



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

**City of Bonita Springs
City Council
Meeting Agenda**

July 16, 2025
9:00 a.m.

If you intend 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., July 15, 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. Recognition of Vincent Rosado for 20 years of service to the City of Bonita Springs.
7. Public Hearings - Zoning and Land Use:
 - A. (SECOND READING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A VARIANCE FROM LDC 4-1894(B), WHICH REQUIRES A WATERBODY SETBACK OF TWENTY-FIVE (25) FEET ALONG THE NORTH SIDE, TO ALLOW A SETBACK OF FIFTEEN (15) FEET FROM THE ABUTTING NORTH SIDE STREET RIGHT OF WAY FOR A PROPOSED SINGLE-FAMILY HOME ON A RESIDENTIAL PROPERTY; LOCATED AT 26409 BAY ROAD, STRAP NUMBER 25-47-24-B2-00200.0240, BONITA SPRINGS, FLORIDA 34134; PROVIDING FOR AN EFFECTIVE DATE.
(Green Sheet 25-07-162)

- B. (SECOND READING) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO REDESIGNATE APPROXIMATELY 1.3 ACRES +/- FROM THE PUBLIC/SEMI-PUBLIC FUTURE LAND USE CATEGORY, TO THE GENERAL COMMERCIAL FUTURE LAND USE CATEGORY; LOCATED AT 25071 CHAMBER OF COMMERCE DRIVE, STRAP NUMBER 21-47-25-B2-00001.1090, BONITA SPRINGS, FLORIDA 34135; PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (Green Sheet 25-07-163)

8. Presentations:

- A. Presentation of audited financial statements for the fiscal year ended September 30, 2024 by Tony Smith, CPA, partner with the audit firm Ashley, Brown & Smith CPAs, and recognition of the Certificate of Achievement for Excellence in Financial Reporting. (Green Sheet 25-07-161)

9. Consent Agenda Items:

- A. Approve minutes from the City Council Budget Workshop held on June 18, 2025.
- B. Approve minutes from the City Council Regular Meeting held on June 18, 2025.
- C. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Helene. (Green Sheet 25-07-149)
- D. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Milton. (Green Sheet 25-07-150)
- E. Approve a Resolution to engage a firm for the City's Information Technology Services (RFP 25-14) in the amount of \$123,960 for Contract Year One and \$127,679 for Contract Year Two. (Green Sheet 25-07-151)
- F. Approve a Resolution to engage a firm for Riverside Park Holiday Lighting 2025 and 2026 for Downtown Bonita Springs Riverside Park and Surrounding Area (RFP 25-07) in the amount of \$160,000 annually. (Green Sheet 25-07-152)
- G. Approve a Resolution to engage a firm for Grant Management Services for the Pennsylvania Avenue Corridor Street Improvement Project (RFQ 25-06) and authorize staff to enter into negotiations with the number one ranked firm, GrantWorks, Inc. (Green Sheet 25-07-153)
- H. Approve a Resolution adopting the City's Emergency Management Plan in accordance with FEMA guidelines. (Green Sheet 25-07-154)
- I. Approve funding modification to acquire property in the Quinn/Downs/Dean Neighborhood and approve revised contract for alternative funding source. (Green Sheet 25-07-155)
- J. Approve Florida Department of Environmental Protection Contract Agreement Amendment #2 for the Sun Village & Lakes of San Souci Septic to Sewer Conversion Projects. (Green Sheet 25-07-156)
- K. Approve purchase agreement 2025-001QDD for the Quinn/Downs/Dean West of Imperial Parkway Infrastructure Project. (Green Sheet 25-07-157)

- L. Approve purchase agreement to acquire property for the FEMA Hazard Mitigation Grant Program - COVID Neighborhood Acquisition/Demolition Project in the Quinn/Downs/Dean Neighborhood. (Green Sheet 25-07-158)
- M. Approve a Special Assemblage Master Plan, located in the Civic Institutional (C-I) District of the Downtown District, at 10701 Dean Street, Bonita Springs, Florida, 34135. (Green Sheet 25-07-164)
- N. Approve FDOT's request for use of the Bonita Springs Recreation Center Gymnasium for a public meeting regarding Preferred Alternative for the Old 41 Project Development & Environment study in Lee and Collier Counties. (Green Sheet 25-07-165)
- O. Adopt Debt Management Policy. (Green Sheet 25-07-166)
- P. Approve the Nineteenth Amendment to the Agreement with CH2M Hill Engineers for the provision of Community Development Services. (Green Sheet 25-07-173)
- Q. Approve the Nineteenth Addendum to the Second Agreement with the Lee County Sheriff for Enhanced Law Enforcement Services. (Green Sheet 25-07-171)
- R. Approve a Resolution accepting the resignation of a member of the Art in Public Places Board. (Green Sheet 25-07-175)
- Opportunity for City Council Comments on Consent Agenda

10. Mayor and Council Member Items:

- A. Appoint a member to the Veterans Advisory Committee. (Fullick, Green Sheet 25-07-159)
- B. Affirm the Mayor's appointment of Amy Quaremba as chairperson of the Art in Public Places Board. (Gibson, Green Sheet 25-07-174)
- C. Consider the proposal submitted by Zap & Co. LLC in response to RFP 25-15, Production and Management of the Fiesta Bonita event. (Purdon, Green Sheet 25-07-160)
- D. Discussion regarding Florida Senate Bill 180 and potential revisions to the City of Bonita Springs Code of Ordinances 24-Flood Hazard Reduction, and provide direction to staff. (Corrie, Green Sheet 25-07-177)

11. City Attorney Items:

- A. Approve a Resolution relating to the State of Local Emergency resulting from impacts from Hurricanes Ian, Helene, and Milton; Extending Demolition Delay Relief; and providing an effective date. (Green Sheet 25-07-176)
- B. Discuss the San Carlos Estates Water Control District Special Landowner Meeting and Referendum vote scheduled for August 23, 2025, and provide direction to staff accordingly. (Green Sheet 25-07-178)

12. City Manager Items:

- A. Presentation of the May Financial Report and discussion of Fiscal Year 2025-2026 budget.
(Green Sheet 25-07-167)
- B. Adopt proposed millage rate for Fiscal Year 2025-2026. (Green Sheet 25-07-172)
- C. Approve a Resolution to establish the Fiscal Year 2025-2026 Annual Stormwater Assessment Fee.
(Green Sheet 25-07-168)
- D. Designate a City Council member to serve as the City's voting delegate at the 2025 Florida League of Cities Annual Business Meeting, to be held in Orlando on Sat., Aug. 16. (Green Sheet 25-07-169)
- E. Presentation of Community Development Business Activity Reports. (Green Sheet 25-07-170)
- F. Update on hurricane recovery efforts.

13. Mayor and Council Member Reports

14. Public Comment

15. Adjournment

ITEM TITLE: (SECOND READING AND PUBLIC HEARING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; A VARIANCE FROM LDC 4-1894(B), WHICH REQUIRES A WATERBODY SETBACK OF 25 FEET ALONG THE NORTH SIDE, TO ALLOW A SETBACK OF 15 FEET FROM THE ABUTTING NORTH SIDE STREET RIGHT OF WAY FOR A PROPOSED SINGLE FAMILY HOME ON A RESIDENTIAL PROPERTY IN BONITA SPRINGS; LOCATED AT STRAP NUMBER 25-47-24-B2-00200.0240, 26409 BAY ROAD, BONITA SPRINGS, FLORIDA 34134; PROVIDING FOR AN EFFECTIVE DATE.

REQUESTOR: Mike Fiigon II, Senior Planner, Community Development

AGENDA SECTION: Second Reading of a Zoning Ordinance

STRATEGIC PRIORITY:

BACKGROUND: The property (26409 Bay Road) is on the corner of Bay Road and Melody Lane. It is a platted lot which was created in 1949 (pre-dating Lee County zoning regulations and the incorporation of the City of Bonita Springs). It is located within the single-family residential zoning district (RS-1) but is an undersized lot—which is considered a hardship through no fault of the Applicant.

The side street (Melody Lane) also contains a boat ramp with direct access to Estero Bay. However, there is no identifiable indication of a waterbody on the plat map, nor the initial survey that was provided for the property. Since there is in fact a waterbody, this would change the side setback from a side street setback of 15 feet to a waterbody setback of 25 feet. This is a significant hardship on an already-undersized lot.

Additionally, the property had received a variance approval from Lee County in 1990 (Case Number 90-6-16-V-4). On that approved site plan, the setback shown on the north side (Melody Lane) was 15 feet—which is the same measurement being requested as part of this action. The Lee County approval was tied to a specific footprint of 957 square-feet, which is incompatible with the current development pattern of the area. This is why the Applicant is requesting a new variance.

All other setbacks will be met for the proposed single-family home, and in fact, if the boat ramp were not present along Melody Lane, the requested setback of 15 feet is what would have been approved without the need for a variance. With regards to the attached resident responses (included as part of the online case file), it should be noted that in no way will this variance affect access to the existing boat ramp.

The Zoning Board heard the case on May 27, 2025 and voted unanimously to approve the request 7-0 (meeting minutes attached). The first required public hearing was held in front of City Council on June 18, 2025 and no concerns were raised at that time.

STAFF RECOMMENDATION: Approve, as conditioned by Staff

ATTACHMENTS:

1. Draft Zoning Ordinance (prepared by City Attorney)
2. Zoning Board Meeting Minutes (May 27, 2025)
3. Staff Report with Legal Description/Survey and Site Plan

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Michael Sheffield
Dept. Director:	John Dulmer, AICP

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 25 - XX

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A VARIANCE FROM LDC 4-1894(B), WHICH REQUIRES A WATERBODY SETBACK OF TWENTY-FIVE (25) FEET ALONG THE NORTH SIDE, TO ALLOW A SETBACK OF FIFTEEN (15) FEET FROM THE ABUTTING NORTH SIDE STREET RIGHT OF WAY FOR A PROPOSED SINGLE-FAMILY HOME ON A RESIDENTIAL PROPERTY; LOCATED AT 26409 BAY ROAD, STRAP NUMBER 25-47-24-B2-00200.0240, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Sections 4-1894(b) of the City's land development code ("LDC") require twenty-five (25) foot setbacks from a waterbody; and

WHEREAS, the Applicant, TIR 6 LLC, is seeking variance pursuant to the aforementioned setback requirement to accommodate the construction of a new single-family structure on an undersized 1949 lot; and

WHEREAS, a Public Hearing was advertised and heard on May 27, 2025 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case VAR24-115852-BOS who unanimously recommended approval after giving full and complete consideration of the record, consisting of the Staff Recommendation, the documents on file with the City and the testimony of all parties; and

WHEREAS, Section 4-225 of the LDC requires variances and special exceptions be processed as ordinances as opposed to resolutions; and

WHEREAS, City Council at their June 18, 2025 meeting considered the record of the Zoning Board on Case VAR24-115852-BOS and gave full consideration of the Staff Recommendation, the evidence and testimony provided during the public hearing.

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

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby grants a variance from the setback requirements of Section 4-1894(b) based on the variance criteria set out in 4-131(b)(3) of the LDC, with the following conditions:

1. The variance is limited to a north side right-of-way setback of 15 feet in lieu of a 25-foot waterbody setback.
2. Development should be consistent with the site plan (Exhibit B to the staff report).
3. All other zoning and development regulations remain in full force and effect.
4. Approval of this variance does not guarantee approval of a building permit.
5. All other portions of the land development code and applicable building codes, unless specifically altered by this variance approval, remain in full force and effect.

SECTION TWO: EFFECTIVE DATE

This Ordinance shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this ____ day of July, 2025.

AUTHENTICATION:

_____	_____
Mayor	City Clerk

APPROVED AS TO FORM: _____
City Attorney

Vote:

Carr	Corrie
Purdon	Bogacz
Fitzpatrick	Gibson
Fullick	

Date filed with City Clerk: _____

**City of Bonita Springs
Board for Land Use Hearings & Adjustments
and Zoning Board of Appeals**

(Draft) Meeting Minutes

Tuesday, May 27, 2025

9:00 a.m.

1. CALL TO ORDER

Chairman Rascio called the meeting to order at 9:00 a.m.

2. PLEDGE OF ALLEGIANCE

Chairman Rascio led the Pledge of Allegiance.

3. ROLL CALL

The City Clerk called the roll:

Present – Rascio, Hershenson, Gambrell, Waterhouse, Benson, Galloway and Winn.

4. PUBLIC HEARINGS

EACH CASE WILL INCLUDE A PUBLIC COMMENT PERIOD AT THE CONCLUSION OF THE APPLICANT AND STAFF PRESENTATION

A. CASE NAME: BAY ROAD VARIANCE (VAR24-115852-BOS)

A VARIANCE FROM LDC 4-1894(B), WHICH REQUIRES A WATERBODY SETBACK OF 25 FEET ALONG THE NORTH SIDE, TO ALLOW A SETBACK OF 15 FEET FROM THE ABUTTING NORTH SIDE STREET RIGHT-OF-WAY FOR A PROPOSED SINGLE-FAMILY HOME ON A RESIDENTIAL PROPERTY IN BONITA SPRINGS.

City Attorney Rooney swore in all those who intended to give testimony. Mike Fiigon, Senior Planner with Community Development, introduced the case, providing a summary of the applicant's request along with the site's historical background. Platted in 1949, the site predates Lee County's zoning regulations and the incorporation of the City of Bonita Springs. The applicant is requesting a variance from the Land Development Code which requires a waterbody setback of 25 feet along the north side. They are requesting approval of a reduced setback of 15 feet from the abutting north side street right-of-way to accommodate the construction of a single-family home. Mr. Fiigon presented the staff report, outlining staff findings, conclusions, and conditions of approval. Staff determined the request meets standards for approval, and recommends approval. The applicant acknowledges that, should the variance be approved, there is no guarantee of a building permit. (Staff report on file in the City Clerk's office).

The applicant did not have a presentation, but was in attendance and available for questions.

*Chairman Rascio called for public comments. Seeing none, and with no further questions from board members, he called for a motion. Board Member Hershenson made a motion to approve the variance with the conditions proposed by staff; Seconded by Board Member Waterhouse. The Clerk recorded the vote by roll call. **The motion carried 7-0.***

5. APPROVAL OF MINUTES: Meeting of January 14, 2025

Board Member Waterhouse motioned to approve the minutes; Seconded by Board Member Gambrell. The motion carried 7-0.

6. UPDATE ON PREVIOUS CASES:

Provided by Mr. Fiigon.

7. PUBLIC COMMENT

Chairman Rascio called for any additional public comment. There were none.

8. NEXT MEETING: *The next meeting is scheduled for June 17, 2025.*

The City Clerk reminded members that their yearly ethics disclosure must be submitted through the State Ethics Commission online system by July 1, 2025. Additionally, a review of Sunshine and Ethic Laws will occur at an upcoming Zoning Board meeting.

9. ADJOURNMENT: *There being no further business, Chairman Rascio adjourned the meeting 9:17 a.m.*

Prepared by:

Teresa C. Grimes, Senior Records & Compliance Clerk

APPROVED:
BONITA SPRINGS ZONING BOARD:

Date: _____

AUTHENTICATED:

Anthony Rascio, Chairman

TABLE OF CONTENTS
VAR24-115852-BOS
26409 BAY ROAD VARIANCE

AERIAL	PAGE 1
STAFF REPORT	PAGE 2
REQUEST AND RECOMMENDATION	PAGE 2
APPLICATION SUMMARY	PAGE 2
BACKGROUND	PAGE 3
VARIANCE CRITERIA ANALYSIS	PAGE 5
COMPREHENSIVE PLAN CONSIDERATIONS	PAGE 8
FINDINGS AND CONCLUSIONS	PAGE 8
RECOMMENDATION	PAGE 9
EXHIBIT A: LEGAL DESCRIPTION AND SURVEY	PAGE 10
EXHIBIT B: SITE PLAN	PAGE 11
ATTACHMENT A: APPLICATION BACKUP (ONLINE ONLY)	PAGE 12



26395

Melody Ln

Bay Rd

Bay Rd

26409

26415

26411

26429

26421

26435

26427

Hickory Blvd

26435

Bay Rd

26451

**BONITA SPRINGS, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING DIVISION
STAFF REPORT**

PROJECT NAME: 26409 BAY ROAD

TYPE OF CASE: VARIANCE (SETBACK)

CASE NUMBER: VAR24-115852-BOS

HEARING DATE: MAY 27, 2025

PLANNER: MIKE FIIGON II, SENIOR PLANNER

REQUEST AND STAFF RECOMMENDATION

A variance from LDC Section 4-1894(b), which requires a waterbody setback of 25 feet, to allow a setback of 15 feet from the abutting north side street right of way for a proposed single-family home on a residential property in Bonita Springs.

Staff recommends **APPROVAL** of the variance as requested.

I. APPLICATION SUMMARY:

A. Applicant: TIR 6 LLC

B. Agent: Vicki Wright & Brian Weaver

C. Request: A variance from LDC 4-1894(b), which requires a waterbody setback of 25 feet along the north side, to allow a setback of 15 feet from the abutting north side street right of way for a proposed single-family home on a residential property in Bonita Springs.

D. Location: 26409 Bay Road, Bonita Springs, FL 34134

E. Future Land Use Plan Designation, Current Zoning and Use of Property:

Future Land Use: Moderate Density Residential

Current Zoning: RS-1, Single-Family

Current Use: Vacant

F. Surrounding Land Use:

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Designation</u>
North: Melody Lane R/W, CPD, Hotel and Boat Rentals	Little Hickory Island Neighborhood Commercial
East: Waters of Hogue Channel/Estero Bay	N/A
South: RS-1, Single Family Residential; Single-Family Residence	Moderate Density Residential
West: Bay Road R/W, RS-1, Single Family Residential; Single-Family Residence	Moderate Density Residential

II. **BACKGROUND AND INFORMATIONAL ANALYSIS:**

Introduction/Synopsis

The property is located at 26409 Bay Road in Bonita Springs. It is located on the corner of Bay Road and Melody Lane, both of which are city-maintained roadways.

The property is a platted lot of record from 1949 known as Lot 24 of the Bonita Beach Addition (Plat Book 9, Page 14 of the Public Records of Lee County, Florida).

