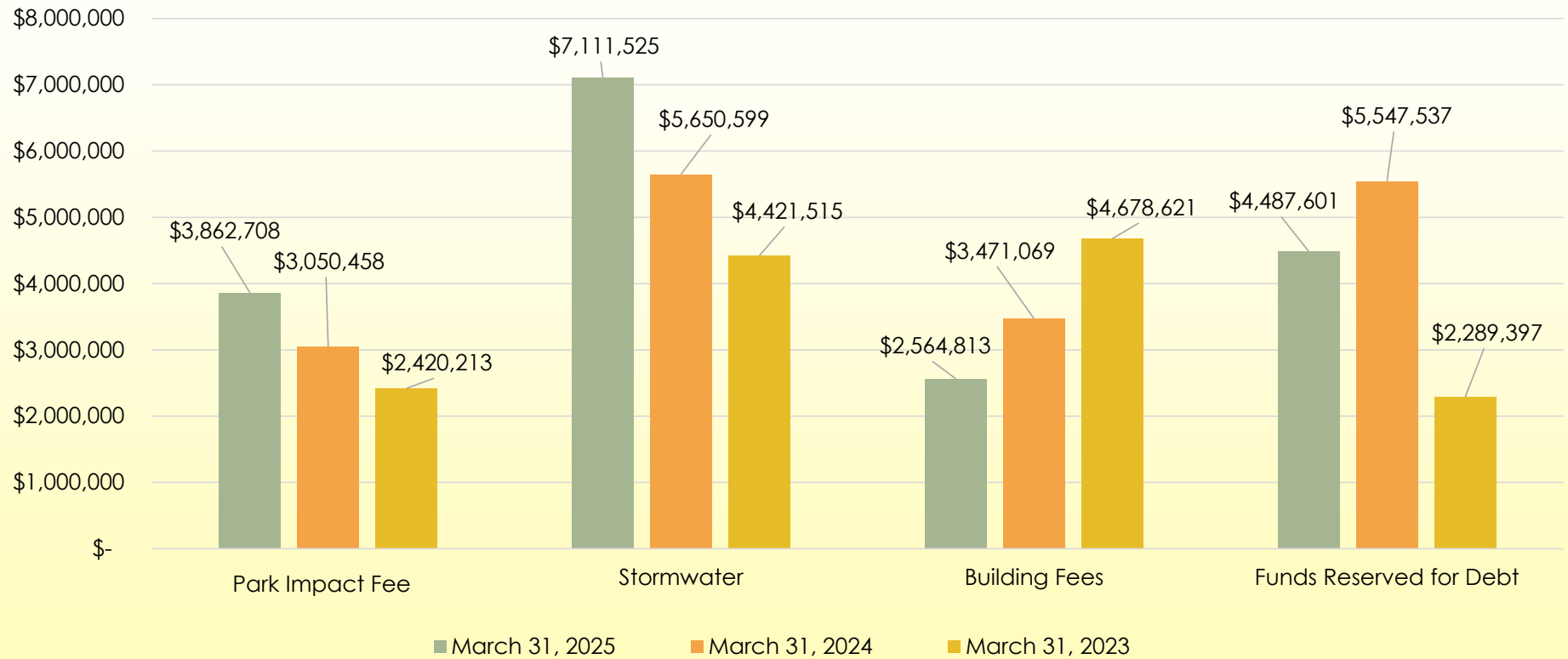


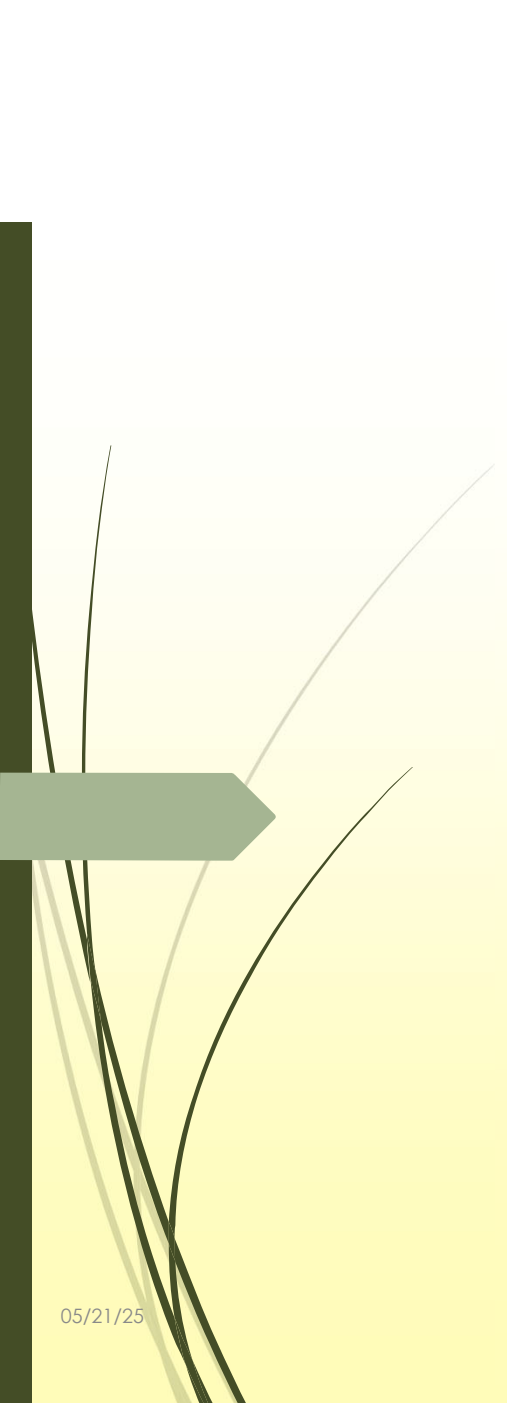
Cash Balances



* General fund unassigned fund balance will be calculated at the end of the fiscal year along with the audit completion.

Cash Balances





Thank you...