The zoning designation of the property is RS-1, Residential Single-Family. Pursuant to LDC 4-489, properties in the RS-1 zoning district should meet the following dimensional requirements:

Lot Width	75 feet, minimum
Lot Depth	100 feet minimum
Lot Area	7,500sf minimum

According to information supplied by the Applicant in the application, the property in question has the following dimensions:

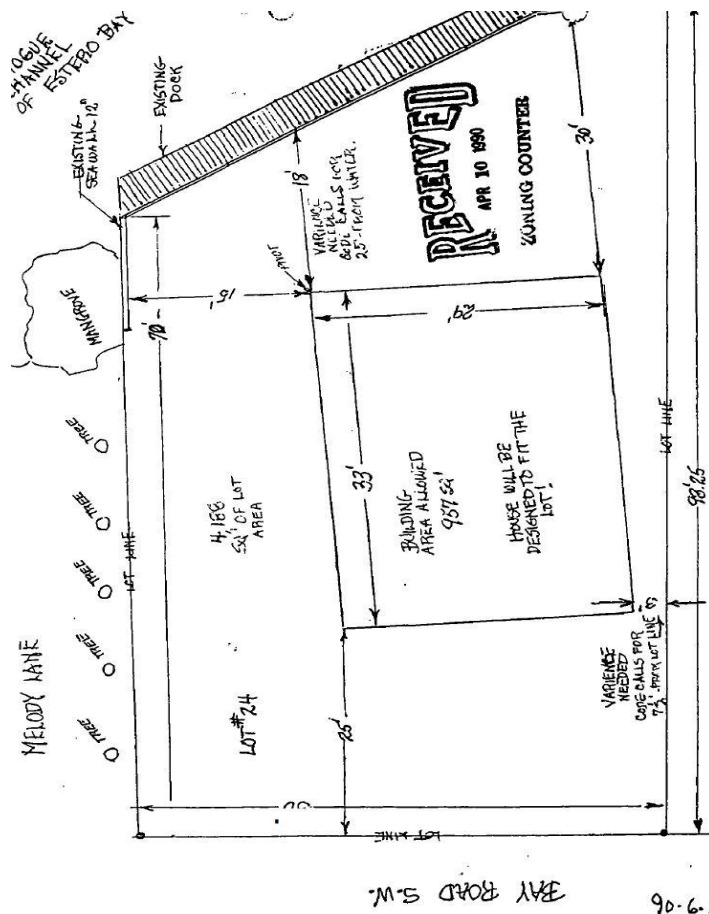
Lot Width	50 feet
Lot Depth	99.25 feet (deepest point); 72 feet (shallow point)
Lot Area	4,248sf

The lot is considered an undersized corner lot and does not meet the current zoning requirements. However, it is a platted lot of record and remains eligible for one (1) single-family residence.

Furthermore, pursuant to LDC 4-1893(b)(2)(b), corner lots that were created prior to January 28, 1983 and have a lot width of less than 100 feet can have a reduced side street setback of 15 feet (from 25 feet originally). In 2018, a zoning verification letter was issued by Community Development which provided the setbacks for the subject property. The plat was reviewed and a survey was provided. The survey nor the plat made reference to a mean high water line, so setbacks were provided for a corner lot that was created pre-1983.

The setback reduction found in LDC 4-1893(b)(2)(b) does not apply to properties abutting a body of water. The discrepancy in this case is that while the lot abuts the right-of-way of a side street (Melody Lane), there is also a boat ramp within said right-of-way, meaning that the setback requirement would be 15 feet from the edge of the right-of-way or 25 feet from the mean high water line, whichever is more restrictive. In this case, the more restrictive option and therefore the applicable setback would be 25 feet from the mean high water line. A setback of this scale on an already significantly-undersized lot could be considered a hardship through no fault of the Applicant.

In 1990, a hardship was accepted by Lee County and a setback variance was granted for a reduced waterbody setback to 18 feet and a reduced interior side setback to 3 feet pursuant to case number 90-6-14-V-4. The site plan (below) accepted as part of that case also showed a setback of 15 feet to the Melody Lane right-of-way. However, the variance was tied to a specific building footprint of 957sf. The current development pattern along Bay Road has yielded homes that are much larger than 957sf, and therefore the Applicant has requested a new variance in order to effectuate their proposed home design (Exhibit B).



(Site plan approved by Lee County: Case 90-6-14-V-4)

With this information, staff is able to provide the below analysis of the variance criteria based on the facts of the case, and the Applicant's analysis.

Variance Review Criteria – Analysis

As outlined in LDC 4-131(b)(3), the following standard of review is applied to variance cases:

- (3) *Findings. Before making a recommendation to grant any variance, the zoning board must find that all of the following exist:*
 - a. *There are exceptional or extraordinary conditions or circumstances that are inherent to the property in question;*
 - b. *The exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of the ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding the adoption of the ordinance from which this chapter is derived will not be considered self-created);*

- c. *The variance granted is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation in question to their property;*
- d. *The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and*
- e. *The condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of a general or recurrent nature so as to make it more reasonable and practical to amend the ordinance.*

Criterion a: There are exceptional or extraordinary conditions or circumstances that are inherent to the property in question:

Staff Analysis: The subdivision was created in 1949, which pre-dates Lee County's zoning regulations and pre-dates the incorporation of the City of Bonita Springs. The lot is undersized for its zoning designation through no fault of the Applicant. It is the Staff opinion that this is considered an exceptional condition that is inherent to the property in question.

Criterion b: The exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of the ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding the adoption of the ordinance from which this chapter is derived will not be considered self-created).

Staff Analysis: The Staff opinion is that the owner did not create a lot that does not conform to the current zoning regulations.

Criterion c: The variance granted is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation in question to their property.

Staff Analysis: The Applicant is proposing to meet all of the current setback regulations for the primary street (25 feet), interior side (5 feet) and rear waterbody (25 feet), but is seeking relief to be allowed to use the right-way-setback of 15 feet from Melody Lane as provided for in LDC 4-1893(b)(2)(b) in lieu of a required

waterbody setback of 25 feet on the same side. The application of a setback of 15 feet was previously utilized and accepted by Lee County as part of the 1990 variance case.

Criterion d: The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Staff Analysis: Previous variances for the property were granted for a different footprint. The proposed footprint is in line with the development pattern of the neighborhood and would not be considered injurious or detrimental to the public welfare. Granting the variance will not impact the use of the boat ramp or any other activities taking place within the Melody Lane right-of-way.

Criterion e: The condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of a general reoccurring nature so as to make it more reasonable to amend the ordinance.

Staff Analysis: Staff doesn't believe that amending the LDC is necessary, as this is not a common occurrence where a right of way and a waterbody are present on the same side of the property.

It is Staff's opinion the application has demonstrated compliance with all of the criteria listed above.

Surrounding Zoning

The zoning surrounding is residential (RS-1, single-family) and commercial (Commercial Planned Development—CPD [hotel and boat rental]). The requested use of a single-family home is consistent with the property's RS-1 zoning designation and is compatible with surrounding residential uses.

Neighborhood Compatibility

The owner's desire to construct a new single-family home is compatible with the zoning designation and the neighborhood. A home across the street (26411 Hickory Boulevard) received a variance approval from Lee County in 1998 for a setback reduction on three sides. This helps to further demonstrate that there are undersized lots in the area in which setback relief has been deemed to be appropriate.

Comprehensive Plan Considerations

The subject property is located in the Moderate Density Residential future land use category according to the City's Future Land Use Map. The Future Land Use Element of the Comprehensive Plan describes the Moderate Density Residential land use as follows:

Policy 1.1.7: Moderate Density Residential - Intended to accommodate and preserve single-family residential development at a maximum density of up to 5.8 dwelling units per gross acre and approximately 1,977 acres of gross land area in the land use category; planned unit developments at a maximum density of six units per acre; group homes and foster care facilities; public schools and other public, semi-public and recreational uses on a limited basis.

- a. Appropriate residential housing types include conventional and modular constructed single-family homes on permanent foundations.*
- b. Maximum allowable height of structures shall be 35 feet from the base flood elevation to the eaves.*

It is Staff's opinion that the requested variance does not conflict with the Moderate Density Residential future land use category.

Findings & Conclusions:

Based upon an analysis of the application and the standards for approval of a variance, Staff makes the following findings and conclusions:

1. There are exceptional or extraordinary conditions or circumstances inherent to the subject property, specifically width, depth, and lot area that renders the parcel undersized.
2. The exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of the ordinance. This lot as configured was created in February 1949.
3. The variance, if granted, is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulations in question to the subject property.
4. The granting of the variance will not have deleterious effects on the neighborhood and public welfare.
5. The condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of a general or recurrent nature to make it more reasonable and practical to amend the ordinance.

III. **RECOMMENDATION:**

Staff recommends **APPROVAL** of the Applicant's requested variance from LDC 4-1894(b). This recommendation of approval is based on the *Findings & Conclusions* contained herein and is subject to the following conditions:

1. The variance is limited to a north side right-of-way setback of 15 feet in lieu of a 25-foot waterbody setback.
2. Development should be consistent with the attached site plan (Exhibit B).
3. All other zoning and development regulations remain in full force and effect.
4. Approval of this variance does not guarantee approval of a building permit.

IV. **SUBJECT PROPERTY**

The applicant indicates the STRAP number is: 25-47-24-B2-00200.0240

V. **EXHIBITS**

- A. Legal Description and Boundary Survey
- B. Proposed Site Plan

VI. **ATTACHMENTS**

- A. Application and Backup (online only)

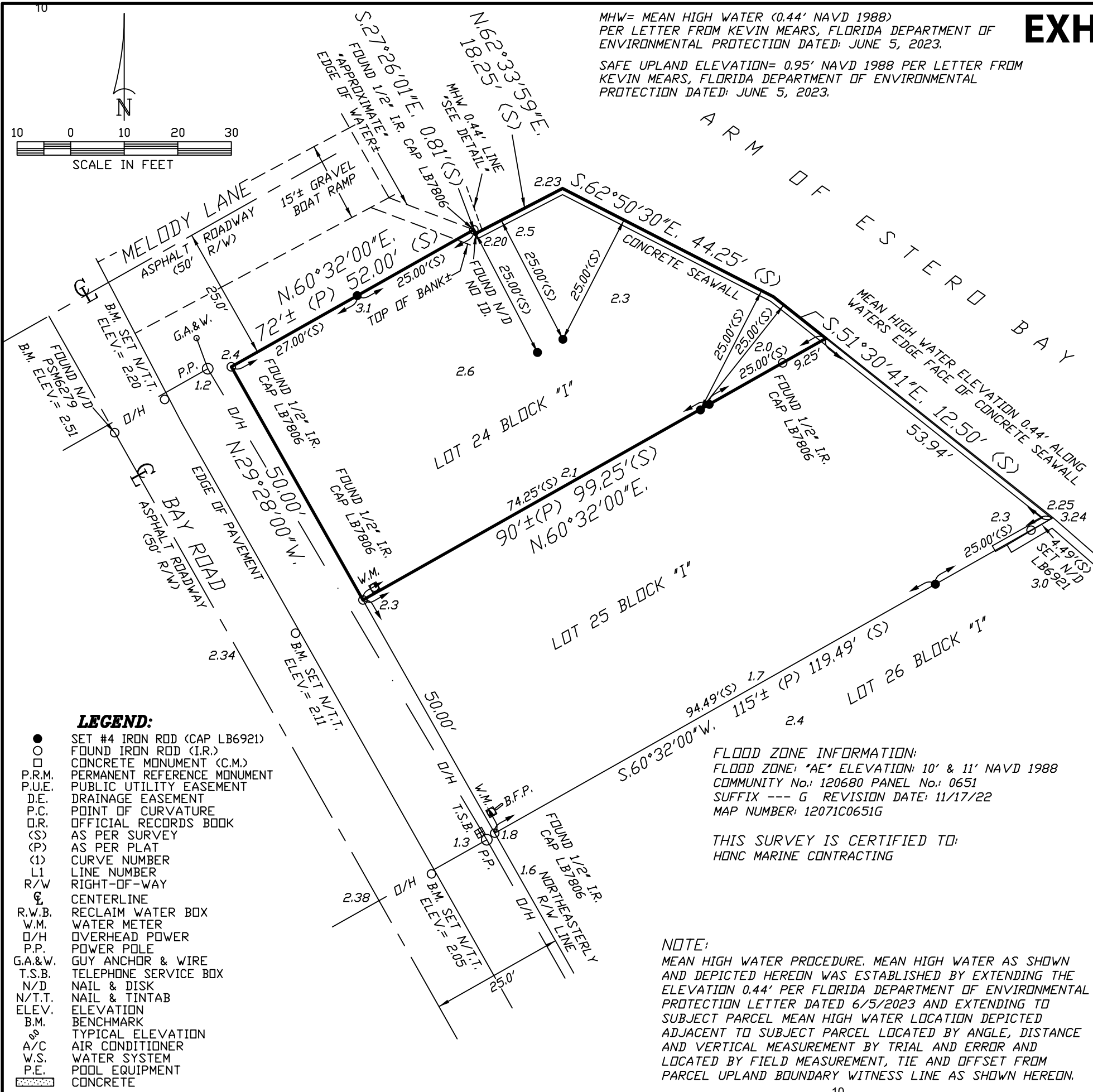
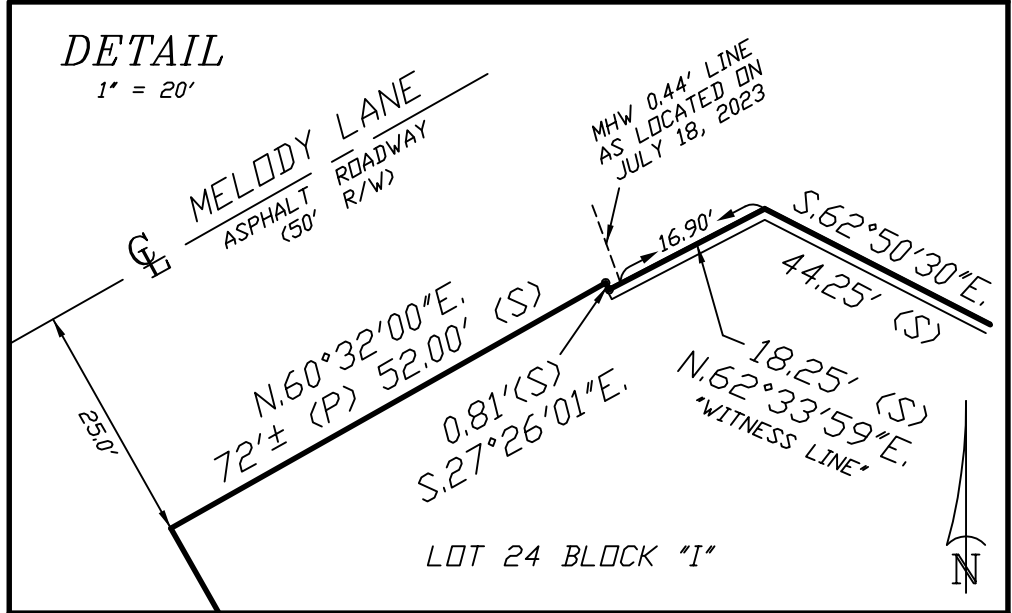


EXHIBIT A

BOUNDARY SURVEY OF
LOT 24,
ADDITION TO BLOCK "I"
OF BONITA BEACH,

(PLAT BOOK 9, PAGE 14)
SECTION 24, TOWNSHIP 47 SOUTH, RANGE 24 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA



SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BAY ROAD, AS BEING N.29°28'00"W.
2. FIELD NOTES IN ADDITION TO BLOCK "I" OF BONITA BEACH.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. ISSUANCE OF THIS DRAWING, FROM THIS FIRM SHALL NOT RELIEVE THE BUILDER AND/OR CONTRACTORS OF THE RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, ELEVATIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. BUILDER MAY NEED TO ADJUST ELEVATION AND/OR SETBACKS PRIOR TO CONSTRUCTION IF OTHER RESTRICTIONS EXIST.
10. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 11X17, 20 SCALE DRAWING.
11. BENCHMARK DERIVED FROM RTCM-REF 0103, ELEVATION 35.74 NAVD 1988.
12. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

REVISED:	DESCRIPTION:		BY:	Phillip M Mould, LS6515, State of Florida PHILLIP M. MOULD PROFESSIONAL SURVEYOR AND MAPPER LS6515 - STATE OF FLORIDA HARRIS-JORGENSEN, LLC. 3048 DEL PRADO BLVD. S., SUITE 100 CAPE CORAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921
6/5/23	ADDED MHW INFORMATION:		RBH	
7/18/23	ADDED MHW LINE HEADED NORTH		RBH	
DATE OF LAST FIELD WORK: 7/18/2023				
DRAWN:	CHECK:	SCALE	PROJ. #	
RBH	PMM	1"=20'	BBA-I-24	
SURVEY DATE		FILE NO.	SHT.- 1	
8/22/2020		47-24-25	OF - 1	
FLORIDA CERTIFICATE OF AUTHORIZATION LB6921				

Digitally signed by Phillip M Mould, LS6515, State of Florida
Date: 2023.07.18 11:30:55 -04'00'

FLOOD ZONE INFORMATION:
FLOOD ZONE: "AE" ELEVATION: 10' & 11' NAVD 1988
COMMUNITY No.: 120680 PANEL No.: 0651
SUFFIX --- G REVISION DATE: 11/17/22
MAP NUMBER: 12071C0651G

THIS SURVEY IS CERTIFIED TO:
HONG MARINE CONTRACTING

NOTE:
MEAN HIGH WATER PROCEDURE. MEAN HIGH WATER AS SHOWN AND DEPICTED HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION 0.44' PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION LETTER DATED 6/5/2023 AND EXTENDING TO SUBJECT PARCEL MEAN HIGH WATER LOCATION DEPICTED ADJACENT TO SUBJECT PARCEL LOCATED BY ANGLE, DISTANCE AND VERTICAL MEASUREMENT BY TRIAL AND ERROR AND LOCATED BY FIELD MEASUREMENT, TIE AND OFFSET FROM PARCEL UPLAND BOUNDARY WITNESS LINE AS SHOWN HEREON.

- LEGEND:**
- SET #4 IRON ROD (CAP LB6921)
 - FOUND IRON ROD (I.R.)
 - CONCRETE MONUMENT (C.M.)
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P.C. POINT OF CURVATURE
 - O.R. OFFICIAL RECORDS BOOK
 - (S) AS PER SURVEY
 - (P) AS PER PLAT
 - (1) CURVE NUMBER
 - L1 LINE NUMBER
 - R/W RIGHT-OF-WAY
 - CL CENTERLINE
 - R.W.B. RECLAIM WATER BOX
 - W.M. WATER METER
 - O/H OVERHEAD POWER
 - P.P. POWER POLE
 - G.A.&W. GUY ANCHOR & WIRE
 - T.S.B. TELEPHONE SERVICE BOX
 - N/D NAIL & DISK
 - N/T.T. NAIL & TINTAB
 - ELEV. ELEVATION
 - B.M. BENCHMARK
 - ⊙ TYPICAL ELEVATION
 - A/C AIR CONDITIONER
 - W.S. WATER SYSTEM
 - P.E. POOL EQUIPMENT
 - CONCRETE

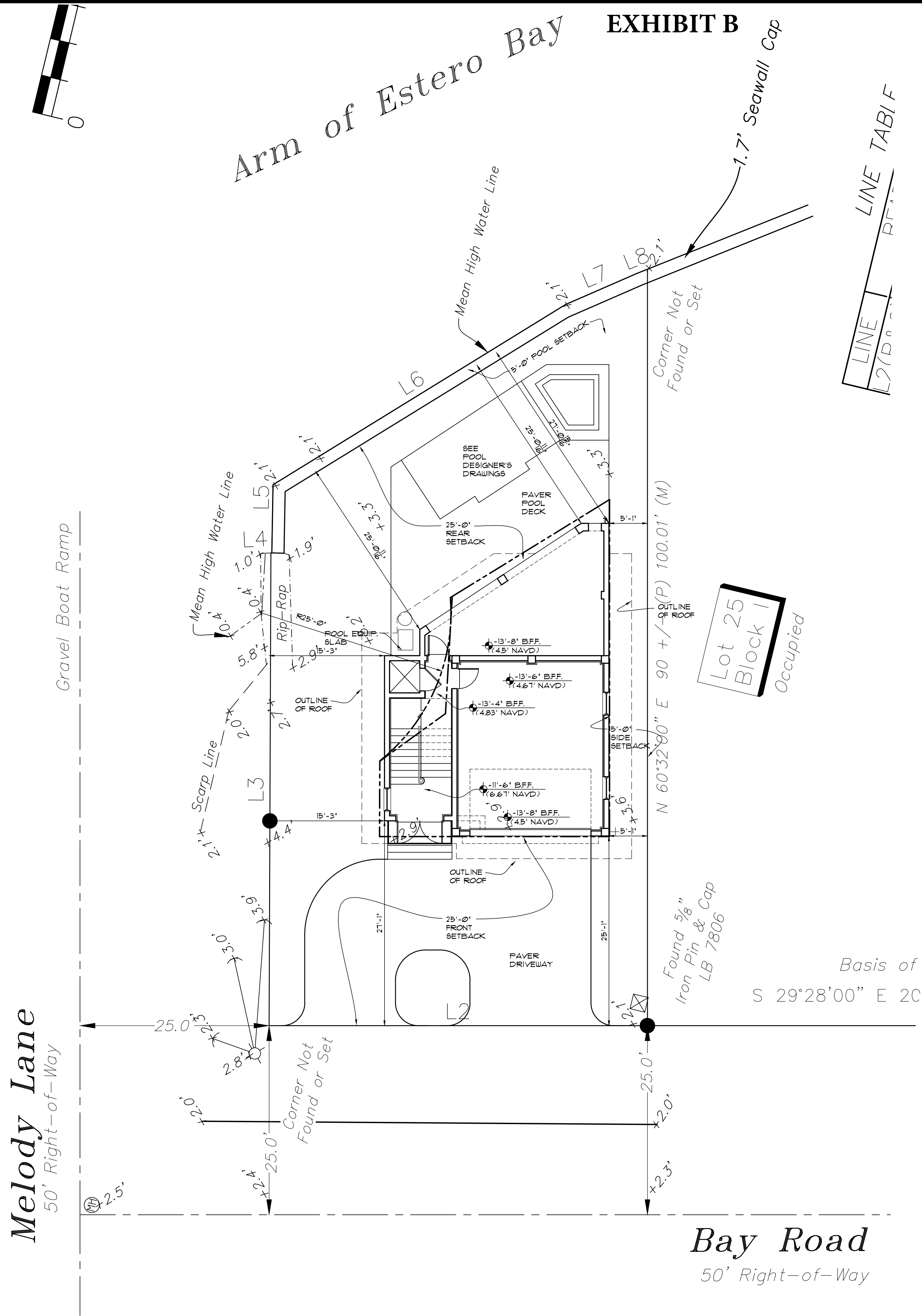


EXHIBIT B

DRAWING INDEX

- A1 SITE PLAN
- A2 GROUND FLOOR PLANS
- A3 1ST LIVING LEVEL PLANS
- A4 2ND LIVING LEVEL PLANS
- A5 3RD LIVING LEVEL PLANS
- A6 ELEVATIONS
- A7 ELEVATIONS
- A8 BUILDING SECTION
- A9 TYPICAL WALL SECTION/SCHEDULES
- A10 REFLECTED CEILING PLANS
- A11 SLAB PLAN & FRAMING PLANS
- A12 HIGH ROOF PLAN
- A13 ARCHITECTURAL DETAILS
- A14 ARCHITECTURAL DETAILS
- A15 NOTES
- A16 GND. FLR. & 1ST LIV. LEVEL ELECTRICAL PLANS
- A17 2ND & 3RD LIV. LEVEL ELECTRICAL PLANS

BUILDING DATA

OCCUPANCY: R-3, SINGLE FAMILY RESIDENTIAL
NUMBER OF STORIES: (4) 3 OVER PARKING/STORAGE
TYPE OF CONSTRUCTION: V-B, SPRINKLERED, UNPROTECTED
ZONED BUILDING HEIGHT: 35'-0"
F.B.C. BUILDING HEIGHT (FROM GRADE PLANE TO MIDPOINT OF ROOF): +/- 46'-6"
FEMA FLOOD ZONE: VE-15 (15.0' NAVD BASE FLOOD ELEVATION)
F.B.C. DESIGN FLOOD ELEVATION: 16.0' NAVD
REQUIRED HEIGHT OF LOWEST STRUCTURAL MEMBER: 16.0' NAVD
FIRST HABITABLE FLOOR ELEV. PROVIDED: 18.1' NAVD

PROJECT DATA

LOCATION:
LOT 24 BAY ROAD
BONITA SPRINGS, FL.
BUILDING AUTHORITY:
CITY OF BONITA SPRINGS
LAND USE DESIGNATION:
ZONED: RS-1
ZONING RESTRICTIONS:
REQUIRED BUILDING SETBACKS:
FRONT: =25'
REAR: =25' (5' POOL)
SIDES: =5' SOUTH, 15'-3" NORTH
MAX. BLDG. HGT. (FROM BOT. OF LOWEST MEMBER): 35'-0" MAX. TO MIDPOINT OF ROOF, 40'-0" MAX. TO ROOF PEAK

BUILDING COVERAGE

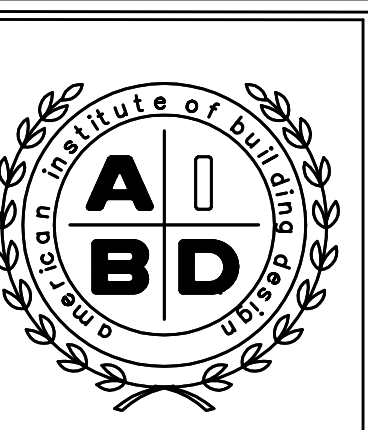
SITE AREA = 4248 SF.
BUILDING COVERAGE = 975 SF.
MAX. BLDG. COVERAGE = 40% X 4248 = 1,699 SF.

CODE COMPLIANCE STATEMENT:
THIS CONSTRUCTION SHALL COMPLY WITH ALL CITY OF BONITA SPRINGS LAND DEVELOPMENT CODES PERTAINING TO, BUT NOT LIMITED TO: SEA TURTLES, COASTAL CONSTRUCTION, AND FLOOD HAZARD REDUCTION.
THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2017 FLORIDA BUILDING CODE AS WELL AS ANY COUNTY OR CITY AMENDMENTS.



SITE PLAN
SCALE: 1/8"=1'-0"

DATE	REVISIONS
11/8/21	ZONING REVIEW COMMENTS
2/24/25	REVISE SIDE SETBACK



BUILDER: -
PROJECT: LOT 24 - SILBERSTEIN
LOT 24 BAY ROAD
BONITA SPRINGS, FLORIDA

PROJECT DATA:
DATE 4_30_20
JOB # -
DRAWN BY: JMH
CHECKED BY:
PROJECT:

A1

R.G. DESIGNS INC. HEREBY RESERVES ITS COMMON LAW COPYRIGHT. THE IDEAS, DESIGNS AND PLANS ARE NOT TO BE REPRODUCED OR CHANGED AND OR COPIED WITHOUT OBTAINING THE EXPRESSED WRITTEN CONSENT FROM R.G. DESIGNS INC. THESE PLANS SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA BUILDING CODE.

ITEM TITLE: (SECOND READING AND PUBLIC HEARING) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO REDESIGNATE APPROXIMATELY 1.3 ACRES +/- FROM THE PUBLIC/SEMI-PUBLIC FUTURE LAND USE CATEGORY, TO THE GENERAL COMMERCIAL FUTURE LAND USE CATEGORY; LOCATED AT 25071 CHAMBER OF COMMERCE DRIVE, STRAP NUMBER 21-47-25-B2-00001.1090, BONITA SPRINGS, FLORIDA 34135; PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

REQUESTOR: Mike Fiigon II, Senior Planner, Community Development

AGENDA SECTION: Public Hearings

STRATEGIC PRIORITY:

BACKGROUND: The property (25071 Chamber of Commerce Drive) is a fully-developed site complete with a ~6,000sf building, parking, access, and landscaping. It was the prior location of the City of Bonita Springs Chamber of Commerce and was constructed pursuant to Lee County Development Order 94-03-047-00D and received its certificate of compliance in 1995.

The Applicant has filed this amendment request in order to utilize the existing site for an ophthalmology clinic (Group I Healthcare Facility). The current zoning (CN-2) would allow for the business, but the Public-Semi Public future land use category would restrict uses to government operations, non-profits, and public or private utilities. This land use category was appropriate while the Chamber of Commerce was active on-site, however, they have since ceased operations and have sold the property.

Approval of this amendment would allow for the adaptive reuse of an existing building and site, with the understanding that the Applicant is responsible for site upgrades to landscaping and sidewalk access. The change in category would not have a negative impact on surrounding properties, as the majority are within the requested General Commercial future land use (see exhibit).

Due to the small scale of this request, the case does not require transmittal to the State (Department of Economic Opportunity [DEO]), but it does require two hearings in front of City Council.

The Local Planning Agency (LPA) heard the case on May 22, 2025 and voted unanimously to approve the request 5-0 (meeting minutes attached). City Council held the first reading of this case on June 18, 2025 and did not raise any concerns at that time.

STAFF RECOMMENDATION: Approve

ATTACHMENTS:

1. Draft Ordinance (prepared by City Attorney)
2. LPA Meeting Minutes (May 27, 2025)
3. Staff Report
4. Adopted Future Land Use Map
5. Future Land Use Designations for Surrounding Area (Current and Proposed)
6. Policy 1.1.14 General Commercial Future Land Use Category
7. Legal Description and Boundary Survey

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Michael Sheffield
Dept. Director:	John Dulmer, AICP

CITY OF BONITA SPRINGS, FLORIDA

ORDINANCE NO. 2025 –

AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO REDESIGNATE APPROXIMATELY 1.3 ACRES +/- FROM THE PUBLIC/SEMI-PUBLIC FUTURE LAND USE CATEGORY, TO THE GENERAL COMMERCIAL FUTURE LAND USE CATEGORY; LOCATED AT 25071 CHAMBER OF COMMERCE DRIVE, STRAP NUMBER 21-47-25-B2-00001.1090, BONITA SPRINGS, FLORIDA 34135; PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City Council of the City of Bonita Springs, Florida recognizes the need to plan for orderly growth and development; and

WHEREAS, Chapter 163, Florida Statutes provides for amendment to adopted Comprehensive Plan; and

WHEREAS, City Council for the City of Bonita Springs adopted the City of Bonita Springs Comprehensive Plan, as amended, in accordance with the Local Government Comprehensive Planning Act; and

WHEREAS, the applicant Mark King desires to amend the City's Future Land Use Map to redesignate approximately 1.3 acres (+/-) of property located at 25071 Chamber of Commerce Drive from Public/Semi-Public to General Commercial; and

WHEREAS, the proposed amendment to the Future Land Use Map, attached hereto as Exhibit "A", will promote and protect public health safety and welfare and will help accomplish the goals, objectives and policies of the City Comprehensive Plan; and

WHEREAS, the City has received and reviewed the proposed Amendment CPA24-117458-BOS to the City's Comprehensive Plan, and said proposed amendment was reviewed by the City's Local Planning Agency at a duly advertised meeting on May 22, 2025, who unanimously recommended approval, and

WHEREAS, the City Council finds that that the proposed amendment complies with the requirements of Chapter 163, Part II, Florida Statutes, and that the proposed amendments is consistent with the Comprehensive Plan and appropriate to the future land uses within the City; and

WHEREAS, the City Council of Bonita Springs adopted, pursuant to Chapter 163, Part II, Florida Statutes, after holding statutorily prescribed public hearings for the

adoption of the small-scale amendment being proposed with the first hearing held at the June 18, 2025 meeting.

THE CITY OF BONITA SPRINGS HEREBY ORDAINS:

Section 1. Recitals. The forgoing recitals are hereby ratified and confirmed as being true and correct and hereby made a part of this Ordinance and adopted as legislative findings.

Section 2. Adoption. The City of Bonita Springs Comprehensive Plan is hereby amended, which amendment consists of revising the Future Land Use Map, which is further described as Exhibit A, attached hereto and incorporated herein by reference.

Section 3. Severability. In the event that any portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. Effective Date. This Ordinance shall become effective in accordance with Section 163.3187, Florida Statutes.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this ____ day of July, 2025.

AUTHENTICATION:

Mayor City Clerk

APPROVED AS TO FORM: _____
City Attorney

Vote:

Carr	Fullick
Firtzpatrick	Bogacz
Gibson	Corrie
Purdon	

Date filed with City Clerk: _____

**City of Bonita Springs
Local Planning Agency
Draft Meeting Minutes**

May 22, 2025
9:00 A.M.

1. **Call to Order** - *Chairman Steve Lohan called the meeting to order at 9:00 a.m.*
2. **Pledge of Allegiance** - *Chairman Lohan led the Pledge of Allegiance.*
3. **Roll Call** - *The City Clerk called the roll:*
Present: 5 Chairman Lohan, Members Maturo, Colapietro, Dhooghe, and Townsend
Absent: 2 Members Lombardo and Hartford were excused
4. **Approval of Agenda** - *Motion made by Member Townsend to approve the agenda; seconded by Member Dhooghe. The motion carried unanimously by members present.*
5. **Public Comment** - *Chairman Lohan called for public comment; seeing none, he announced that there will be additional opportunities for public comment after each case presentation.*
6. **Review of the following comprehensive plan amendments for consistency with the City of Bonita Springs Comprehensive Plan:**

**A. Case Name: TYSON EYE CENTER COMPREHENSIVE PLAN AMENDMENT
(CPA24-117458-BOS)**

TO AMEND THE CITY OF CONITA SPRINGS FUTURE LAND USE MAP TO RE-DESIGNATE APPROXIMATELY 1.3 ACRES (+/-) OF PROPERTY LOCATED AT 25071 CHAMBER OF COMMERCE DRIVE FROM PUBLIC/SEMI-PUBLIC TO THE GENERAL COMMERCIAL FUTURE LAND USE CATEGORY.

Mr. Mike Fiigon, Senior Planner with Community Development, presented a summary of the applicant's request. This is an existing building and site which used to be the Chamber of Commerce office site. The purpose of the proposed map amendment is to provide for the adaptive reuse of an existing building to a medical office. The current zoning of the property allows for medical office use, but the current future land use designation of Public/Semi-Public does not. The application was reviewed for consistency with the Comprehensive Plan, and no inconsistencies were identified.

Next, Mr. Tom Slaughter, with Land Smart LLC, presented on behalf the applicant. Mr. Slaughter stated the building is currently vacant, there are no variances or site changes needed. There will be sidewalk and landscape upgrades. The applicant is asking to align the land use designation with the existing permitted use with a few improvements. Mr. Slaughter stated the neighborhood commercial zoning already exists with no impacts to the neighboring community and is consistent and compatible with the land use. Two public meetings were held, 10/03/24 and 03/06/25, with no members of the public attending either. (Copy of the staff report on file in the City Clerk's office).

Motion and Vote

*Member Colapietro made a motion to approve the request to amend the land use based on consistency with the Comprehensive Plan, seconded by Member Townsend. The City Clerk recorded the vote by roll call; **the motion carried 5-0.***

B. Case Name: WATER SUPPLY PLAN UPDATE (CPA25-119662-BOS)

TO AMEND THE CITY OF BONITA SPRINGS COMPREHENSIVE PLAN TO UPDATE THE CITY OF BONITA SPRINGS 10-YEAR WATER FACILITIES SUPPLY WORK PLAN AS REQUIRED BY STATE LAW.

John Dulmer, Community Development Director, presented a summary of the application, stating this is 10-year water supply facilities work plan update that is required by Florida Statute. Staff worked with Bonita Springs Utilities to obtain current, updated information. (Copy of the staff report on file in the City Clerk's office).

Motion and Vote

*Member Townsend made a motion to approve transmittal to the State, seconded by Member Dhooqhe. The City Clerk recorded the vote by roll call; **the motion carried 5-0.***

7. Approval of minutes from the LPA meeting held on May 16, 2024

*Member Townsend made a motion to approve the minutes; seconded by Member Colapietro. **The motion carried 5-0.***

In other business, Mr. Dulmer recognized former LPA Board Member Rex Sims, who recently passed away, for his contributions while on the Board. Also, the City Clerk reminded members that their yearly ethics disclosure must be submitted through the State Ethics Commission online system by July 1, 2025.

8. Adjournment - There being no further business, Chairman Lohan adjourned the meeting at 9:20 A.M.

PREPARED BY:

Teresa C. Grimes

APPROVED BY THE LOCAL PLANNING AGENCY

Date: _____

AUTHENTICATED:

Steve Lohan, Chairman

CPA24-117458-BOS

Bonita Plan

Future Land Use Map Amendment

Expedited State Review Process



Privately Sponsored Application and Staff Analysis

*City of Bonita Springs
Planning Division
9220 Bonita Beach Road, Suite 109
Bonita Springs, Florida
(239) 444-6150*

LPA Public Hearing Date: May 22, 2025

City Council Adoption Date: XXXX, 2025

Project Name: Tyson Eye Comprehensive Plan Map Amendment

*City of Bonita Springs
Planning and Zoning Division*

**STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT**

CPA24-117458-BOS

☐ **Text Amendment**

☒ **Map Amendment**

This Document Contains the Following Reviews:	
☒	Staff Review
☒	Local Planning Agency Review and Recommendation
	City Council Transmittal Hearing Stage
	City Council Hearing for Adoption Stage

STAFF REPORT PREPARATION DATE: April 28, 2025

PART I- BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT/REPRESENTATIVE:

Applicant: Mark King
Agent: Tom Slaughter

- 2. REQUEST:** To amend the Future Land Use Map to redesignate approximately 1.3 acres +/- from the Public/Semi-Public Future Land Use Category, to the General Commercial Future Land Use Category.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

- a. **RECOMMENDATION:** Staff recommends that the Local Planning Agency (LPA) and City Council vote to adopt the proposed Map Amendment, as requested.

b. BASIS AND RECOMMENDED FINDINGS OF FACT:

- A. The property, with a vacant building, is located at 25071 Chamber of Commerce Drive, STRAP No. 21-47-25-B2-00001.1090 (“Property”). The applicant is requesting a Map Amendment for the approximately 55,000 +/- square-foot parcel, from Public/Semi-Public to General Commercial, for the use of an ophthalmology clinic (Group I Healthcare Facility), which is consistent with the current commercial zoning designation of Neighborhood Commercial (CN-2).
- B. The proposed Map Amendment would be consistent and compatible with the existing uses in the surrounding area, which includes a fire station to the north, a bank and medical office to the south, a BSU water facility to the east, and various retail, office and restaurant uses on the west side of the US 41/Tamiami Trail right-of-way.
- C. The site was approved for development by Lee County in 1994, pursuant to Development Order Case Number 94-03-047-00D and received its certificate of compliance in 1995.
- D. The site was used as the Bonita Springs Chamber of Commerce and was sold in July of 2024.
- E. The proposed Map Amendment would facilitate the use of the existing building and site upgrades such as additional landscaping and sidewalk connections.
- F. The Applicant has provided letters of service availability from the Bonita Springs Fire Control and Rescue District, Bonita Springs Utilities, the Lee County Sheriff’s Office, Lee County Solid Waste, and Lee County Transit (Lee Tran).
- G. The Applicant held the required neighborhood information meetings and no concerns were raised.
- H. Since the property is already fully developed, the impact analysis that is done as part of a request for a map change is narrowly-focused, but is provided in Part C of this Staff Report.