City of Bonita Springs, Florida
Balance Sheet
As of March 31, 2025

	Special Revenue Funds										
	General Fund	Gas Tax	Grants	Impact Fee Funds		Stormwater Management	Building Fees	Downtown Area Revenue Sharing	Debt Service Funds	Capital Project Fund	Total Governmental Funds
				Road	Park						
ASSETS											
Cash and cash equivalents	\$ 70,070,537	\$ 3,096,114	\$ -	\$ 38,446,614	\$ 3,862,708	\$ 7,111,525	\$ 2,564,813	\$ 2,459,981	\$ 2,000,000	\$ 27,620	\$ 129,639,912
Receivables (net)	400,747	-	-	-	-	-	-	-	-	-	400,747
Due from other govt	-	-	542,622	-	-	-	-	-	-	-	542,622
Due from other funds	1,574,322	-	-	-	-	-	-	-	-	-	1,574,322
Total assets	\$ 72,045,606	\$ 3,096,114	\$ 542,622	\$ 38,446,614	\$ 3,862,708	\$ 7,111,525	\$ 2,564,813	\$ 2,459,981	\$ 2,000,000	\$ 27,620	\$ 132,157,603
LIABILITIES AND FUND BALANCES											
Liabilities:											
Accounts and contracts payable	\$ 54,821	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,821
Accrued liabilities	6,031,994	-	-	-	-	-	-	-	-	-	6,031,994
Due to other funds	-	-	1,574,322	-	-	-	-	-	-	-	1,574,322
Due to other governments	46,461	-	-	30,839	-	-	-	-	-	-	77,300
Unearned Revenue	5,121	-	122,083	-	-	-	-	-	-	-	127,204
Total liabilities	6,138,397	-	1,696,405	30,839	-	-	-	-	-	-	7,865,641
Total fund balances, beginning of the year	55,065,180	3,108,793	(1,842,950)	35,777,832	3,689,301	5,728,028	3,252,713	3,473,759	2,000,000	4,167	110,256,823
Revenues and Other Financing Sources over (under) Expenditures and Other Financing Uses	10,842,029	(12,679)	689,167	2,637,943	173,407	1,383,497	(687,900)	(1,013,778)	-	23,453	14,035,139
Fund balances	65,907,209	3,096,114	(1,153,783)	38,415,775	3,862,708	7,111,525	2,564,813	2,459,981	2,000,000	27,620	124,291,962
Total liabilities and fund balances	\$ 72,045,606	\$ 3,096,114	\$ 542,622	\$ 38,446,614	\$ 3,862,708	\$ 7,111,525	\$ 2,564,813	\$ 2,459,981	\$ 2,000,000	\$ 27,620	\$ 132,157,603



City of Bonita Springs, FL

General Fund Budget Report Group Summary

For Fiscal: 2024-2025 Period Ending: 03/31/2025

RevAccountType;ExpFinStmntLineItem	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 00 - General Fund					
Revenue					
311 - Ad Valorem Taxes	13,439,500.00	13,439,500.00	227,770.28	13,347,660.47	91,839.53
315 - Communications Services Taxes	1,340,000.00	1,340,000.00	130,921.61	638,977.04	701,022.96
316 - Local Business Taxes	30,000.00	30,000.00	1,225.96	8,060.72	21,939.28
323 - Franchise Fees	3,948,200.00	3,948,200.00	341,354.14	1,655,159.47	2,293,040.53
329 - Other Permits, Fees & Special Assessment	46,100.00	46,100.00	5,180.00	24,660.00	21,440.00
335 - State Shared Revenue	7,483,034.00	7,483,034.00	562,048.89	2,924,118.48	4,558,915.52
341 - General Government	280,000.00	280,000.00	12,559.14	137,719.07	142,280.93
343 - Physical Environment	112,200.00	112,200.00	13,900.00	54,800.00	57,400.00
347 - Culture/Recreation	95,300.00	95,300.00	22,180.76	61,868.45	33,431.55
349 - Other Charges for Services	80,700.00	80,700.00	6,151.16	26,399.56	54,300.44
351 - Judgements, Fines-Traffic	22,400.00	22,400.00	6,044.17	27,817.19	-5,417.19
354 - Fines Local Ordinance	120,000.00	120,000.00	3,250.00	9,763.87	110,236.13
361 - Interest & Other Earnings	1,500,000.00	1,500,000.00	257,268.01	1,530,183.08	-30,183.08
362 - Rents & Royalties	65,000.00	65,000.00	3,305.00	52,234.03	12,765.97
366 - Contributions	0.00	0.00	0.00	640.00	-640.00
369 - Other Misc Revenues	8,000.00	8,000.00	448.15	5,072.99	2,927.01
Revenue Total:	28,570,434.00	28,570,434.00	1,593,607.27	20,505,134.42	8,065,299.58
Expense					
51 - General Government	8,089,841.00	8,205,470.00	435,442.27	3,061,055.98	5,144,414.02
52 - Public Safety	4,824,968.00	4,824,968.00	122,209.04	2,123,896.32	2,701,071.68
53 - Physical Environment	459,034.00	459,034.00	67,116.86	114,757.78	344,276.22
54 - Transportation	4,422,527.44	4,500,106.44	339,614.85	1,575,561.86	2,924,544.58
55 - Economic Environment	28,100.00	28,100.00	0.00	0.00	28,100.00
56 - Human Services	136,410.00	136,410.00	1,780.00	4,450.00	131,960.00
57 - Culture & Recreation	4,435,516.00	4,608,225.00	339,267.88	1,758,930.73	2,849,294.27
58 - Other Uses/Transfers Out	13,840,678.00	48,237,366.00	97,257.57	1,024,452.54	47,212,913.46
Expense Total:	36,237,074.44	70,999,679.44	1,402,688.47	9,663,105.21	61,336,574.23
Fund: 00 - General Fund Surplus (Deficit):	-7,666,640.44	-42,429,245.44	190,918.80	10,842,029.21	-53,271,274.65
Total Surplus (Deficit):	-7,666,640.44	-42,429,245.44	190,918.80	10,842,029.21	