C. SUMMARY/BACKGROUND DISCUSSION:

HISTORY OF THE SUBJECT PROPERTY

The Property is located at 25071 Chamber of Commerce Drive. It was developed in 1994 with approval from Lee County and received a certificate of compliance in 1995. Since then, it was used as a Chamber of Commerce office and meeting site. The property was sold in 2024 and is intended to be used as an ophthalmology office, pending approval of this future land use map change. The current zoning of the property (Neighborhood Commercial, CN-2) allows for the medical office use, but the current future land use designation of Public/Semi-Public does not. With this being the case, the Applicant submitted an application for a map change, which is the appropriate path. The application was reviewed by Staff and the findings are contained in this report.

EXISTING CONDITIONS

The Property is developed with a 6,000sf building, parking, access and landscaping. The building is currently vacant but had previously served as the Chamber of Commerce for Bonita Springs. There are utilities available to service the site and the Applicant has provided letters of service availability from Bonita Springs Utilities, Bonita Springs Fire Control & Rescue District, Lee County Sheriff's Department, Lee County Solid Waste, and Lee County Transportation (LeeTran).

EXISTING FUTURE LAND USE DESIGNATION, ZONING, AND EXISTING LAND USE

The existing future land use category is Public/Semi-Public which states the following:

***Policy 1.1.18: Public and Semi-public** - Intended to recognize existing locations of, and provide sites for, public and semi-public uses such as institutional or governmental buildings, schools, libraries, non-profit recreational facilities, and public and private utilities within the approximately 151 acres of gross land area in the land use category.*

The prior use of the property as the Chamber of Commerce was consistent with this Policy. The current zoning designation for the Property is Neighborhood Commercial (CN-2), which in addition to allowing the Chamber operation would also allow medical uses, such as the proposed ophthalmologist business.

SURROUNDING ZONING AND LAND USE

To the north is Bonita Springs Fire Station #23, which is zoned Community Facilities (CF-3). To the south is a bank, zoned Commercial (CN-2), and a medical office zoned Commercial (CC). To the east is a portion of the water reclamation facility for Bonita Springs Utilities (BSU), zoned Commercial (CT, CN-2) and Industrial (IL) respectively. To the west is the right-of-way of Chamber of Commerce Drive, the right-of-way of US 41/S. Tamiami Trail, and various retail and restaurant uses zoned Commercial Planned Development (CPD). The proposed modification of the future land use category would not have deleterious effects on the surrounding properties.

APPLICANT DATA AND ANALYSIS

The Applicant's data and analysis is included in the staff report back-up.

PART II- STAFF ANALYSIS

SUMMARY

The request is to amend the future land use designation for the Property, from Public/Semi-Public to the General Commercial designation.

The Public/Semi-Public category states the following:

Policy 1.1.18: Public and Semi-public - Intended to recognize existing locations of, and provide sites for, public and semi-public uses such as institutional or governmental buildings, schools, libraries, non-profit recreational facilities, and public and private utilities within the approximately 151 acres of gross land area in the land use category.

The category was appropriate for the previous use as the City's Chamber of Commerce. However, even when operating as the Chamber, the zoning category (CN-2) has an allowance for a multitude of non-governmental commercial uses that would have been prohibited under the future land use category.

The proposed category of General Commercial states the following:

Policy 1.1.14: General Commercial - Intended to accommodate a wide range of commercial uses serving the general population of the City. This designation recognizes, but is not specifically limited to, properties that have been developed, have received development approval or have been zoned for commercial use prior to the adoption of the Comprehensive Plan.

- a. *Appropriate uses include a wide range of commercial retail and service uses for residents and visitors; hotels/motels; offices; light industrial uses; schools; recreation; public and semi-public uses; multi-family uses up to 10 units per acre within the approximately 1,468 acres of gross land area in the land use category; and mixed residential and commercial use in planned developments.*
- b. *If affordable housing is provided, residential density may be increased by up to five additional units per acre.*
- c. *Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves except that no new structures or modification of existing structures located on the islands west of the mainland may be constructed in excess of 35 feet in height.*
- d. *Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 1.2.*

Redesignating the property to the General Commercial future land use category would allow a wider variety of commercial uses consistent with the zoning designation, including an ophthalmology clinic/eye care center, which is what is being proposed by the Applicant.

As part of the analysis of the request, staff analyzed multiple sections of the City's Comprehensive Plan, as outlined below.

TRANSPORTATION ELEMENT

The Property fronts Chamber of Commerce Drive, a fully constructed city-maintained roadway that provides access to US 41/South Tamiami Trail. Similar to the fire station to the north (Fire Station #23), the subject Property will be responsible for providing a sidewalk from the site to connect to US 41.

INFRASTRUCTURE ELEMENT: POTABLE WATER & SANITARY SEWER SUB ELEMENTS

The Property has water/sewer availability and is located within the Bonita Springs Utilities (BSU) franchise area, which demonstrates consistency with the Potable Water Sub Element and the Sanitary Sewer Sub Element of the Comprehensive Plan. A letter of service availability was provided by BSU stating that they have the capacity to serve the estimated 1,150 gallons per day usage of the proposed use of the property. Since no reuse water is available for the site, potable water would also be used for irrigation purposes.

CONSERVATION/COASTAL MANAGEMENT ELEMENT

The Property is located within the Coastal Management Area (CMA), as shown on CMA Map Figure 7 within the administrative section of the Comprehensive Plan. However, the Applicant is proposing to use the existing site and building and doing so would not be in conflict with Objective 5.2 (Development in the Coastal Management Area) of this element.

REMAINING ELEMENTS

It is the Staff opinion that the remaining elements of Housing, Recreation, and Public School Facilities would not be applicable to this request. There are no residential uses being proposed and they would not be permitted in the current CN-2 zoning designation. The Recreation Element provides the standards for availability of City parks and open space, which would not be applicable to the request.

NOTICE OF PROPOSED ACTION:

If the Local Planning Agency finds the proposed Map Amendment to be consistent with the Comprehensive Plan, the proposed Map Amendment may be scheduled before the City Council, consistent with Section 163.3187, Florida Statutes.

CONCLUSIONS:

The purpose of the proposed Map Amendment is to provide for the adaptive reuse of an existing building to a medical office. The site is already developed and the Applicant is fully aware of the modifications that will be needed, such as a sidewalk connection to US 41/S. Tamiami Trail. The application was reviewed for consistency with the Comprehensive Plan, and no inconsistencies were identified.

STAFF RECOMMENDATION

Staff recommends **approval** of the proposed Map Amendment to redesignate the Property from Public/Semi-Public category to the General Commercial category.

ATTACHMENTS:

- a. A copy of the adopted Future Land Use Map, City of Bonita Springs
- b. Future Land Use Designations for Surrounding Area (Current and Proposed)
- c. Policy 1.1.14, General Commercial Future Land Use Category
- d. A copy of the boundary survey for the Property
- e. Application Backup

Submitted by:

Mike Fiigon II
Senior Planner

Date: April 28, 2025

**PART III - LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: May 22, 2025

A. LOCAL PLANNING AGENCY REVIEW

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF
FACT SUMMARY**

1. RECOMMENDATION: Approval of amendment request

2. BASIS AND RECOMMENDED FINDINGS OF FACT: See staff report

C. VOTE:

Chairman Steve Lohan AYE

Don Colapietro AYE

Daniel Dhooghe AYE

Raymond Townsend AYE

Robert Lombardo ABSENT

Jeff Maturo AYE

Tammy Hartford ABSENT

**PART IV – CITY COUNCIL
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF PUBLIC HEARING: XXXX XX, 2025

A. CITY COUNCIL REVIEW

**B. CITY COUNCIL RECOMMENDATION AND FINDINGS OF
FACT SUMMARY**

1. COUNCIL ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

Mayor Mike Gibson _____

Jamie Bogcaz _____

Jesse Purdon _____

Laura Carr _____

Chris Corrie _____

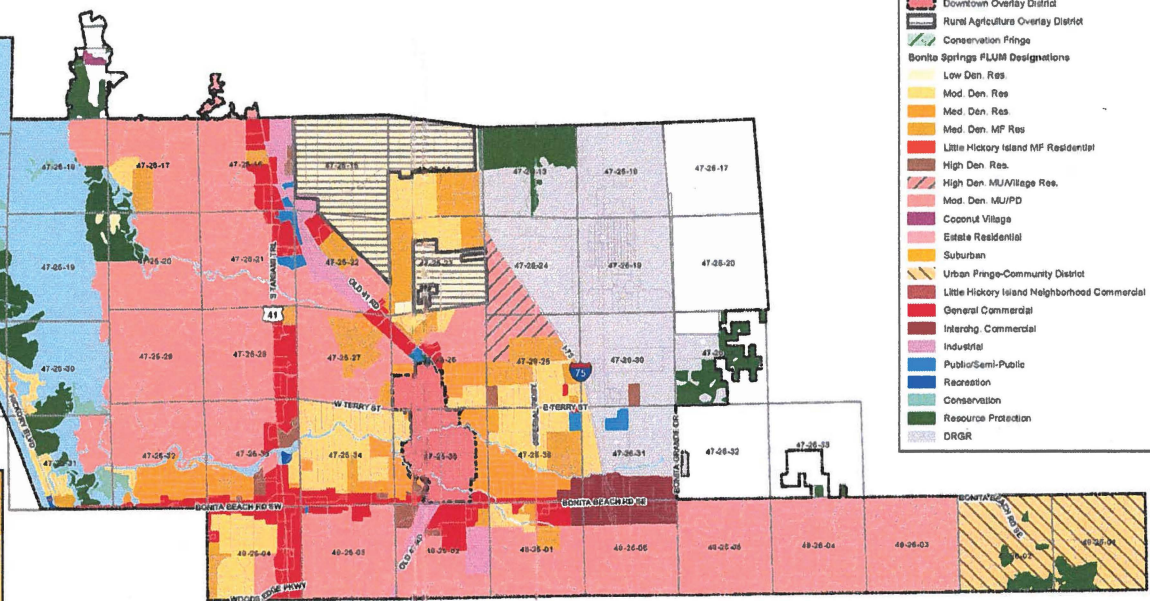
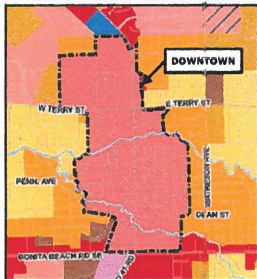
Nigel Fullick _____

Jim Fitzpatrick _____

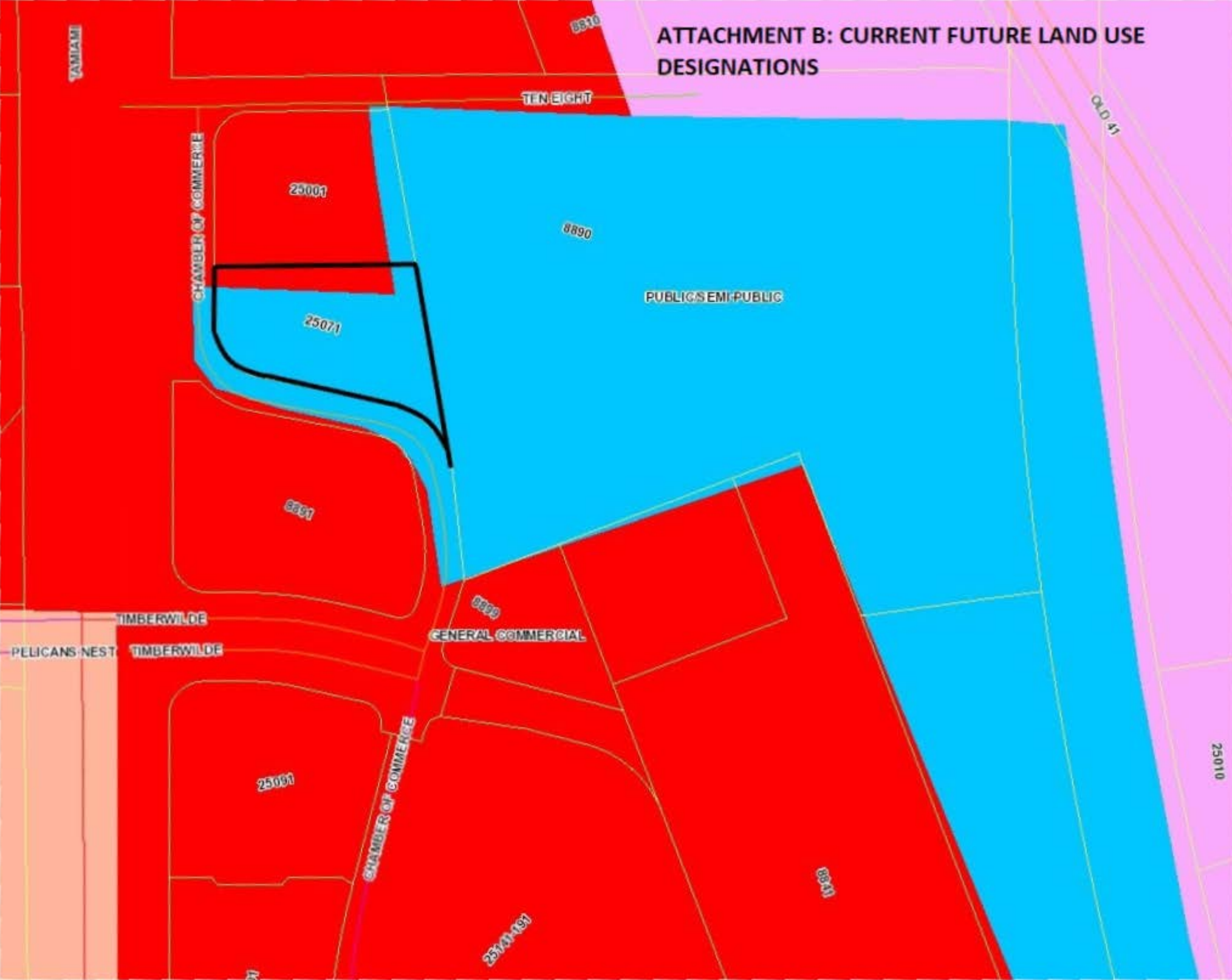
CITY OF BONITA SPRINGS FUTURE LAND USE MAP 2040



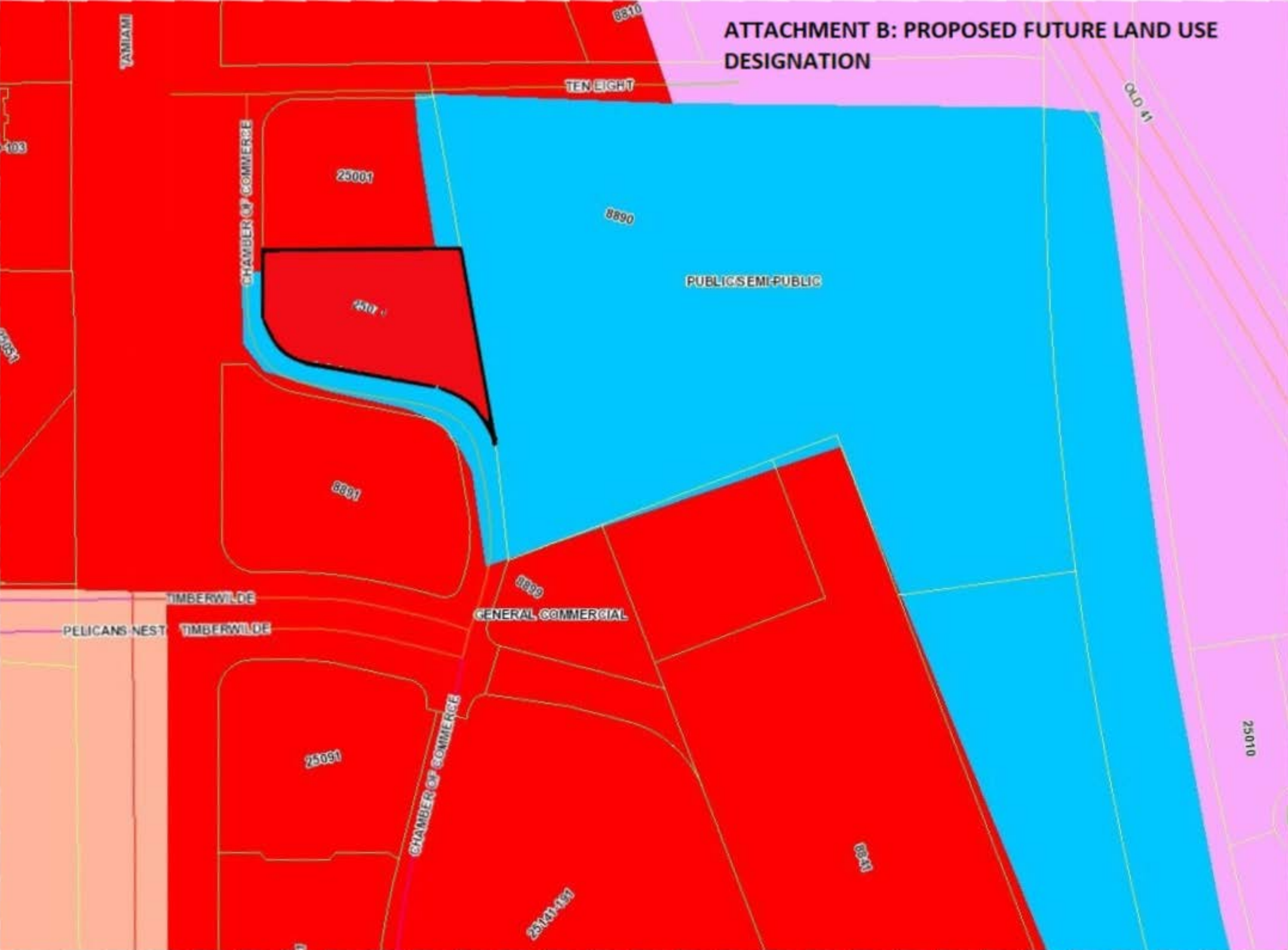
DOWNTOWN OVERLAY DISTRICT



ATTACHMENT B: CURRENT FUTURE LAND USE DESIGNATIONS



ATTACHMENT B: PROPOSED FUTURE LAND USE DESIGNATION

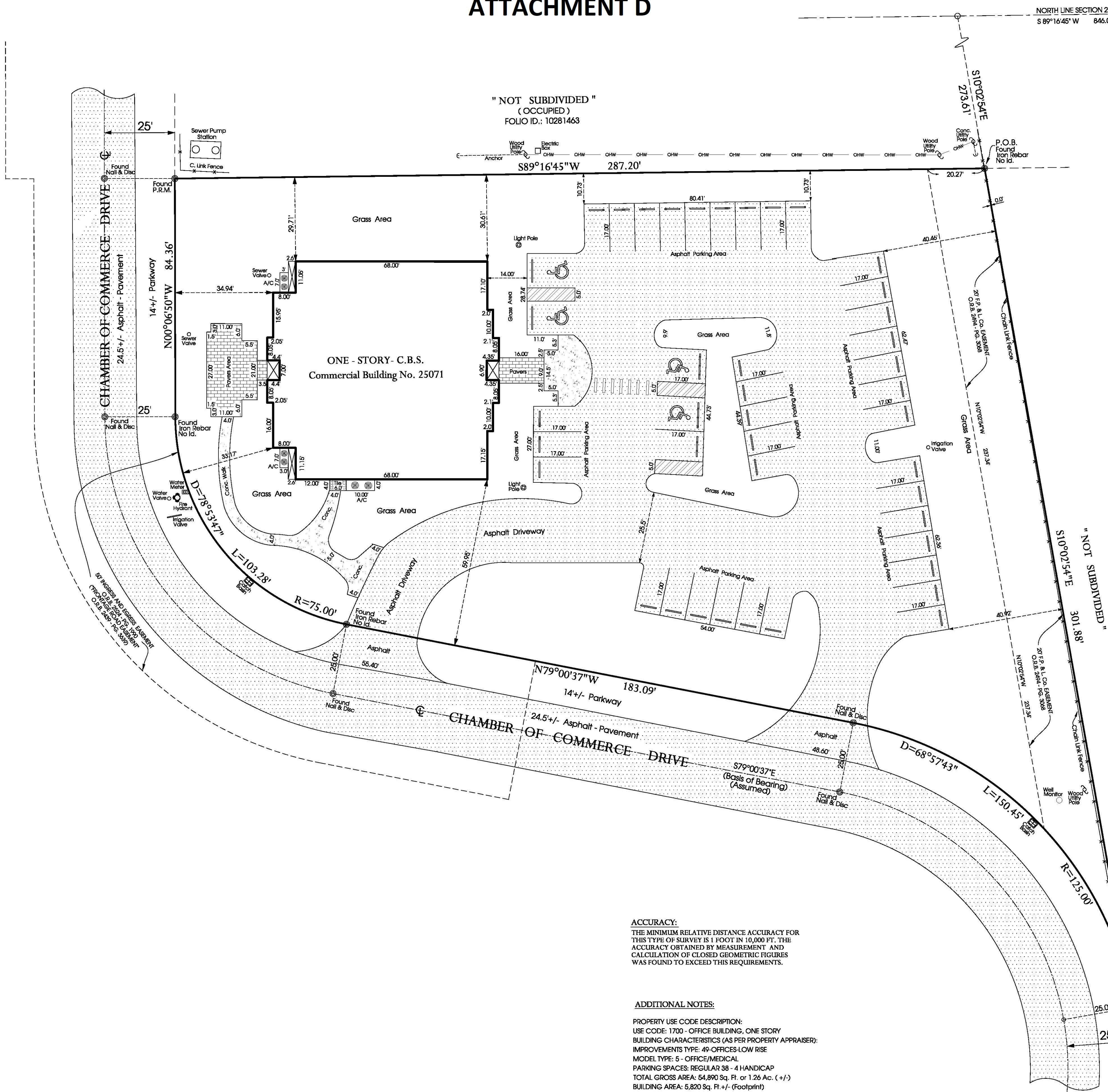
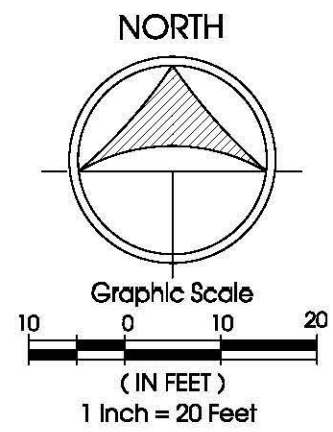


ATTACHMENT C

Policy 1.1.14: General Commercial - Intended to accommodate a wide range of commercial uses serving the general population of the City. This designation recognizes, but is not specifically limited to, properties that have been developed, have received development approval or have been zoned for commercial use prior to the adoption of the Comprehensive Plan.

- a. *Appropriate uses include a wide range of commercial retail and service uses for residents and visitors; hotels/motels; offices; light industrial uses; schools; recreation; public and semi-public uses; multi-family uses up to 10 units per acre within the approximately 1,468 acres of gross land area in the land use category; and mixed residential and commercial use in planned developments.*
- b. *If affordable housing is provided, residential density may be increased by up to five additional units per acre.*
- c. *Maximum allowable height of structures shall be 75 feet from the base flood elevation to the eaves except that no new structures or modification of existing structures located on the islands west of the mainland may be constructed in excess of 35 feet in height.*
- d. *Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 1.2.*

ATTACHMENT D



LEGAL DESCRIPTION:
FOUO No.: 21-47-25-B2-00001-1090
ALL THAT PART OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21, THENCE ALONG THE NORTH LINE OF SAID SECTION 21, SOUTH 89°16'45" WEST 846.01 FEET; THENCE LEAVE SAID SECTION LINE SOUTH 10°02'54" EAST 373.61 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID LINE SOUTH 10°02'54" EAST 301.88 FEET TO A POINT OF CURVE; THENCE NORTHERLY AND NORTHWESTERLY 150.45 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 68°57'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°31'46" WEST 141.53 FEET; THENCE NORTH 79°00'37" WEST 183.09 FEET; THENCE NORTHWESTERLY AND NORTHERLY 103.28 FEET ALONG THE ARC OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE 78°53'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 39°33'44" WEST 95.31 FEET; THENCE NORTH 00°06'50" WEST 84.36 FEET; THENCE NORTH 89°16'45" EAST 287.20 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.
BEARINGS ARE BASED ON THE NORTH LINE OF SAID SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING SOUTH 89°16'45" WEST.

PROPERTY ADDRESS:
25071 CHAMBER OF COMMERCE DRIVE, BONITA SPRINGS, FLORIDA 34135

FLOOD ZONE INFORMATION:
FLOOD ZONE: "X" COMMUNITY: 120680 PANEL: 0593
DATE OF FIRM: 11-17-2022 SUFFIX: H ELEVATION: N/A

CERTIFY TO:
NAPLES SURGERY CENTER, INC.
DAVIES DUKE, PLLC
CHICAGO TITLE INSURANCE COMPANY
FINEMARK NATIONAL BANK & TRUST
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY: CHICAGO TITLE INSURANCE COMPANY.
- UNDERGROUND PORTION OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE ABOVE GROUND IMPROVEMENTS LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- FENCE OWNERSHIP NOT DETERMINED.
- BEARINGS REFERENCED TO LINE NOTED AS B.R.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL.
- DIMENSIONS SHOWN ARE PER PLAT AND MEASURED IN THE FIELD UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.A.V.D. 1988 UNLESS OTHERWISE NOTED.
- THIS IS AN ALTA/NSPS SURVEY UNLESS OTHERWISE NOTED.
- THIS ALTA/NSPS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- THE EXCEPTIONS OF SCHEDULE B-41 PREPARED BY: CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: MAY 22nd, 2024 AT 08:00 A.M., (REVISION NUMBER: REVISION 1 - NCR - 06/27/2024) COMMITMENT NO. 11804384, ISSUING OFFICE: CHICAGO TITLE INSURANCE COMPANY, ISSUING AGENT: DAVIES DUKE, LLC, ISSUING OFFICE: 33010 BONITA BEACH RD SW, #213, BONITA SPRINGS, FL 34135, FURNISHED TO THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER TO SHOW ANY MATTER OF RECORDING AFFECTING THE SUBJECT PROPERTY AS FOLLOWS:
ITEM No. 1) ONLY ITEMS LISTED ON TITLE COMMITMENT NUMBER 11804384, DATED 06/22/2024 WERE REVIEWED; THE EXISTENCE OF ADDITIONAL RECORDED OR UNRECORDED INSTRUMENTS, EASEMENTS AND/OR RESOLUTIONS NOT AVAILABLE TO SURVEYOR MAY EXIST AND ARE NOT DEPICTED IN THIS SKETCH.
- ITEM No. 2) NOT A SURVEY MATTER.
- ITEM No. 3A) ENCROACHMENTS IF ANY ARE SHOWN ON THE ATTACHED SKETCH.
- ITEM No. 3B) NOT A SURVEY MATTER.
- ITEM No. 3C) NOT A SURVEY MATTER.
- ITEM No. 3D) NOT A SURVEY MATTER.
- ITEM No. 4) ITEM NOT PLOTTABLE.
- ITEM No. 5) NOT A SURVEY MATTER.
- ITEM No. 6) O.R. BOOK 1846, PAGE 4024; O.R. BOOK 1898, PAGE 164; O.R. BOOK 1936, PAGE 2154; O. INSTRUMENT NUMBER: 2005000010883 IN THE PUBLIC RECORDS OF LEE COUNTY WERE REVIEWED; SAID DOCUMENTS ENCUMBER SUBJECT PROPERTY. NOT A SURVEY MATTER. ITEM NOT PLOTTABLE.
- ITEM No. 7) O.R. BOOK 1946, PAGE 4725 OF THE PUBLIC RECORDS OF LEE COUNTY WERE REVIEWED. NOT A SURVEY MATTER.
- ITEM No. 8) O.R. BOOK 2028, PAGE 2371; O.R. BOOK 2628, PAGE 1135 OF THE PUBLIC RECORDS OF LEE COUNTY WERE REVIEWED. NOT A SURVEY MATTER.
- ITEM No. 9) O.R. BOOK 2123, PAGE 2653; O.R. BOOK 2398, PAGE 3279; O.R. BOOK 3463, PAGE 3937 OF THE PUBLIC RECORDS OF LEE COUNTY WERE REVIEWED. NOT A SURVEY MATTER.
- ITEM No. 10) O.R. BOOK 2356, PAGE 4168 OF THE PUBLIC RECORDS OF LEE COUNTY WAS REVIEWED. NOT A SURVEY MATTER.
- ITEM No. 11) O.R. BOOK 2439, PAGE 3639; O.R. BOOK 2624, PAGE 1988 OF THE PUBLIC RECORDS OF LEE COUNTY ENCUMBERS SUBJECT PROPERTY (50' INGRESS AND EGRESS EASEMENT).
- ITEM No. 12) O.R. BOOK 2440, PAGE 3740; O.R. INSTRUMENT NUMBER 201200025083 OF THE PUBLIC RECORDS OF LEE COUNTY DOES NOT AFFECTS SUBJECT PROPERTY.
- ITEM No. 13) O.R. BOOK 2487, PAGE 2834 OF THE PUBLIC RECORDS OF LEE COUNTY AFFECTS SUBJECT PROPERTY (NOTICE OF LOT SPLIT APPROVAL).
- ITEM No. 14) O.R. 2494, PAGE 3068 OF THE PUBLIC RECORDS OF LEE COUNTY AFFECTS SUBJECT PROPERTY; 20' FLORIDA POWER & LIGHT EASEMENT AS SHOWN ON THE ATTACHED SKETCH.
- ITEM No. 15) O.R. 2494, PAGE 3071 OF THE PUBLIC RECORDS OF LEE COUNTY AFFECTS SUBJECT PROPERTY; 20' FLORIDA POWER & LIGHT EASEMENT AS SHOWN ON THE ATTACHED SKETCH.
- ITEM No. 16) O.R. BOOK 2508, PAGE 2575 OF THE PUBLIC RECORDS OF LEE COUNTY AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
- ITEM No. 17) O.R. BOOK 2523, PAGE 3262 OF THE PUBLIC RECORDS OF LEE COUNTY AFFECTS SUBJECT PROPERTY; ITEM NOT PLOTTABLE (DECLARATION OF PROTECTIVE COVENANTS & RESTRICTIONS).
- ITEM No. 18) O.R. INSTRUMENT NUMBER 20180001089700F OF THE PUBLIC RECORDS OF LEE COUNTY AFFECTS SUBJECT PROPERTY (NOTICE OF A LIMITED DEVELOPMENT ORDER APPROVAL).
- ITEM No. 19) ITEM NOT PLOTTABLE. NOT A SURVEY MATTER (LEE COUNTY ORDINANCE 11-03 AND 11-27, PROVIDING FOR MANDATORY SOLID WASTE COLLECTION).
- ITEM No. 20) NOT A SURVEY MATTER. ITEM NOT PLOTTABLE (RIGHT OF TENANTS).
- POINT OF INTEREST: FENCE IS OVER 20' F.P. & L. Co. EASEMENT AND CROSSES LOT LINE. DRIVEWAY EXTENDS BEYOND BOUNDARY LIMITS.

ACCURACY:
THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FT. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENTS.

ADDITIONAL NOTES:
PROPERTY USE CODE DESCRIPTION:
USE CODE: 1700 - OFFICE BUILDING, ONE STORY
BUILDING CHARACTERISTICS (AS PER PROPERTY APPRAISER):
IMPROVEMENTS TYPE: 49-OFFICES/LOW RISE
MODEL TYPE: 5 - OFFICE/MEDICAL
PARKING SPACES: REGULAR 38 - 4 HANDICAP
TOTAL GROSS AREA: 54,890 Sq. Ft. or 1.26 Ac. (+/-)
BUILDING AREA: 5,820 Sq. Ft. +/- (Footprint)

ABBREVIATIONS AND LEGEND:

CONC.	=DENOTES CONCRETE	CL	=DENOTES CLEAR
R/W	=DENOTES RIGHT - OF - WAY	W.P.P.	=DENOTES WOOD POWER POLE
Q	=DENOTES CENTERLINE	ELEV.	=DENOTES ELEVATION
P.B.	=DENOTES PLAT BOOK	W	=DENOTES WATER METER
PG.	=DENOTES PAGE	W	=DENOTES WOOD POWER POLE
INV.	=DENOTES INVERT	OH	=DENOTES OVERHEAD WIRES
U.P.	=DENOTES UTILITY POLE	⊙	=DENOTES FOUND IRON PIPE (NO ID.)
W.P.	=WITNESS POST		

NOTE:
NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

Scale: 1" = 20'

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORDED AND MEASURED UNLESS OTHERWISE NOTED. LIABILITY OF THIS SURVEY IS LIMITED TO THE FEE CHARGED TO PRODUCE.

CERTIFICATION:

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "ALTA/NSPS LAND TITLE SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Guillermo A. Guerrero

Digitally signed by Guillermo A. Guerrero
Date: 2024.07.30 16:11:44 -04'00'

SIGNED
GUILLERMO A. GUERRERO

FOR THE FIRM
P.S.M. No. 6453-STATE OF FLORIDA

ONLINE LAND SURVEYORS, INC.

PROFESSIONAL SURVEYOR AND MAPPER
6175 NW 153rd STREET, SUITE #401, Miami Lakes, FL, 33014
PHONE: (305) 910-0123

L.B. No. 7904

ALTA/NSPS LAND TITLE SURVEY

Original Date:	Field date:	Revision Date:	Drawn by:	Job No.
07/25/2024	07/23/2024	07/30/2024	M.F.	O-114023

ITEM TITLE: Presentation of audited financial statements for the fiscal year ended September 30, 2024 by Tony Smith, CPA, Partner with the audit firm Ashley, Brown & Smith, CPAs and recognition of the Certificate of Achievement for Excellence in Financial Reporting.

REQUESTOR: Lisa Griggs Roth, CPA, Director of Financial & Administrative Services

AGENDA SECTION: Presentations

STRATEGIC PRIORITY: 6) Government Transparency and Efficiency

BACKGROUND:

In compliance with Florida Statutes 218.39, the City's financial statements have been independently audited by Ashley, Brown & Smith, CPAs, a firm of licensed certified public accountants. The independent auditor has issued an unmodified ("clean") opinion on the City's financial statements for the fiscal year ended September 30, 2024.

The report provides details of operations for the twelve (12) months ending September 30, 2024.

The audit report also includes the Government Financial Officers Association of the United States and Canada (GFOA) award, a Certificate of Achievement for Excellence in Financial Reporting to the City of Bonita Springs for fiscal year ended September 30, 2023.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report will meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for this certificate.

A printed copy of the audited financial statements is on file in the City Clerk's office.

STAFF RECOMMENDATION: Receive presentation and audited financial statements.

ATTACHMENTS:

1. Annual Comprehensive Financial Report

REVIEWERS:

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

Annual Comprehensive Financial Report

Bonita Springs, Florida



Fiscal Year Ended September 30, 2024

City of Bonita Springs, Florida
Annual Comprehensive Financial Report
For the Fiscal Year Ended September 30, 2024



Prepared by the Finance Department

Director of Financial and Administrative Services
Lisa Griggs Roberson, CPA

Evan Grant, CPA
Carol Eden
Jack Raynal
Brenda Reetz
Melissa Stout

City of Bonita Springs, Florida
Annual Comprehensive Financial Report
For the Fiscal Year Ended September 30, 2024

Table of Contents

Introductory Section

Letter of Transmittal.....	iii
Government Financial Officers Association Certificate of Achievement.....	vi
Organizational Chart	vii
Principal Officials	viii

Financial Section

Independent Auditor’s Report.....	2
Management’s Discussion and Analysis.....	5

Basic Financial Statements

Government-wide Financial Statements	
Statement of Net Position	20
Statement of Activities.....	21
Fund Financial Statements	
Balance Sheet - Governmental Funds.....	22
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position	23
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds.....	24
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	25
Notes to the Financial Statements.....	28

Required Supplementary Information

General Fund and Major Special Revenue Governmental Funds

Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual:	
General Fund	58
Grant Fund.....	59
Road Impact Fee Fund.....	60
Notes to the Required Supplemental Information Relating to Budgets.....	61

Florida Retirement System Pension Plan:

Schedule of the City’s Proportionate Share of the Net Pension Liability.....	62
Schedule of City Contributions.....	62

Florida Retiree Health Insurance Subsidy Program:

Schedule of the City’s Proportionate Share of the Net Pension Liability.....	63
Schedule of City Contributions.....	63

Table of Contents (Continued)

Combining and Individual Fund Financial Statements and Schedules

Non-major Governmental Funds

Combining Balance Sheet – Non-major Governmental Funds	66
Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Non-major Governmental Funds	67
Schedules of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual:	
Gas Tax Fund	68
Park Impact Fee Fund	69
Stormwater Fund	70
Building Fee Fund	71
Downtown Area Revenue Sharing Fund	72
Capital Debt Service Fund	73
Disaster Debt Fund	74
Downtown Redevelopment Debt Service Fund	75
Capital Projects Fund	76

Statistical Section

Schedule 1 - Net Position by Component	79
Schedule 2 - Changes in Net Position	80
Schedule 3 - Fund Balances of Governmental Funds	81
Schedule 4 - Changes in Fund Balances of Governmental Funds	82
Schedule 5 - Assessed Value and Estimated Actual Value of Taxable Property	83
Schedule 6 - Property Tax Rates - Direct and Overlapping Governments	84
Schedule 7 - Principal Property Taxpayers	85
Schedule 8 - Property Tax Levies and Collections	86
Schedule 9 - Ratios of Outstanding Debt by Type	87
Schedule 10 - Ratios of General Bonded Debt Outstanding	88
Schedule 11 - Direct and Overlapping Governmental Activities Debt	89
Schedule 12 - Legal Debt Margin Information	90
Schedule 13 - Demographic and Economic Statistics	91
Schedule 14 - Principal Employers	92
Schedule 15 - Full-Time Equivalent City Government Employees by Function	93
Schedule 16 - Operating Indicators by Function	94
Schedule 17 - Capital Asset Statistics by Function	95

Other Supplementary Information

Single Audit Report

Independent Auditor's Report on Compliance for Each Major Federal Awards Program and on Internal Control over Compliance Required by Uniform Guidance	98
Schedule of Findings & Questioned Costs – Federal Award Programs	101
Schedule of Expenditures of Federal Awards	103
Notes to Schedule of Expenditures of Federal Awards	104

Other Reports

Management Letter	106
Response to Management Letter	108
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards	109
Report of Independent Accountant on Compliance with Local Government Investment Policies	111



Introductory Section



June 17, 2024

9101 Bonita Beach Road
Bonita Springs, FL 34135
Tel: (239) 949-6262
www.cityofbonitasprings.org

Mike Gibson
Mayor

Jamie A. Bogacz
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Nigel P. Fullick
Council Member
District Five

Jim Fitzpatrick
Council Member
District Six

Arleen M. Hunter
City Manager
(239) 949-6267

Derek P. Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6248

Public Works
(239) 949-6246

Neighborhood Services
(239) 949-6257

Parks & Recreation
(239) 992-2556

Community Development
(239) 444-6150

Citizens of Bonita Springs,
Honorable Mayor and
Members of City Council
City of Bonita Springs
Bonita Springs, Florida

We are pleased to present to you the Annual Comprehensive Financial Report of the City of Bonita Springs, Florida (City) for the fiscal year ended September 30, 2024. Chapter 218.39 Florida Statutes requires that a complete set of financial statements be published within nine months of the fiscal year end. This report is published to fulfill that requirement.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal controls should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements will be free from material misstatement.