General Fund Department Expenditures Excluding Transfers

City of Bonita Springs, FL

Group Summary

For Fiscal: 2024-2025 Period Ending: 03/31/2025

Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 00 - General Fund					
101 - City Council	428,100.00	428,100.00	41,580.45	215,195.47	212,904.53
102 - Boards & Committees	96,000.00	96,000.00	0.00	2,535.00	93,465.00
201 - City Manager	510,950.00	510,950.00	39,303.03	239,629.59	271,320.41
211 - Planning & Zoning	2,121,000.00	2,121,000.00	158,312.25	960,739.64	1,160,260.36
220 - Law Enforcement/Security	3,306,920.00	3,306,920.00	16,443.00	1,531,015.58	1,775,904.42
230 - Neighborhood Services	1,424,048.00	1,424,048.00	104,429.11	576,753.69	847,294.31
240 - Information Technologies	445,450.00	445,450.00	18,938.58	137,884.32	307,565.68
250 - Public Works	4,828,161.44	4,905,740.44	403,481.71	1,683,744.03	3,221,996.41
260 - Emergency Management	94,000.00	94,000.00	1,336.93	16,127.05	77,872.95
270 - Non-Departmental Expenditures	881,700.00	881,700.00	46,346.61	214,226.04	667,473.96
301 - City Attorney	633,000.00	633,000.00	-84,807.75	38,746.66	594,253.34
401 - Administrative Services	937,110.00	943,561.00	51,217.17	301,045.75	642,515.25
402 - City Hall	330,930.00	330,930.00	28,887.52	138,271.99	192,658.01
410 - Human Resources	75,700.00	75,700.00	2,328.74	17,170.99	58,529.01
430 - Communications	1,637,351.00	1,637,351.00	65,973.99	702,577.76	934,773.24
501 - Finance	1,071,450.00	1,180,628.00	88,407.98	483,185.96	697,442.04
601 - Parks & Recreation Administration	949,494.00	969,494.00	68,868.26	370,415.58	599,078.42
602 - Recreation Center	558,592.00	573,088.00	53,158.48	239,649.93	333,438.07
603 - Community Park & Ball Fields	261,793.00	265,675.00	33,127.28	114,418.19	151,256.81
604 - Community Pool	649,819.00	703,030.00	56,998.49	280,647.26	422,382.74
605 - Riverside Park	295,440.00	327,429.00	44,125.69	125,386.26	202,042.74
606 - Park Maintenance	4,100.00	4,100.00	954.87	1,909.74	2,190.26
609 - Formerly Community Hall/Sherriff Substation	18,171.00	18,171.00	519.56	3,661.32	14,509.68
610 - Dog Park	107,878.00	107,878.00	8,566.82	22,430.87	85,447.13
611 - Beach Parks	31,152.00	46,152.00	1,805.16	2,824.12	43,327.88
612 - Hickory Blvd. North ROW	10,000.00	10,000.00	0.00	0.00	10,000.00
613 - BS Soccer Complex	146,815.00	146,815.00	16,421.70	52,470.71	94,344.29
614 - Kentucky Street Park	4,500.00	4,500.00	0.00	0.00	4,500.00
615 - Liles Hotel	94,255.00	99,255.00	7,048.72	40,455.03	58,799.97
617 - Bonita Nature Place	63,953.00	63,953.00	4,235.58	15,358.94	48,594.06
618 - Windsor Road Preserve	7,995.00	7,995.00	5,031.94	5,160.93	2,834.07
620 - Marni Fields	123,941.00	123,941.00	6,993.40	42,654.80	81,286.20
621 - BS River Park	52,978.00	57,259.00	7,380.38	26,257.34	31,001.66
622 - Cullum's Bonita Trail	20,300.00	20,300.00	0.00	2,027.19	18,272.81
623 - Carpenter Lane Canoe & Kayak	1,289.00	1,289.00	179.04	366.72	922.28
624 - Leitner Creek Neighborhood Park	14,053.00	38,903.00	2,705.48	5,924.08	32,978.92
626 - Oak Creek Preserve	6,000.00	6,000.00	225.00	1,225.00	4,775.00
629 - Oak Creek Kayak Launch	5,000.00	5,000.00	0.00	0.00	5,000.00
631 - Former Library Building	146,508.00	146,508.00	4,905.73	26,284.14	120,223.86
883 - Veterans	500.00	500.00	0.00	275.00	225.00
Fund: 00 - General Fund Total:	22,396,396.44	22,762,313.44	1,305,430.90	8,638,652.67	14,123,660.77
Total Surplus (Deficit):	-22,396,396.44	-22,762,313.44	-1,305,430.90	-8,638,652.67	



City of Bonita Springs, FL

Special Revenue Funds Budget Report Group Summary

For Fiscal: 2024-2025 Period Ending: 03/31/2025

RevAccountType;ExpFinStmntLineItem	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 10 - Gas Tax Fund					
Revenue					
312 - Local Option Taxes	1,772,200.00	1,772,200.00	148,527.24	736,826.38	1,035,373.62
335 - State Shared Revenue	291,200.00	291,200.00	20,989.21	127,620.28	163,579.72
361 - Interest & Other Earnings	82,000.00	82,000.00	7,207.26	43,802.26	38,197.74
Revenue Total:	2,145,400.00	2,145,400.00	176,723.71	908,248.92	1,237,151.08
Expense					
54 - Transportation	1,304,138.08	1,304,138.08	57,404.12	638,438.22	665,699.86
58 - Other Uses/Transfers Out	428,990.00	2,875,305.00	42,792.89	282,489.27	2,592,815.73
Expense Total:	1,733,128.08	4,179,443.08	100,197.01	920,927.49	3,258,515.59
Fund: 10 - Gas Tax Fund Surplus (Deficit):	412,271.92	-2,034,043.08	76,526.70	-12,678.57	-2,021,364.51
Fund: 13 - Grant Fund					
Revenue					
331 - Federal Grants	0.00	27,565,831.00	113,695.40	2,143,373.48	25,422,457.52
334 - State Grants	1,311,750.00	17,946,210.50	0.00	25,328.25	17,920,882.25
337 - Local Gvmt Grants	40,000.00	40,000.00	13,257.50	13,257.50	26,742.50
381 - Transfers In	40,000.00	40,000.00	0.00	0.00	40,000.00
Revenue Total:	1,391,750.00	45,592,041.50	126,952.90	2,181,959.23	43,410,082.27
Expense					
52 - Public Safety	80,000.00	80,000.00	5,536.25	630,577.76	-550,577.76
57 - Culture & Recreation	0.00	9,639.00	0.00	0.00	9,639.00
58 - Other Uses/Transfers Out	1,311,750.00	45,502,402.50	55,616.54	862,214.94	44,640,187.56
Expense Total:	1,391,750.00	45,592,041.50	61,152.79	1,492,792.70	44,099,248.80
Fund: 13 - Grant Fund Surplus (Deficit):	0.00	0.00	65,800.11	689,166.53	-689,166.53
Fund: 14 - Road Impact Fee Fund					
Revenue					
324 - Impact Fees	2,650,000.00	2,650,000.00	98,800.00	2,410,651.53	239,348.47
361 - Interest & Other Earnings	1,000,000.00	1,000,000.00	91,301.26	557,319.26	442,680.74
Revenue Total:	3,650,000.00	3,650,000.00	190,101.26	2,967,970.79	682,029.21
Expense					
58 - Other Uses/Transfers Out	3,299,667.00	28,202,108.00	0.00	330,027.90	27,872,080.10
Expense Total:	3,299,667.00	28,202,108.00	0.00	330,027.90	27,872,080.10
Fund: 14 - Road Impact Fee Fund Surplus (Deficit):	350,333.00	-24,552,108.00	190,101.26	2,637,942.89	-27,190,050.89
Fund: 16 - Park Impact Fee Fund					
Revenue					
324 - Impact Fees	210,000.00	210,000.00	7,296.00	153,804.00	56,196.00
361 - Interest & Other Earnings	100,000.00	100,000.00	8,093.26	49,211.26	50,788.74
Revenue Total:	310,000.00	310,000.00	15,389.26	203,015.26	106,984.74
Expense					
58 - Other Uses/Transfers Out	0.00	3,508,916.00	0.00	29,608.50	3,479,307.50
Expense Total:	0.00	3,508,916.00	0.00	29,608.50	3,479,307.50
Fund: 16 - Park Impact Fee Fund Surplus (Deficit):	310,000.00	-3,198,916.00	15,389.26	173,406.76	-3,372,322.76
Fund: 18 - Stormwater Management					
Revenue					
325 - Special Assessments - Charges for Public Services	1,590,000.00	1,590,000.00	31,819.76	1,501,275.54	88,724.46
361 - Interest & Other Earnings	50,000.00	50,000.00	12,469.56	75,932.56	-25,932.56
Revenue Total:	1,640,000.00	1,640,000.00	44,289.32	1,577,208.10	62,791.90
Expense					
53 - Physical Environment	746,047.96	746,047.96	5,925.00	193,711.09	552,336.87

Special Revenue Funds Budget Report

For Fiscal: 2024-2025 Period Ending: 03/31/2025

RevAccountType;ExpFinStmntLineItem	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
58 - Other Uses/Transfers Out	700,000.00	4,200,000.00	0.00	0.00	4,200,000.00
Expense Total:	1,446,047.96	4,946,047.96	5,925.00	193,711.09	4,752,336.87
Fund: 18 - Stormwater Management Surplus (Deficit):	193,952.04	-3,306,047.96	38,364.32	1,383,497.01	-4,689,544.97
Fund: 19 - Building Fees Fund					
Revenue					
322 - Building Permits	2,000,000.00	2,000,000.00	165,159.40	944,559.41	1,055,440.59
361 - Interest & Other Earnings	10,000.00	10,000.00	8,166.95	49,664.95	-39,664.95
Revenue Total:	2,010,000.00	2,010,000.00	173,326.35	994,224.36	1,015,775.64
Expense					
52 - Public Safety	2,979,500.00	2,979,500.00	271,246.07	1,633,322.39	1,346,177.61
58 - Other Uses/Transfers Out	0.00	642,795.00	0.00	48,802.34	593,992.66
Expense Total:	2,979,500.00	3,622,295.00	271,246.07	1,682,124.73	1,940,170.27
Fund: 19 - Building Fees Fund Surplus (Deficit):	-969,500.00	-1,612,295.00	-97,919.72	-687,900.37	-924,394.63
Fund: 23 - Downtown Area Revenue Sharing					
Revenue					
311 - Ad Valorem Taxes	845,800.00	845,800.00	0.00	0.00	845,800.00
Revenue Total:	845,800.00	845,800.00	0.00	0.00	845,800.00
Expense					
58 - Other Uses/Transfers Out	1,073,644.00	1,073,644.00	0.00	1,013,778.00	59,866.00
Expense Total:	1,073,644.00	1,073,644.00	0.00	1,013,778.00	59,866.00
Fund: 23 - Downtown Area Revenue Sharing Surplus (Deficit):	-227,844.00	-227,844.00	0.00	-1,013,778.00	785,934.00
Total Surplus (Deficit):	69,212.96	-34,931,254.04	288,261.93	3,169,656.25	