In addition, the City maintains budgetary controls. The objective of these controls is to ensure compliance with legal provisions embodied in the annual budget approved by City Council.

In compliance with the laws of the State of Florida, the City's financial statements have been audited by Ashley, Brown & Company, Certified Public Accountants, a firm of licensed certified public accountants. The independent auditor has issued an unmodified ("clean") opinion on the City's financial statements for the fiscal year ended September 30, 2024. The independent auditor's report is presented as the first component of the financial section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be reviewed in conjunction with the document.

This report also includes the City's Single Audit of Federal Award Programs, which begins on page 103. We are pleased to report there are no findings or questioned costs reported by the auditor.

Profile of the Government

The City incorporated on December 31, 1999, is located in the southwest part of the state and located in Lee County. The City currently occupies a land area of 46 square miles and serves an estimated population of 56,060. The City is empowered to levy a property tax on both real and personal properties located within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the governing council.

The City operates under the council-manager form of government. Policy-making and legislative authority are vested in a governing council consisting of the Mayor and six Council Members, all elected on a non-partisan basis. Council members serve four-year staggered terms, with three or four council members elected every two years. The Mayor is elected to serve a four-year term and is elected-at-large. The six Council Members are elected by district. The governing council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring both the City Manager and City Attorney. The City Manager is responsible for carrying out the policies and ordinances of the governing council, for overseeing the day-to-day operations of the City, and for appointing the heads of the various departments.

The City provides the following services: public works, streets, roads, storm water management, development services, parks and recreation, natural resources, code enforcement, and general and administrative services. The City of Bonita Springs uses the “government lite” concept of outsourcing City services to minimize expenditures while providing quality services to the community.

Economic condition and outlook

The national and state economics are key factors in assessing the City’s future picture. Changes in the national, state and local economies can affect both revenues and expenditures due to the impact of tax receipts and the costs of providing City services. While economic changes at the state and national level can often translate into comparable changes locally, it is important to note that the City of Bonita Springs and the Southwest Florida region often behave differently, showing economic trends and reflecting experience that may lag or precede noticed changes elsewhere.

The total taxable property value in the City increased 13.17% during fiscal year 2024.

Long-term financial planning and major initiatives

The City completes a five-year financial forecast. Capital projects are documented in a ten-year capital plan. This helps recognize when major cash infusions will be necessary. These infusions may come from the issuance of debt, grants, new revenue sources, impact fees and/or a build-up of fund balance. Any or all of these methods may be utilized. Not as obvious, but just as important, is the increase in services, with the costs associated with these services, requested by citizens or mandated by external forces.

City Council adopted the following Strategic Priorities in March 2025.

1. Improve Stormwater Management and Resiliency
2. Improve Vehicular and Multimodal Transportation Networks
3. Enhance Community Aesthetics, Parks and Facilities
4. Environmental Protection
5. Strengthen City Finances
6. Government Transparency and Efficiency
7. Economic Development

Relevant Financial Policies

Budgetary control is established by Section 45 of the City Charter, which requires the adoption of an annual budget and Section 46 which provides for amendments to the budget after adoption. Budgetary control throughout the fiscal year is maintained through monthly monitoring of actual activity compared to the budget. Section 47 of the City Charter addresses the lapse of annual appropriations at the close of the fiscal year, except an appropriation for a capital expenditure.

The Council is required to adopt a final budget by no later than the close of the fiscal year. The annual budget serves as the foundation for the City's financial planning and control. The budget is prepared by fund, function (e.g., public safety) and department (e.g., public works). Department heads may transfer resources within a department as they see fit, however, transfers between departments require the approval of the City Council.

Budget-to-actual comparisons are provided in this report for the general fund and for the special revenue funds that are considered major funds. These comparisons are presented on pages 58-60 respectively as part of the required supplementary information. Budget-to-actual comparisons for special revenue funds that are considered non-major funds and the debt service funds fund are presented beginning on page 68.

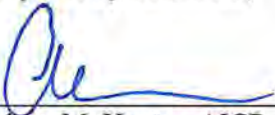
Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Bonita Springs for its annual comprehensive financial report for the fiscal year ended September 30, 2023. This was the fourteenth consecutive year that the City has achieved this prestigious award. In order to be awarded a Certificate of Achievement, the City must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

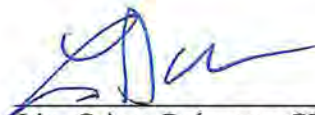
The preparation of this annual comprehensive financial report would not have been possible without the efficient and dedicated service of the Finance Department, as well as the support of the City staff. Their continuing effort toward improving the accounting and financial reporting systems improves the quality of information reported to the City Council, State and Federal Agencies and the citizens of the City of Bonita Springs.

Appreciation is also extended to the Mayor and City Council members for their unfailing support for maintaining the highest standards of professionalism in the management of the City of Bonita Springs' finances and to our external auditors, Ashley, Brown & Company, for their assistance.

Respectfully submitted,



Arleen M. Hunter, AICP
City Manager



Lisa Griggs Roberson, CPA
Director of Financial and Administrative Services



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

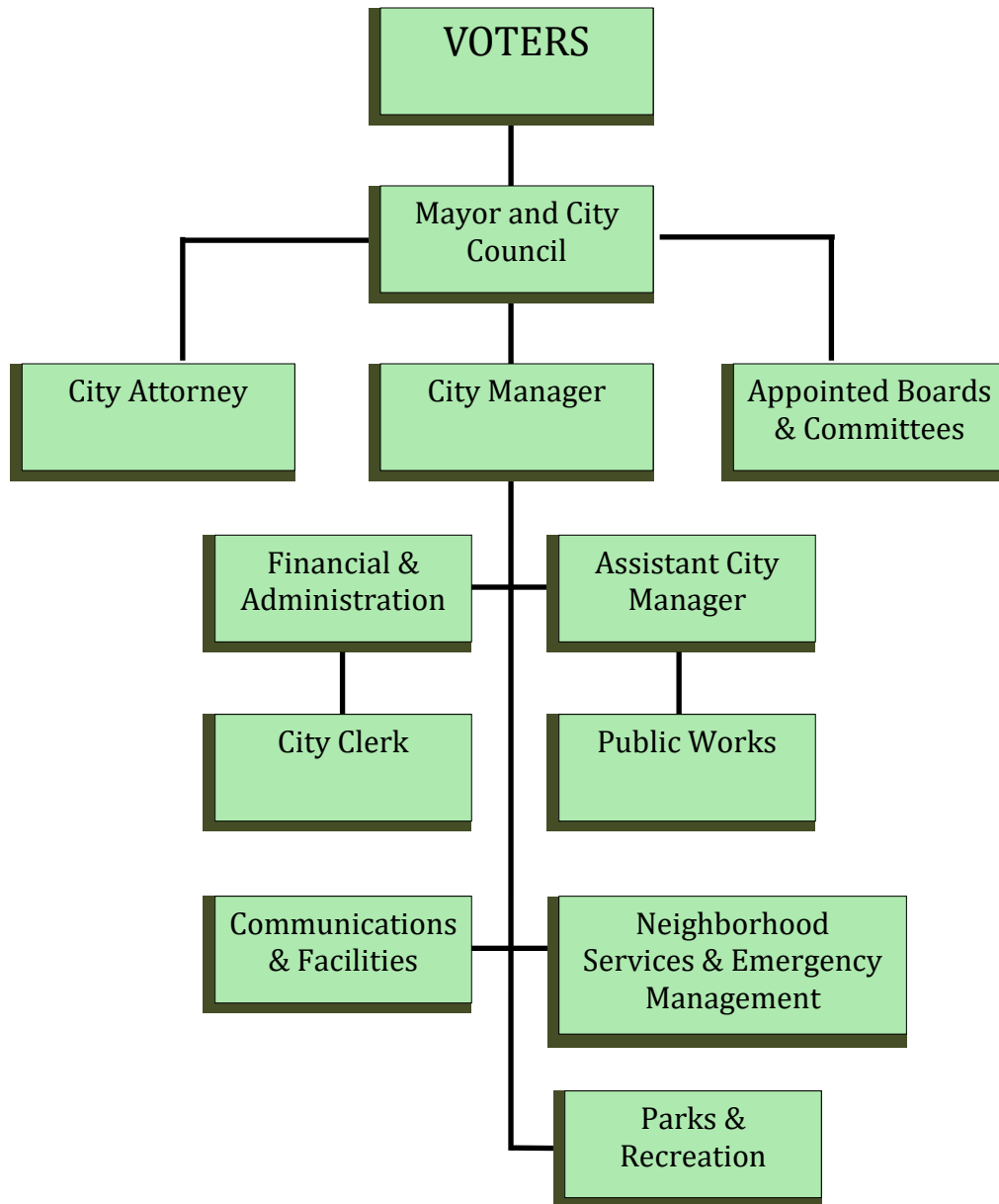
**City of Bonita Springs
Florida**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2023

Executive Director/CEO

City of Bonita Springs Organizational Chart



City of Bonita Springs, Florida

PRINCIPAL OFFICIALS

As of September 30, 2024



Front Row:

Laura Carr
District Three

Rick Steinmeyer
Mayor

Jamie A. Bogacz
District One

Back Row:

Nigel P. Fullick
District Five

Jesse Purdon
District Two

Fred Forbes
Deputy Mayor
District Six

Chris Corrie
District Four

Arleen Hunter, City Manager
Derek Rooney, City Attorney
Matt Feeney, Assistant City Manager

Financial Section

Independent Auditors' Report

To the Honorable Mayor, City Council and City Manager
City of Bonita Springs, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund and the aggregate remaining fund information of the City of Bonita Springs, Florida, (the "City") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund and the aggregate remaining fund information of the City as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and other required supplementary information, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements and schedules, and statistical section, are presented for purposes of additional analysis and are not a required part of the financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is also not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and schedules and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America.

In our opinion, the combining and individual nonmajor fund financial statements and schedules and the schedule of expenditures of federal awards are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 17, 2025, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in consideration the City's internal control over financial reporting and compliance.

Ashley, Brown & Smith, CPAs, P.A.

Punta Gorda, Florida
June 17, 2025

Management's Discussion and Analysis

As management of the City of Bonita Springs, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City of Bonita Springs for the fiscal year ended September 30, 2024. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on the pages prior to this report.

FINANCIAL HIGHLIGHTS

- At the close of the current fiscal year, the City's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources, resulting in a net position of \$241,048,098 all of which are related to governmental activities.
- The City's total net position increased \$28,037,435, or 13.2%, in comparison to the prior fiscal year primarily as a result of government revenue exceeding expenses.
- The unrestricted net position, which represents the amounts available to meet the City of Bonita Springs ongoing obligations to citizens and creditors, was \$49,220,358 and increased \$6,854,209, or 16.2% related mainly to an increase in general revenue.
- Total revenues increased \$2,234,332, or 3.98%, due to an increase of \$394,904 in program revenues and an increase of \$1,839,428 in general revenues.
- Total expenses decreased \$7,509,196, or 19.8%, in comparison to the prior year. This change was primarily driven by decreased expenditures related to Hurricane Ian disaster recovery.
- At the close of the current fiscal year, the City's governmental funds reported combined fund balances of \$110,256,824, an increase of \$21,774,875 in comparison with the prior year. Of this amount, \$7,398,467 or 6.7%, is unassigned and available for spending at the government's discretion.

OVERVIEW OF THE FINANCIAL STATEMENTS

The discussion and analysis provided here are intended to serve as an introduction to the City's basic financial statements. The City of Bonita Springs' basic financial statements consist of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-wide Financial Statements. The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private sector business.

The *Statement of Net Position* presents financial information on all of the City's assets and liabilities, deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *Statement of Activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both government-wide financial statements distinguish functions of a government that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, transportation, culture and recreation. The City does not currently have any business-type activities, nor does it have any component units or fiduciary funds.

The government-wide financial statements can be found on pages 20-21 of this report.

Fund Financial Statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City of Bonita Springs can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds. The City's fund financial statements have only one category, which is the governmental funds. We are not required to establish a proprietary or fiduciary fund.

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in assessing a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide reconciliations to facilitate this comparison between *governmental funds* and *governmental activities*.

The City of Bonita Springs maintains twelve individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, the grant fund, the road impact fee fund, and the capital projects fund, which are considered to be major funds. Data from the other eight governmental funds are combined into a single aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements in the combining and individual fund statements and schedules section of this report.

The City adopts an annual budget for each of its funds. A budgetary comparison statement has been provided for each of the funds to demonstrate compliance with the adopted and final revised budget. The budgetary comparison statement for the General Fund is presented on page 58. The budgetary statements for the other funds are presented on pages 59-60 and on pages 68-76.

The basic governmental fund financial statements can be found on pages 22-25 of this report.

Notes to the Financial Statements. The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements begin immediately following the basic financial statements.

Other Information. In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information* concerning the City's progress in funding its obligations to provide pension benefits to its employees. Required supplementary information can be found immediately after the notes to the financial statements on pages 58-63.

The combining statements referred to earlier in connection with non-major governmental funds are presented immediately following the required supplementary information on pensions. Budgetary comparison schedules are included for all governmental funds for which a budget was legally adopted. These schedules demonstrate compliance with the City's adopted and revised budget. Combining and individual fund statements and schedules can be found on pages 66-67 of this report.

Government-wide Overall Financial Analysis

As noted earlier, net position over time may serve as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$241,048,098 at the close of the most recent fiscal year.

City of Bonita Springs, Florida
Summary of Net Position
September 30, 2024 and 2023

	Governmental Activities	
	2024	2023
<i>Assets:</i>		
Current and other assets	\$ 119,495,317	\$ 97,643,689
Capital assets	<u>145,927,797</u>	<u>139,218,717</u>
Total assets	<u>265,423,114</u>	<u>236,862,406</u>
<i>Deferred outflows of resources:</i>	<u>1,186,417</u>	<u>1,300,272</u>
<i>Liabilities:</i>		
Other liabilities	8,813,949	8,942,481
Non-current liabilities	<u>16,019,279</u>	<u>15,875,152</u>
Total liabilities	<u>24,833,228</u>	<u>24,817,633</u>
<i>Deferred inflows of resources:</i>	<u>728,205</u>	<u>334,382</u>
<i>Net position:</i>		
Net investment in capital assets	136,491,730	128,365,432
Restricted	55,336,010	42,279,082
Unrestricted	<u>49,220,358</u>	<u>42,366,149</u>
Total net position	<u>\$ 241,048,098</u>	<u>\$ 213,010,663</u>

The governmental activities increased the City's total assets by \$28,560,708, decreased the deferred outflows of resources by \$113,855, increased the City's total liabilities by \$15,595, increased the deferred inflows of resources by \$393,823, and increased the total net position by \$28,037,435.

Current and other assets increased in governmental activities by \$21,851,628 from the prior year as the City accumulates monies to provide funding for projects included in the capital improvement plan.

Other liabilities decreased \$128,532. The decrease resulted primarily from a decrease in accounts payable and accrued liabilities of \$688,408 and \$413,220, respectively. This was offset increase in due to other governments of \$875,265, primarily as a result of fire and school impact fees owed to other governments.

Long-term liabilities, which consist of loans, compensated absences, and pension obligations, increased by \$144,127 from the previous year for governmental activities. The increase is related to receipt of the 2024 Local Government Emergency Bridge Loan.

Net investment in capital assets is the largest portion of net position. This represents the City's investment in capital assets (e.g., land, buildings, improvements, machinery and equipment, furniture, and infrastructure), net of accumulated depreciation and less any related outstanding debt that was used to acquire those assets. The City uses these capital assets to provide a variety of services to citizens. Accordingly, these assets are not available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. The net investment in capital assets balance of \$136,491,730 (56.6% of total net position) increased \$8,126,298 or 6.3%, in comparison to the prior year. This increase was the result of the expenses for projects included in the capital improvement plan for the City.

The restricted net position balance of \$55,336,010 or (23.0% of total net position) increased \$13,056,928, or 30.9%, when compared to the prior year, as a result of increases in restricted revenues which exceeded expenses. This represents assets that are subject to external restrictions on how they are used.

As of the end of the current fiscal year, the City has an unrestricted net position of \$49,220,358 (20.4% of total net position), which reflects an increase of \$6,854,209 or 16.2%, in comparison to the prior year. The unrestricted net position balance represents assets that are available for spending at the City's discretion. The reasons for these overall changes are discussed in the following sections for governmental activities.

At fiscal year ended September 30, 2024, the City is able to report positive balances in all three categories of net position.

Governmental Activities. During the current fiscal year, net position resulting from governmental activities increased by \$28,037,435, or 13.2% and resulted in an increase in total revenues of \$2,234,332 or 3.98%. These changes were primarily driven by increases of \$7,638,882 and \$2,565,897 in impact fees and charges for services, respectively. In addition, investment earnings increased by \$1,323,971 and Ad Valorem tax revenues increased by \$1,290,655, while grant revenue & contributions decreased by \$9,809,875.

The following schedule compares the key elements of the changes in net position for the primary government for the current and previous fiscal years.