City of Bonita Springs, FL

Debt Service Funds Budget Report

Group Summary

For Fiscal: 2024-2025 Period Ending: 03/31/2025

RevAccountType;ExpFinStmntLineItem	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 20 - 2011 Debt Fund					
Expense					
51 - General Government	2,000,000.00	2,000,000.00	0.00	0.00	2,000,000.00
Expense Total:	2,000,000.00	2,000,000.00	0.00	0.00	2,000,000.00
Fund: 20 - 2011 Debt Fund Total:	2,000,000.00	2,000,000.00	0.00	0.00	2,000,000.00
Fund: 21 - 2014 Debt Fund					
Revenue					
381 - Transfers In	1,073,644.00	1,073,644.00	0.00	1,013,778.00	59,866.00
Revenue Total:	1,073,644.00	1,073,644.00	0.00	1,013,778.00	59,866.00
Expense					
51 - General Government	1,073,644.00	1,073,644.00	0.00	1,013,778.00	59,866.00
Expense Total:	1,073,644.00	1,073,644.00	0.00	1,013,778.00	59,866.00
Fund: 21 - 2014 Debt Fund Surplus (Deficit):	0.00	0.00	0.00	0.00	0.00
Fund: 22 - 2020 Debt Fund					
Revenue					
381 - Transfers In	459,062.00	459,062.00	0.00	54,531.00	404,531.00
Revenue Total:	459,062.00	459,062.00	0.00	54,531.00	404,531.00
Expense					
51 - General Government	459,062.00	459,062.00	0.00	54,531.00	404,531.00
Expense Total:	459,062.00	459,062.00	0.00	54,531.00	404,531.00
Fund: 22 - 2020 Debt Fund Surplus (Deficit):	0.00	0.00	0.00	0.00	0.00
Total Surplus (Deficit):	-2,000,000.00	-2,000,000.00	0.00	0.00	



City of Bonita Springs, FL

Capital Project Funds Budget Report

Group Summary

For Fiscal: 2024-2025 Period Ending: 03/31/2025

ExpFinStmntLineItem;RevAccountType	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 30 - Cap Projects Fund					
Revenue					
366 - Contributions	1,367,625.00	2,867,625.00	4,166.67	23,453.02	2,844,171.98
381 - Transfers In	18,997,023.00	129,316,614.50	195,667.00	2,523,064.49	126,793,550.01
Revenue Total:	20,364,648.00	132,184,239.50	199,833.67	2,546,517.51	129,637,721.99
Expense					
51 - General Government	3,790,000.00	10,076,937.00	1,403.58	178,609.06	9,898,327.94
52 - Public Safety	400,000.00	400,000.00	0.00	0.00	400,000.00
53 - Physical Environment	5,007,000.00	50,997,819.50	72,866.77	729,567.51	50,268,251.99
54 - Transportation	5,778,657.00	55,397,017.00	106,322.40	1,553,325.17	53,843,691.83
57 - Culture & Recreation	5,388,991.00	15,312,466.00	15,074.25	61,562.75	15,250,903.25
Expense Total:	20,364,648.00	132,184,239.50	195,667.00	2,523,064.49	129,661,175.01
Fund: 30 - Cap Projects Fund Surplus (Deficit):	0.00	0.00	4,166.67	23,453.02	-23,453.02
Fund: 31 - Other Capital Projects Fund					
Revenue					
381 - Transfers In	85,000.00	3,353,216.00	0.00	0.00	3,353,216.00
Revenue Total:	85,000.00	3,353,216.00	0.00	0.00	3,353,216.00
Expense					
55 - Economic Environment	0.00	78,381.00	0.00	0.00	78,381.00
57 - Culture & Recreation	85,000.00	3,274,835.00	0.00	0.00	3,274,835.00
Expense Total:	85,000.00	3,353,216.00	0.00	0.00	3,353,216.00
Fund: 31 - Other Capital Projects Fund Surplus (Deficit):	0.00	0.00	0.00	0.00	0.00
Total Surplus (Deficit):	0.00	0.00	4,166.67	23,453.02	

ITEM TITLE: Presentation of the Community Development Monthly Activity Report for April.

REQUESTOR: John Dulmer, Director, Community Development Department

AGENDA SECTION: City Manager Items

STRATEGIC PRIORITY: 5) Strengthen City Finances; 6) Government Transparency & Efficiency

BACKGROUND: Transparency & Efficiency

John Dulmer, Director, Community Development Department, will provide the monthly activity report for April, 2025.

STAFF RECOMMENDATION: Receive report.

ATTACHMENTS:

1. Community Development Monthly Activity Report – April 2025.
-

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	John Dulmer

Community Development

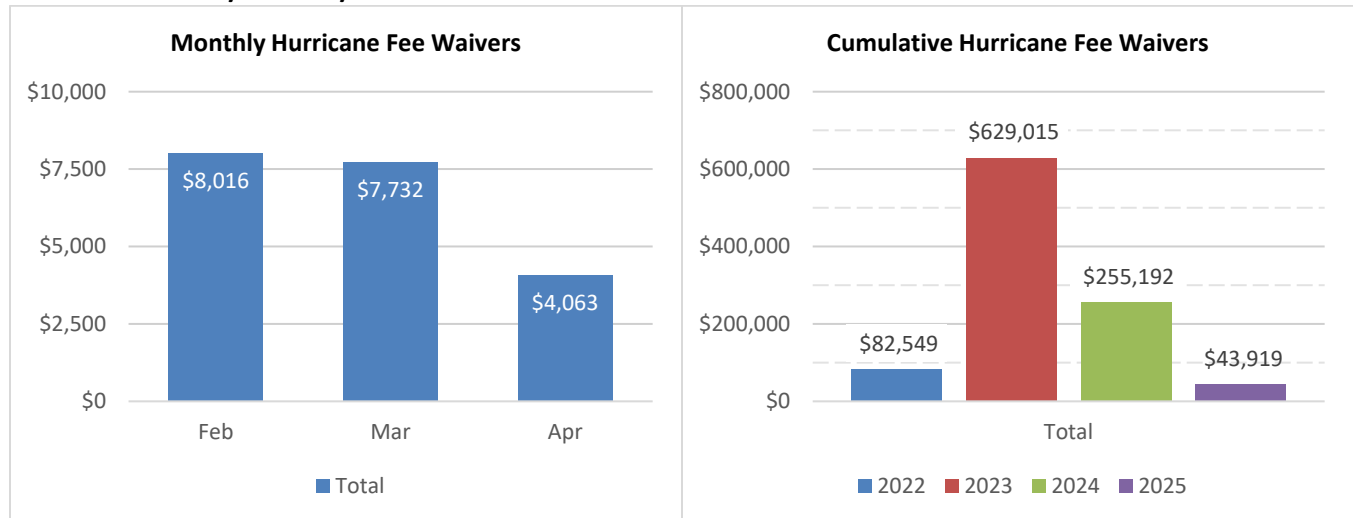
Prepared for:



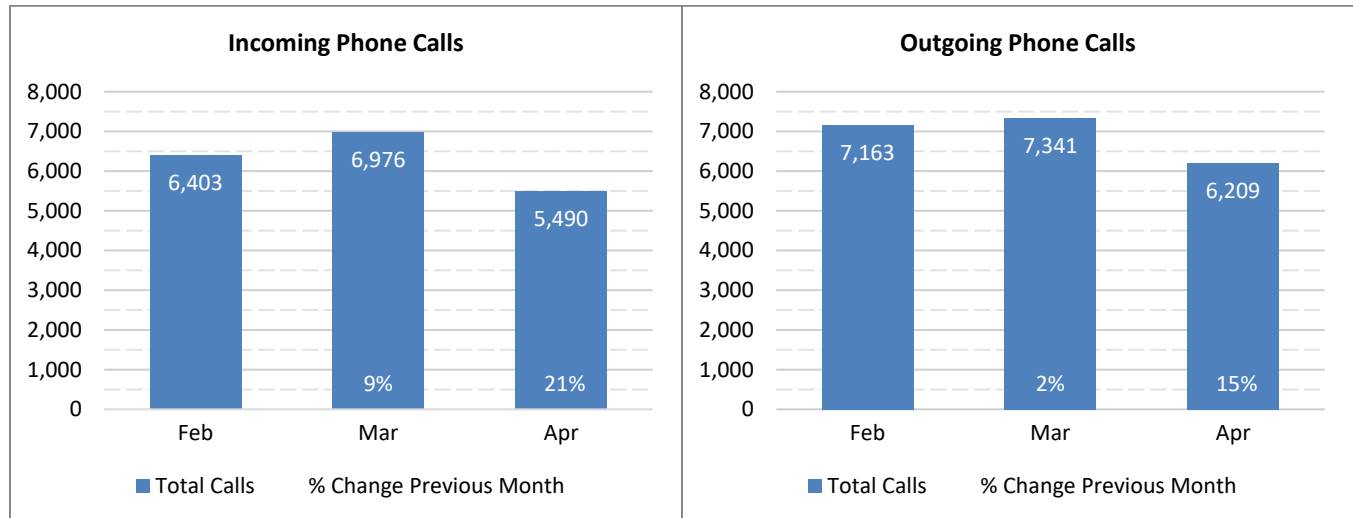
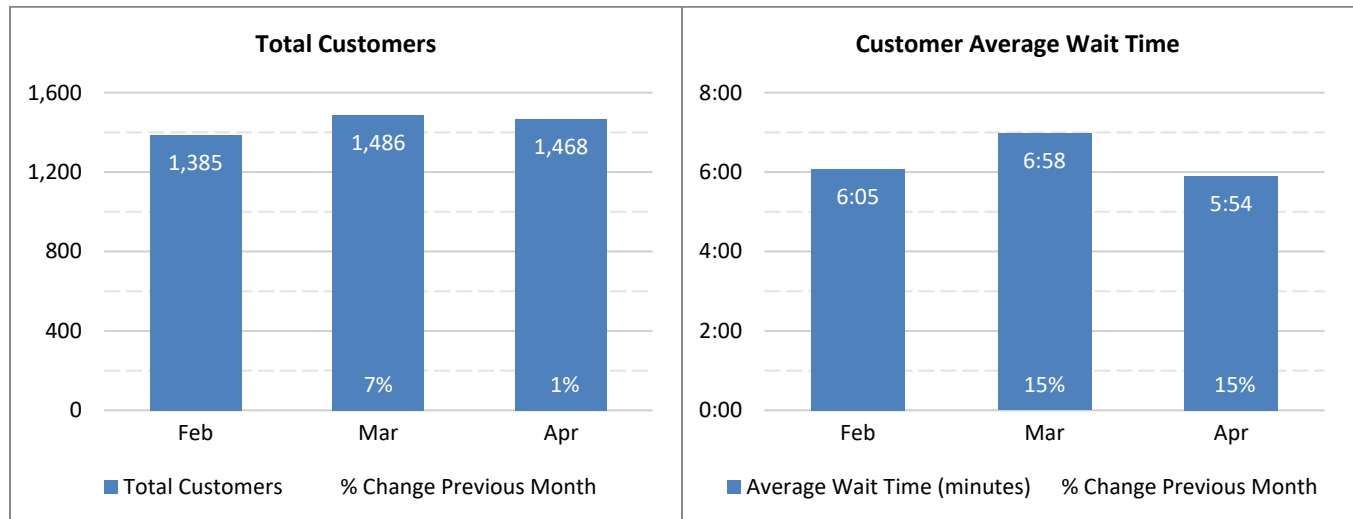
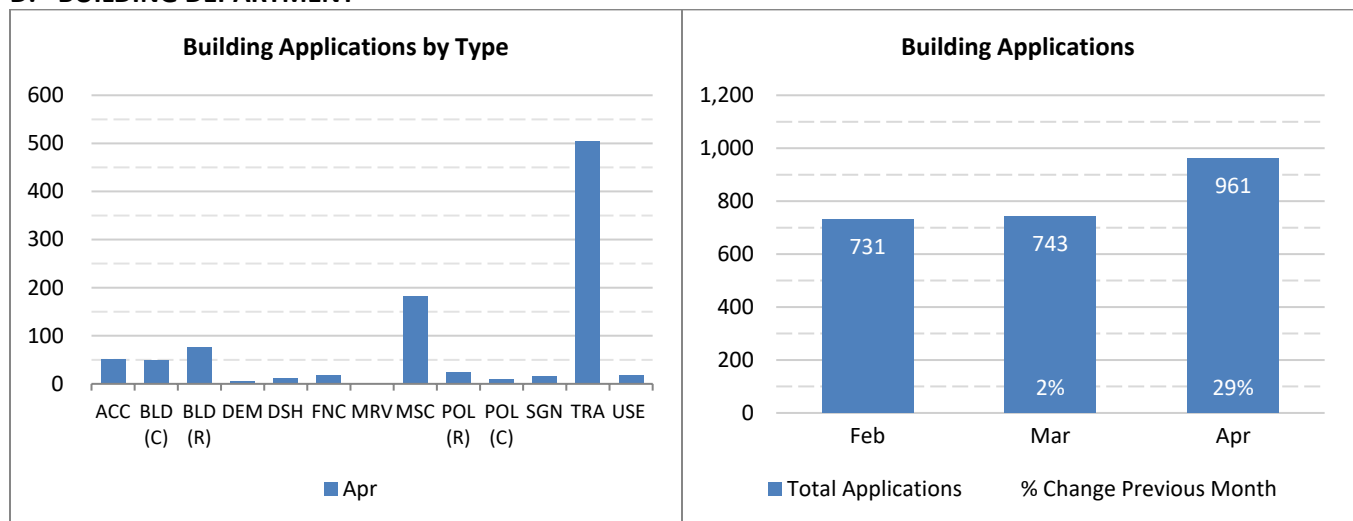
April 2025