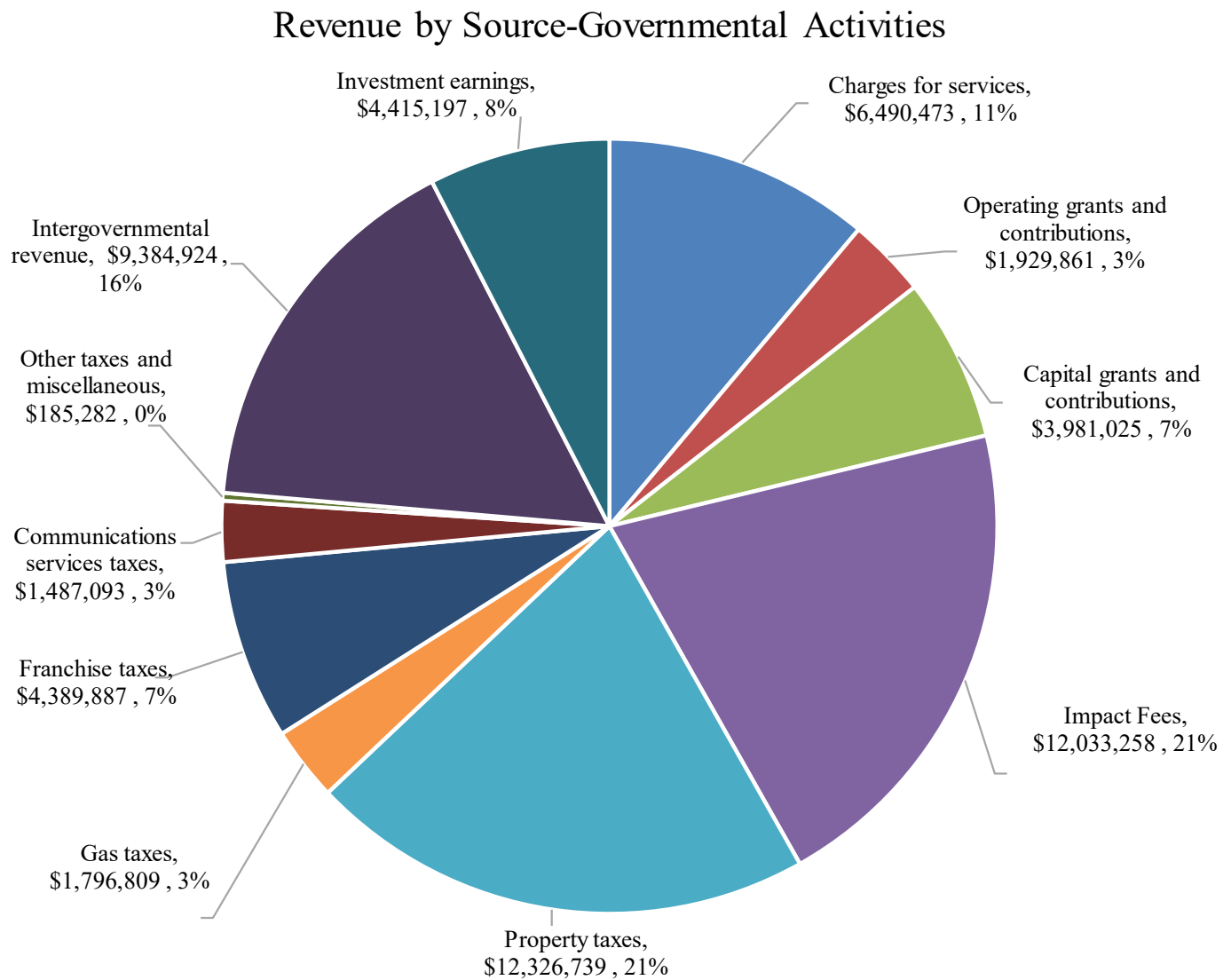
City of Bonita Springs, Florida

Changes in Net Position

September 30, 2024 and 2023

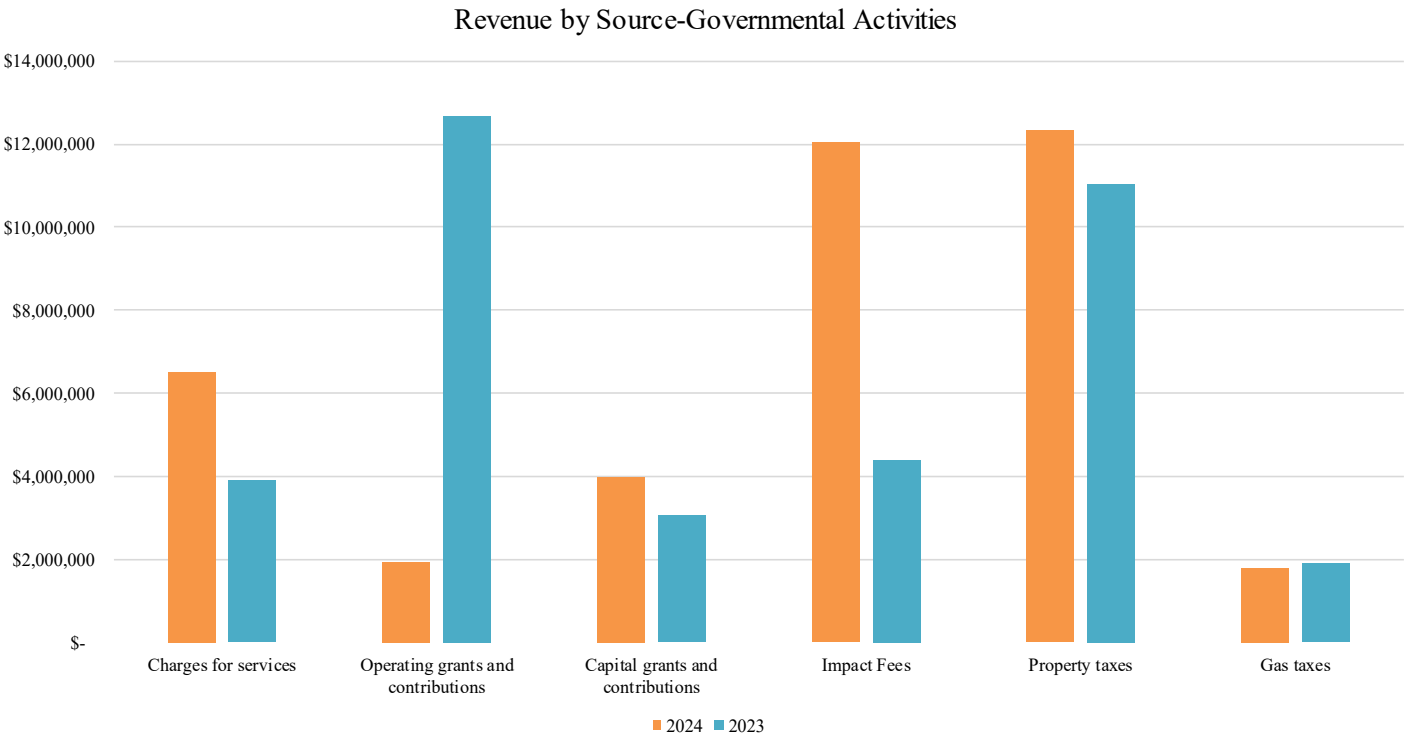
	Governmental Activities	
	2024	2023
<i>Revenues:</i>		
Program Revenues:		
Charges for services	\$ 6,490,473	\$ 3,924,576
Operating grants and contributions	1,929,861	12,652,020
Capital grants and contributions	3,981,025	3,068,741
Impact Fees	12,033,258	4,394,376
General Revenues:		
Property taxes, levied for general purposes	12,326,739	11,036,084
Gas taxes	1,796,809	1,904,606
Franchise taxes	4,389,887	4,428,383
Communications services taxes	1,487,093	1,387,713
Other taxes	30,162	33,763
Intergovernmental revenue	9,384,924	9,731,736
Investment earnings	4,415,197	3,091,226
Miscellaneous	155,120	532,992
Total revenues	<u>58,420,548</u>	<u>56,186,216</u>
<i>Expenses:</i>		
General government	6,768,545	6,645,217
Public safety	7,320,798	16,078,617
Physical environment	1,308,418	1,081,332
Transportation	9,539,397	8,854,884
Economic environment	787,693	793,693
Human services	132,938	486,143
Culture and recreation	4,214,709	3,643,750
Interest on long-term debt	310,615	308,673
Total expenses	<u>30,383,113</u>	<u>37,892,309</u>
Increase (decrease) in net position	28,037,435	18,293,907
Net position - beginning	<u>213,010,663</u>	<u>194,716,756</u>
Net position - ending	<u>\$ 241,048,098</u>	<u>\$ 213,010,663</u>

The following is a chart of fiscal year 2024 revenues by source for governmental activities, showing the percentage of total revenues from each source.



Property tax revenues were the largest source of revenue at \$12,326,739, or 21.1% of the City's total revenue. The assessed valuations increased 9.0% from the prior year, which at a constant tax rate resulted in a revenue increase. At 20.6% of total revenues, impact fee revenues are the second highest revenue source. Intergovernmental revenue is the third highest revenue source at 16.1% and consists of sales tax and state revenue sharing.

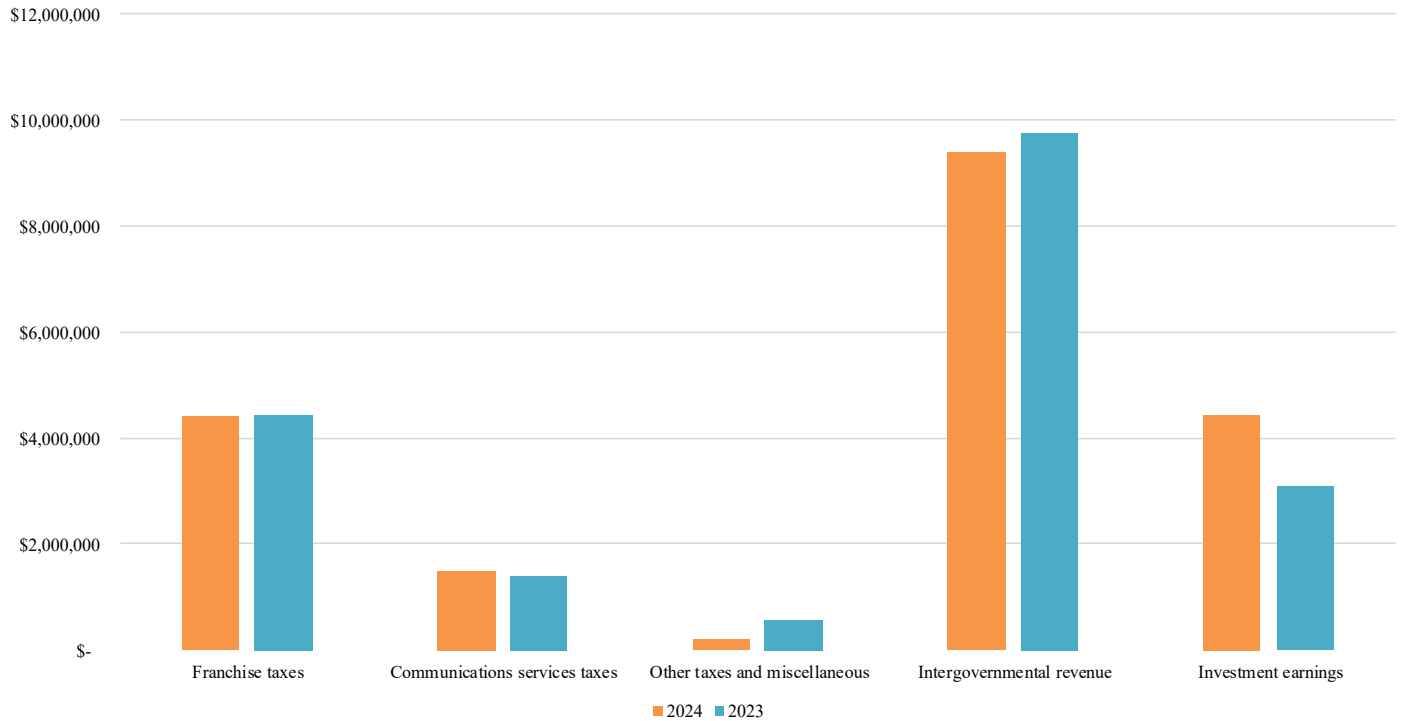
The following chart shows revenues by source for governmental activities for fiscal years 2024 and 2023.



The most significant revenue changes from the prior year presented above were as follows:

- *Operating grants and contributions* decreased by \$10,722,159 as the result of the American Rescue Plan Coronavirus State and Local Fiscal Recovery funds and Hurricane Ian related expenses reimbursement received in the current fiscal year.
- *Impact fees* increased \$7,638,882, or 173.8% related to increasing activities in the new construction markets for residential and commercial.
- *Charges for Services* increased by \$2,565,897, an increase of 65.4%, due to the same increase in residential and commercial construction.

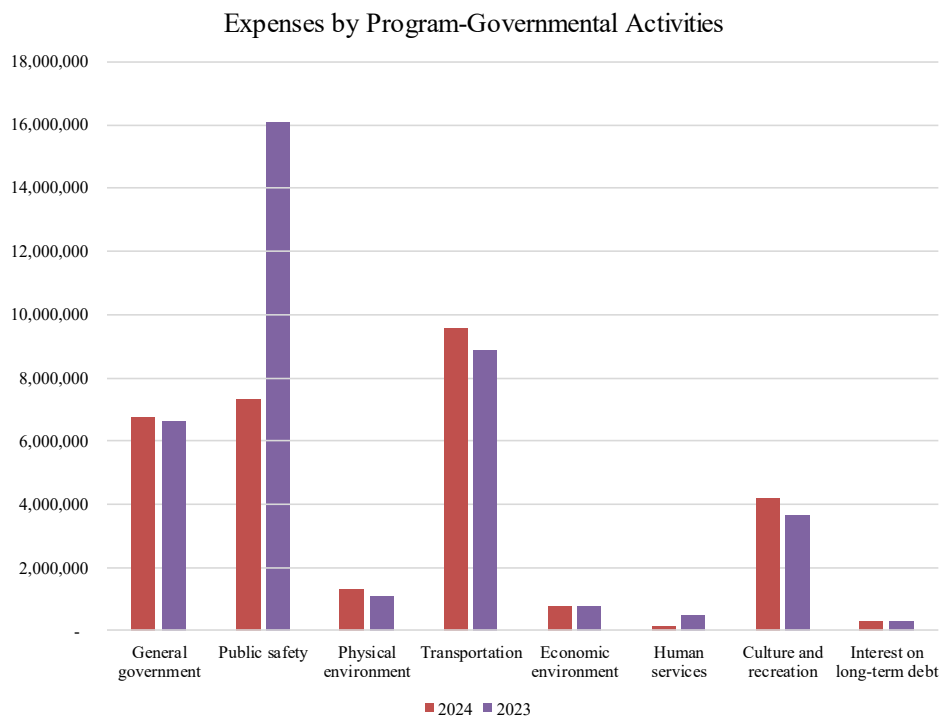
Revenue by Source-Governmental Activities



The most significant revenue changes from the prior year presented above were as follows:

- *Investment earnings* increased \$1,323,971 as a result of an increase in funds available for investment.
- *Other taxes and miscellaneous revenue* decreased \$381,473 compared to the prior year due to a reduction in Hurricane Ian reimbursements and general contributions to the City.

The following is a chart of expenses by program for governmental activities for fiscal years 2024 and 2023.



The most significant changes from the prior year presented above were as follows:

- *Public safety* decreased \$8,757,819 due to a significant reduction in expenses related to Hurricane Ian recovery efforts.
- *Transportation* increased \$684,513, as a result of infrastructure projects completed in the current year and increased busing service.
- *Culture and Recreation* increased by \$570,959 because of increases in City sponsored celebrations and capital outlays, as well as wage and insurance expense.

Financial Analysis of the City's Governmental Funds

Governmental Funds. The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, the unassigned fund balance may serve as a useful measure of a government's net resources available for discretionary use as they represent the portion of fund balance which has not yet been limited to use for a particular purpose by either an external party, the City itself, or a group or individual that has been delegated authority to assign resources for use for a particular purpose by the City.

As of September 30, 2024, the City's *governmental funds* reported combined fund balance of \$110,256,824, an increase of \$21,774,875, in comparison with the prior year. Of this amount, \$7,398,467, or 6.7%, constitutes *an unassigned fund balance* which is available for spending at the City's discretion. The remainder of the fund balance is either non-spendable, restricted, committed or assigned, indicating that it is (1) not in a spendable form \$400,000; (2) restricted for particular purpose, \$57,416,103; (3) committed by City Council action, \$35,600,034; or (4) assigned for particular purpose, \$9,442,220.

Analysis of Individual Funds

General Fund-The general fund is the chief operating fund of the City. At the end of the current fiscal year, total fund balance of the general fund was \$55,065,180, and the fund balance of the general fund had a net increase of \$8,910,542. The unassigned fund balance of the general fund was \$9,241,417. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total general fund expenditures. Unassigned fund balance decreased \$853,380 or 8.5% from the prior year.

Revenues increased in the General Fund by \$3,146,337 from the prior year related to the positive economic conditions which increased tax collections. As expenditures increased \$2,523,591 over the prior year, the General Fund revenues exceeded expenditures by \$12,457,062.

Net transfers to other funds were \$3,591,606 and the most significant projects funded were for stormwater, and drainage infrastructure projects.

Grant Fund- Due from other governments decreased \$1,998,125 primarily as a result of receiving the reimbursements for the voluntary home buyout program.

Grant revenues decreased \$12,119,848 and from the prior year primarily as the result of spending the American Rescue Plan Coronavirus in the prior year and a reduction in Hurricane Ian reimbursements received in the current year. Grant public safety expenditures decreased \$9,293,217 primarily as a result of a decrease in expenditures related to Hurricane Ian recovery efforts.

Road Impact Fee Fund- Revenues were \$7,553,682 higher than in the previous year due to increased activity in the new construction market. As a result, the fund's equity in pooled cash and money market investments increased by \$10,830,643.

Capital Projects Fund- The Capital Projects Fund is typically funded by transfers in from other funds to cover the expenditures. The budget for capital project expenditures and funding transfers-in was amended to add the prior year capital carryover project balances to the current fiscal year. Capital Project Fund expenditures decreased \$2,979,371, or 19.7%, due to spending reductions in the home buyout program and infrastructure improvements.

General Fund Budgetary Highlights

Final Budget Compared to Actual Results. The most significant differences between final budget and actual revenues are as follows:

<u>Revenue source</u>	<u>Final Budget</u>	<u>Actual Revenues</u>	<u>Difference</u>
Franchise	\$3,733,800	\$ 4,389,887	\$ 656,087
Charges for Services	578,200	2,185,252	1,607,052
Investment Earnings	800,000	2,523,575	1,723,575

- *Franchise* fees were higher than anticipated as the result of an increase in the number of residential and commercial buildings using City services.
- *Charges for Services* exceeded budgeted amounts by \$1,607,052 primarily due to funds received for bonus density contributions.
- *Investment earnings* increased due to an increase in cash available for investment.

The most significant differences between the final budget and actual expenditures are shown below.

<u>Expenditures</u>	<u>Final Budget</u>	<u>Actual Expenditures</u>	<u>Difference</u>
General government-City Attorney	\$ 763,340	\$ 323,684	\$ 439,656
Public Safety-Law Enforcement	2,945,996	2,709,836	236,160
Transportation-Public Works	4,429,877	3,616,690	813,187
Culture & Rec-Parks and Recreation	3,492,572	2,783,186	709,386

- General Government-City attorney expenditures were less than expected as the need for legal professional services was less than anticipated.
- Public Safety-Law Enforcement An operating contingency was budgeted but was not utilized in the current fiscal year.
- Transportation-public works expenditures were lower than the budgeted amounts as roadway maintenance cost did not escalate at the projected rate.
- Culture & Recreation-Parks and Recreation budget projections exceeded actual operating costs as the result of position vacancies at the Community Pool as well as lower-than-expected park maintenance and construction costs.

Original Budget Compared to Final Budget. There were no significant differences between the original and final budget amounts for revenues or expenditures.