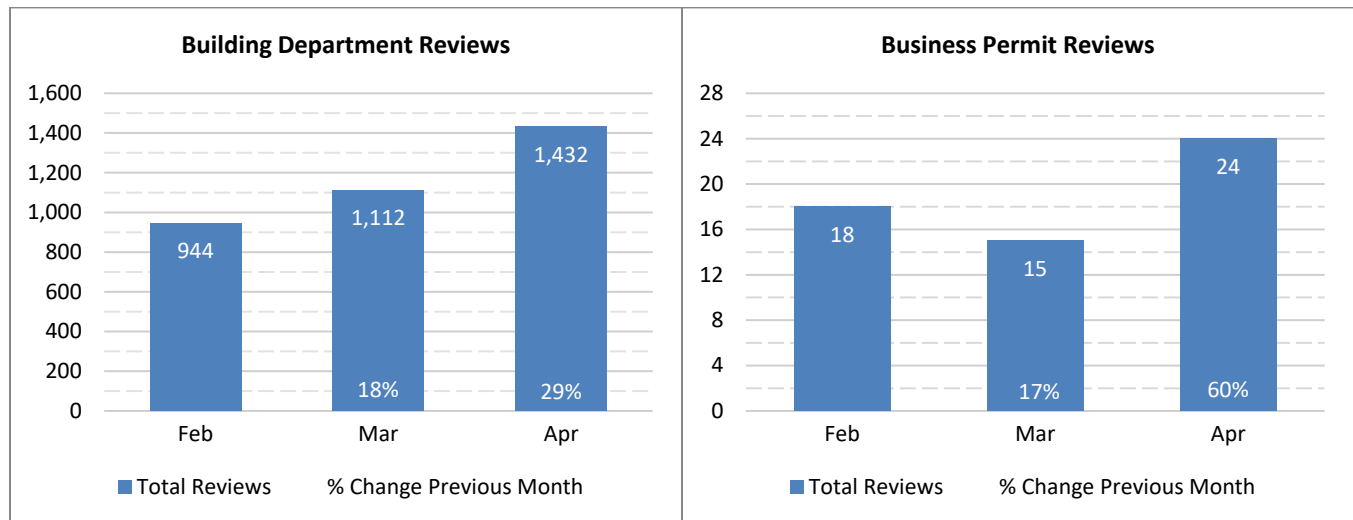
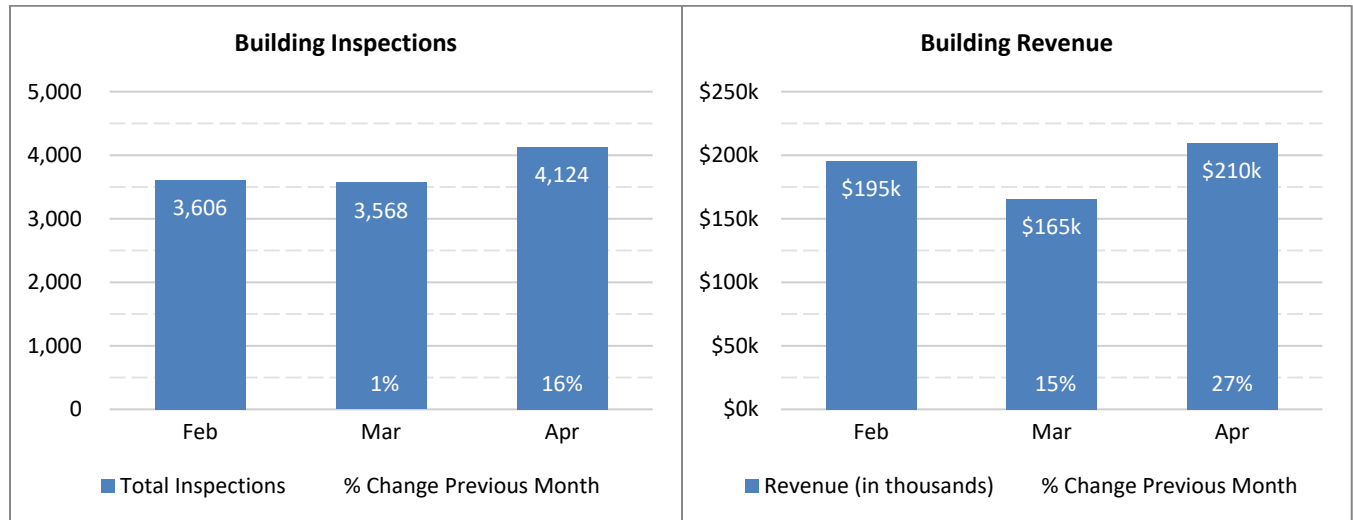
Prepared by:

JACOBS®

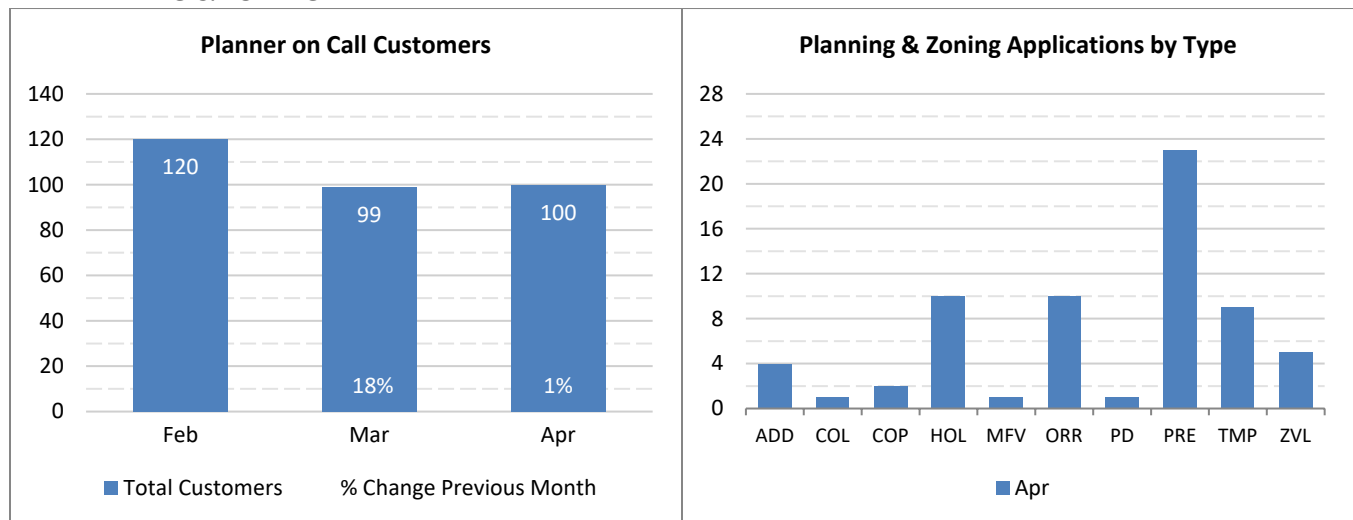
A. Hurricane Ian / Helene / Milton**Cumulative Hurricane Ian / Helene / Milton Fee Waivers by Permit Type**

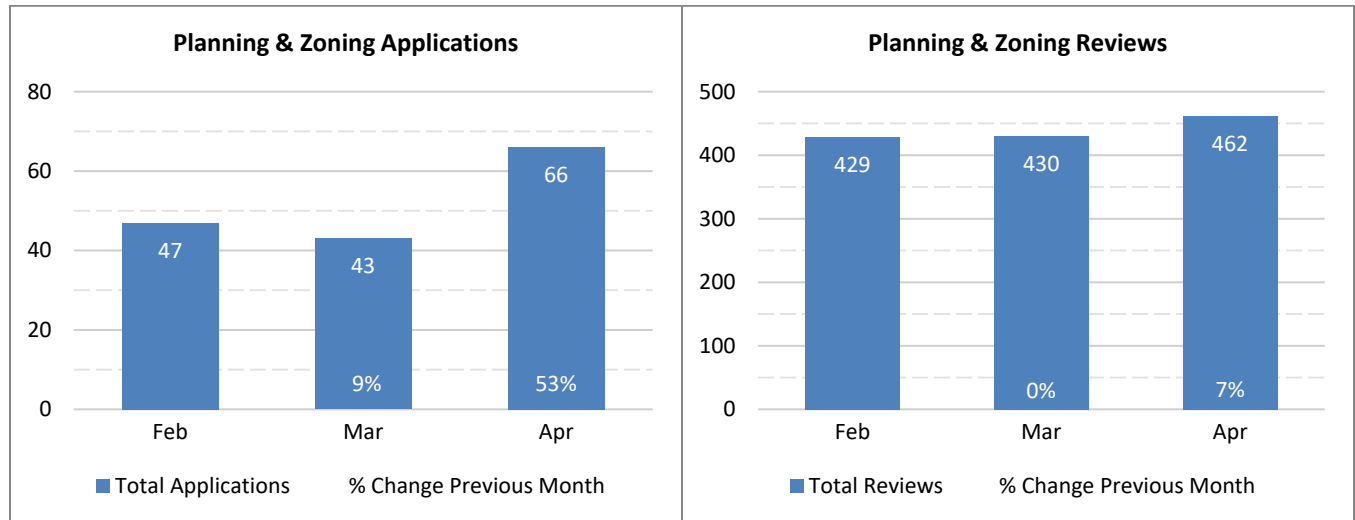
Permit Type	2022	2023	2024	2025	Grand Total
Accessory	\$962	\$7,821	\$3,401	\$148	\$12,332
Building (COM)	\$4,633	\$234,777	\$39,689	\$1,587	\$280,687
Building (RES)	\$53,063	\$277,307	\$189,702	\$40,452	\$560,525
Demolition	\$7,696	\$11,128	\$2,080	\$208	\$21,112
Dock & Shoreline	\$249	\$9,291	\$4,857	\$0	\$14,398
Fence	\$270	\$752	\$216	\$54	\$1,292
Miscellaneous	\$3,432	\$8,508	\$2,134	\$363	\$14,437
Mobile Home	\$0	\$8,283	\$2,286	\$0	\$10,569
Pool & Spa (COM)	\$615	\$1,230	\$0	\$0	\$1,845
Trade	\$11,629	\$69,917	\$10,827	\$1,106	\$93,479
Grand Total	\$82,549	\$629,015	\$255,192	\$43,919	\$1,010,674

B. PHONE CALLS**C. PERMITTING COUNTER****D. BUILDING DEPARTMENT**



E. PLANNING & ZONING DEPARTMENT





F. DEVELOPMENT SERVICES DEPARTMENT