Capital Assets and Debt Administration

Capital Assets. Non-depreciable capital assets include land, artwork, and construction in progress. Depreciable assets include buildings, improvements other than buildings, machinery and equipment, and infrastructure. The following is a schedule of the City's capital assets as of September 30, 2024 and 2023:

City of Bonita Springs, Florida

Capital Assets

September 30, 2024 and 2023

	Governmental Activities	
	2024	2023
Land	\$ 62,830,337	\$ 59,447,044
Artwork	390,478	390,478
Buildings	12,137,380	12,137,380
Improvements other than buildings	21,158,380	20,957,091
Machinery and equipment	4,187,304	3,500,344
Infrastructure	223,320,774	222,260,766
Construction in progress	21,292,559	12,999,757
Intangible-software	531,645	606,233
Total capital assets	345,848,857	332,299,093
Accumulated depreciation	(199,921,060)	(193,080,376)
Total capital assets, net	<u>\$ 145,927,797</u>	<u>\$ 139,218,717</u>

Noteworthy changes in capital assets in fiscal year 2024 were as follows:

- Land increased by \$3,383,293 as the result of the Community Development Block Grant voluntary home buyout program and BG Mines Acquisitions.
- Infrastructure increases of \$1,060,008 were driven by the completion of Felts Ave Parking Lot improvements and CH Sewer Lateral Repair Asphalt Overlay.
- Machinery and Equipment increased by \$686,960 mainly due to the purchase of a new generator for City Hall.
- Construction in Progress increased by \$8,292,802 in large part because of the continued construction of pathways, drainage improvements and road intersection improvements, as well as renovations to City facilities.

Additional information on the City's capital assets can be found in Note 6 on page 39.

Debt Administration. At the end of the current fiscal year, the City had \$16,019,279 of outstanding debt, reflecting an increase of \$144,127 or 0.9%, in comparison to the prior year. The following is a schedule of the outstanding debt as of September 30, 2024 and 2023.

City of Bonita Springs, Florida
Outstanding Debt
 September 30, 2024 and 2023

	Governmental Activities	
	2024	2023
Loan payable, net	\$ 11,365,000	\$ 10,625,000
Net pension liability	4,416,285	4,990,944
Compensated absences	237,994	259,208
	<u>\$ 16,019,279</u>	<u>\$ 15,875,152</u>

Additional information on the City’s long-term debt can be found in Note 7 on pages 40-41.

Economic Factors and Next Year’s Budget

The following economic indicators were factors considered when the FY 2025 budget was prepared:

- The population estimate for the City of Bonita Springs as of April 1, 2024, is 56,060. which is up from the prior year estimate of 54,862.
- The unemployment rate for the City of Bonita Springs was 3.2% as of September 30, 2024. As compared to a statewide rate of 3.5%.
- Total taxable property value for the City of Bonita Springs increased by 13.17% in Tax Year 2024, up from a 8.99% increase in Tax Year 2023, bringing the total taxable value above \$17.6 billion dollars. For the next year’s budget, the property tax rate changed to .8470 mills from .8173 mills.
- Florida’s housing market have experienced double digit growth rates in recent years. Florida’s revenue estimating conference predicts future taxable property values to show more typical annual growth rates of single digits. These forecasts are based upon ad valorem data and updated national and state economic forecasts.
- The City anticipates inflation to continue to increase the cost of goods and services as well as negatively impact the cost of capital construction projects. Also, a future risk continues for sales tax collections as purchasing habits may be impacted by the prolonged period of higher inflation.

Request for information

This financial report is designed to provide the reader with an overview of the City. Questions regarding any information provided in this report should be directed to: City of Bonita Springs, Finance Department, 9101 Bonita Beach Road, Bonita Springs, Florida, 34135, phone (239) 949-6262.



Basic Financial Statements

City of Bonita Springs, Florida
Statement of Net Position
September 30, 2024

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 116,536,591
Accounts Receivables (net)	90,804
Due from other governments	2,085,368
Prepays	382,554
Loans Receivables (net)	400,000
Capital assets:	
Non-depreciable	84,513,374
Depreciable (net)	61,414,423
Total assets	<u>265,423,114</u>
DEFERRED OUTFLOWS OF RESOURCES	
Unamortized pension costs and subsequent contributions	1,186,417
Total deferred outflows of resources	<u>1,186,417</u>
LIABILITIES	
Accounts and contracts payable	1,492,646
Accrued liabilities	6,331,013
Accrued interest payable	80,093
Due to other governments	910,197
Non-current liabilities:	
Due within one year	1,390,000
Due in more than one year (net)	14,629,279
Total liabilities	<u>24,833,228</u>
DEFERRED INFLOWS OF RESOURCES	
Unamortized pension costs	728,205
Total deferred inflows of resources	<u>728,205</u>
NET POSITION	
Net Investment in capital assets	136,491,730
Restricted for:	
Highways and streets	42,280,291
Culture and recreation	3,689,301
Stormwater	5,728,028
Indigenous Areas	385,676
Building code compliance	3,252,714
Unrestricted	49,220,358
Total net position	<u>\$ 241,048,098</u>

The notes to the financial statements are an integral part of this statement.

City of Bonita Springs, Florida

Statement of Activities

For the Fiscal Year Ended September 30, 2024

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>
				<u>Total Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 6,768,545	\$ 776,913	\$ -	\$ -
Public safety	7,320,798	2,690,761	1,782,038	-
Physical environment	1,308,418	1,614,459	-	1,650,950
Transportation	9,539,397	-	-	13,631,691
Economic environment	787,693	1,316,000	-	-
Human services	132,938	-	-	-
Culture and recreation	4,214,709	92,340	147,823	731,642
Interest on long-term debt	310,615	-	-	-
Total governmental activities	<u>\$ 30,383,113</u>	<u>\$ 6,490,473</u>	<u>\$ 1,929,861</u>	<u>\$ 16,014,283</u>
General revenues:				
Taxes:				
Property, levied for general purposes				\$ 12,326,739
Gas				1,796,809
Franchise				4,389,887
Communications services				1,487,093
Other taxes				30,162
Intergovernmental revenues, not restricted to specific programs				9,384,924
Investment earnings				4,415,197
Miscellaneous				155,120
Total general revenues				<u>33,985,931</u>
Change in net position				28,037,435
Net position - beginning				<u>213,010,663</u>
Net position - ending				<u>\$ 241,048,098</u>

The notes to the financial statements are an integral part of this statement.

Balance Sheet**Governmental Funds**

September 30, 2024

	Special Revenue				Total	Total
	General	Grant	Road Impact Fee	Capital Projects	Non-major Funds	Governmental Funds
ASSETS						
Cash and cash equivalents	\$58,454,540	\$ -	\$36,772,543	\$ 4,167	\$ 21,305,341	\$ 116,536,591
Accounts Receivables (net)	90,804	-	-	-	-	90,804
Due from other funds	2,257,418	-	-	-	-	2,257,418
Due from other governments	1,061,292	869,450	-	-	154,626	2,085,368
Loans Receivables (net)	400,000	-	-	-	-	400,000
Total assets	<u>\$62,264,054</u>	<u>\$ 869,450</u>	<u>\$36,772,543</u>	<u>\$ 4,167</u>	<u>\$ 21,459,967</u>	<u>\$ 121,370,181</u>
LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES						
Liabilities:						
Accounts and contracts payable	\$ 817,260	\$ 285,358	\$ 182,655	\$ -	\$ 207,373	\$ 1,492,646
Accrued liabilities	6,283,472	47,541	-	-	-	6,331,013
Due to other funds	-	2,257,418	-	-	-	2,257,418
Due to other governments	98,142	-	812,055	-	-	910,197
Total liabilities	<u>7,198,874</u>	<u>2,590,317</u>	<u>994,710</u>	<u>-</u>	<u>207,373</u>	<u>10,991,274</u>
Deferred Inflows of Resources:						
Unavailable Revenue	-	122,083	-	-	-	122,083
Total Deferred Inflows of Resources	<u>-</u>	<u>122,083</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>122,083</u>
Fund balances:						
Nonspendable:						
Long term loan receivable	400,000	-	-	-	-	400,000
Restricted for:						
Parks	-	-	-	-	3,689,301	3,689,301
Roads	-	-	35,777,833	-	3,108,792	38,886,625
Stormwater	-	-	-	-	5,728,028	5,728,028
Building code compliance	-	-	-	-	3,252,714	3,252,714
Disaster-Related Costs	-	-	-	-	2,000,000	2,000,000
Downtown Redevelopment	-	-	-	-	3,473,759	3,473,759
Indigenous Areas	385,676	-	-	-	-	385,676
Committed to:						
Capital outlay and projects	34,262,605	-	-	4,167	-	34,266,772
Affordable Housing Funds	1,333,262	-	-	-	-	1,333,262
Assigned to:						
Disaster & operating reserves	1,732,220	-	-	-	-	1,732,220
Subsequent year's budget	7,666,640	-	-	-	-	7,666,640
Other purposes	43,360	-	-	-	-	43,360
Unassigned	9,241,417	(1,842,950)	-	-	-	7,398,467
Total fund balances	<u>55,065,180</u>	<u>(1,842,950)</u>	<u>35,777,833</u>	<u>4,167</u>	<u>21,252,594</u>	<u>110,256,824</u>
Total liabilities, deferred inflows, & fund balances	<u>\$62,264,054</u>	<u>\$ 869,450</u>	<u>\$36,772,543</u>	<u>\$ 4,167</u>	<u>\$ 21,459,967</u>	<u>\$ 121,370,181</u>

The notes to the financial statements are an integral part of this statement.

**Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position**

September 30, 2024

Amounts reported for governmental activities in the statement of net assets are different because:

Total fund balances - total governmental funds		\$ 110,256,824
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds.		
Non-depreciable capital assets	\$ 84,513,374	
Depreciable capital assets	261,335,483	
Less accumulated depreciation	<u>(199,921,060)</u>	145,927,797
Differences between expected and actual experiences, assumption changes and net differences between projected and actual earnings and contributions subsequent to the measurement date for the postretirement benefits (pension) are recognized as deferred outflows of resources and deferred inflows of resources on the statement of net position.		
Deferred outflows - pension related	1,186,417	
Deferred inflows - pension related	<u>(728,205)</u>	458,212
Long-term liabilities that are not due and payable in the current period and, therefore, are not reported in the governmental funds.		
Loan payable	(11,365,000)	
Net pension liability	(4,416,285)	
Compensated absences	(237,994)	
Accrued interest payable on long-term debt	<u>(80,093)</u>	(16,099,372)
Certain receivables are not available to pay for current period expenditures and are reported as deferred inflows in the governmental funds.		
Unavailable Revenue		122,083
Prepaid expenses that are not recorded in governmental funds under the modified accrual basis of accounting are recorded in the statement of activities under full accrual accounting.		<u>382,554</u>
Net position of governmental activities		<u><u>\$241,048,098</u></u>

Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds

For the Fiscal Year Ended September 30, 2024

	Special Revenue				Total	Total
	General	Grant	Road Impact Fee	Capital Projects	Non-major Funds	Governmental Funds
REVENUES						
Taxes						
Property	\$ 11,836,339	\$ -	\$ -	\$ -	\$ 490,400	\$ 12,326,739
Gas	-	-	-	-	1,796,809	1,796,809
Franchise	4,389,887	-	-	-	-	4,389,887
Communications services	1,487,093	-	-	-	-	1,487,093
Other taxes	30,162	-	-	-	-	30,162
Licenses and permits	56,325	-	-	-	4,060,558	4,116,883
Impact fees	-	-	11,301,616	-	731,642	12,033,258
Intergovernmental revenues	7,279,051	3,798,184	-	-	2,105,873	13,183,108
Charges for services	2,185,252	-	-	-	-	2,185,252
Fines and forfeitures	188,338	-	-	-	-	188,338
Miscellaneous						
Investment earnings	2,523,575	-	1,293,641	-	597,981	4,415,197
Other	85,896	65,057	-	4,167	-	155,120
Total revenues	<u>30,061,918</u>	<u>3,863,241</u>	<u>12,595,257</u>	<u>4,167</u>	<u>9,783,263</u>	<u>56,307,846</u>
EXPENDITURES						
Current						
General government	6,370,964	-	-	98,519	-	6,469,483
Public safety	3,858,437	227,138	-	-	3,233,005	7,318,580
Physical environment	294,561	-	-	276,403	395,906	966,870
Transportation	3,616,690	-	-	170,484	1,266,733	5,053,907
Human services	132,938	-	-	-	-	132,938
Culture and recreation	3,233,776	147,423	-	793	-	3,381,992
Capital outlay	97,490	-	-	11,618,046	-	11,715,536
Debt service						
Principal retirement	-	-	-	-	1,260,000	1,260,000
Interest and fiscal charges	-	-	-	-	278,751	278,751
Total expenditures	<u>17,604,856</u>	<u>374,561</u>	<u>-</u>	<u>12,164,245</u>	<u>6,434,395</u>	<u>36,578,057</u>
Excess (deficiency) of revenues over (under) expenditures	<u>12,457,062</u>	<u>3,488,680</u>	<u>12,595,257</u>	<u>(12,160,078)</u>	<u>3,348,868</u>	<u>19,729,789</u>
OTHER FINANCING SOURCES (USES)						
Transfers in	1,838,001	69,301	-	12,164,245	1,538,751	15,610,298
Transfers out	(5,429,607)	(5,400,931)	(2,410,417)	-	(2,369,343)	(15,610,298)
Issuance of debt	-	-	-	-	2,000,000	2,000,000
Sale of general capital assets	45,086	-	-	-	-	45,086
Total other financing sources (uses)	<u>(3,546,520)</u>	<u>(5,331,630)</u>	<u>(2,410,417)</u>	<u>12,164,245</u>	<u>1,169,408</u>	<u>2,045,086</u>
Net change in fund balances	8,910,542	(1,842,950)	10,184,840	4,167	4,518,276	21,774,875
Fund balances - beginning	46,154,638	-	25,592,993	-	16,734,318	88,481,949
Fund balances - ending	<u>\$ 55,065,180</u>	<u>\$ (1,842,950)</u>	<u>\$ 35,777,833</u>	<u>\$ 4,167</u>	<u>\$ 21,252,594</u>	<u>\$ 110,256,824</u>

The notes to the financial statements are an integral part of this statement.

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities

For the Fiscal Year Ended September 30, 2024

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	\$ 21,774,875
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Governmental funds report expenditures for capital assets as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which expenditures for capital assets exceeded depreciation in the current period.

Expenditures for capital assets	\$ 11,715,536	
Depreciation	<u>(6,846,084)</u>	4,869,452

The net effect on net position for various miscellaneous transactions involving capital assets (disposals, transfers, donations)

Asset Donations	1,990,619	
Asset Disposals	<u>(150,991)</u>	1,839,628

Certain revenues not considered available are not recognized in the governmental funds but are included in the statement of activities

122,083

Loan agreement proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of loan agreement debt principal is an expenditure in the governmental funds, but repayment reduces long-term liabilities in the Statement of Net Position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

Principal retirement	1,260,000	
Issuance of debt	<u>(2,000,000)</u>	(740,000)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.

Accrued interest on long-term debt	(31,864)	
Changes in pension liabilities and related deferred outflows and inflows of resources	66,981	
Change in compensated absences	<u>21,214</u>	56,331

Prepaid assets that are not recorded in governmental funds under the modified accrual basis of accounting are recorded in the statement of net position under full accrual accounting.

115,066

Change in net position of governmental activities		<u><u>\$ 28,037,435</u></u>
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City of Bonita Springs, Florida
Notes to the Financial Statements
September 30, 2024

Note 1 Summary of Significant Accounting Policies28

Note 2 Cash and Cash Equivalents36

Note 3 Receivables, Prepaids, and Accrued Liabilities36

Note 4 Interfund Receivable and Payable Balance37

Note 5 Interfund Transfers38

Note 6 Capital Assets39

Note 7 Long-Term Debt40

Note 8 Risk Management42

Note 9 Retirement Plans42

Note 10 Other Postemployment Benefits52

Note 11 Stewardship, Compliance and Accountability53

Note 12 Commitments and Contingencies.....55

Notes to the Financial Statements

September 30, 2024

Note 1 - Summary of Significant Accounting Policies

Introduction

The accounting and reporting framework and the more significant accounting principles and practices of the City of Bonita Springs, Florida (“City”) are discussed in subsequent sections of this note. The remainder of the notes are organized to provide explanations, including required disclosures, of the City’s financial activities for the fiscal year ended September 30, 2024.

Reporting Entity

The City was incorporated on December 31, 1999, pursuant to Senate Bill 2626. The City operates under a City Council-Manager form of government and consists of six districts, each represented by an elected council member and a seventh voting seat that is the Mayor elected-at-large. The City Manager is appointed by a majority vote of the Council. The City provides the following services: parks and recreation, public works, streets and roads, stormwater, planning and zoning, code enforcement, community policing, and general and administrative services.

The City of Bonita Springs uses the “government lite” concept of outsourcing City services to minimize expenditures and provide exemplary services to the community.

Governmental Accounting Standards Board (GASB) Statement No. 14, *Financial Reporting Entity* requires the financial statements of the City (the primary government) to include its component units, if any. A component unit is a legally separate organization for which the elected officials of the primary government are financially accountable. Blended component units, although legally separate entities are, in substance, part of the government’s operations and so the data from these units are combined with data of the primary government. Based on the criteria established in GASB Statement No. 14, as amended, there are no component units required to be included in the City’s financial statements.

(a) Government-wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These statements report financial information for the City as a whole. The primary government and component units are presented separately within the financial statements with the focus on the primary government. Individual funds are not displayed, but the statements distinguish governmental activities, generally supported by taxes and city general revenues, from business-type activities, generally financed in whole or in part with fees charged to external customers. The City does not currently have any business type activities or component units.

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity.

Fund financial statements are provided for governmental, proprietary and fiduciary funds. Major individual governmental and enterprise funds are reported in separate columns with composite columns for non-major funds. The City does not currently have any proprietary or fiduciary funds.

Notes to the Financial Statements

September 30, 2024

Note 1 - Summary of Significant Accounting Policies (Continued)

(b) Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting. This generally includes the reclassification or elimination of internal activity (between or within funds). Reimbursements are reported as reductions to expenses. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property tax revenues are recognized in the year for which they are levied, while grants are recognized when grantor eligibility requirements are met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, sales and franchise taxes, intergovernmental revenues, charges for services, rents, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

Restricted assets and liabilities related to restricted assets which are current in nature are reported with current assets and current liabilities in the financial statements.

The City reports the following major funds in the governmental fund financial statements:

The *General Fund* is the operating fund of the City. It accounts for all financial resources, except those required to be accounted for in another fund. Revenue is derived primarily from property taxes and other governmental revenue. The general operating expenditures, fixed charges and capital outlay costs that are not paid through other funds are paid from the General Fund.

The *Grant Fund* accounts for resources received through grant awards. This revenue is restricted for use based on the restricted purposes for which the grant funds can be used.

The *Road Impact Fee Fund* accounts for the resources collected for road impact fees levied within the City's limits. This revenue is restricted for use on road projects.

The *Capital Projects Fund* accounts for resources accumulated to fund capital projects, including transportation, landscaping, economic environment, parks, recreation, and community facilities.

City of Bonita Springs, Florida
Notes to the Financial Statements
September 30, 2024

Note 1 - Summary of Significant Accounting Policies (Continued)

(b) Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

The City reports the following non-major funds in the governmental fund financial statements:

The *Gas Tax Fund* accounts for the 6 cents fuel tax, the additional 5 cents fuel tax, as well as the State fuel tax revenue. These revenues are restricted for use to various transportation related costs.

The *Park Impact Fee Fund* accounts for the resources collected for park impact fees levied within the City's limits. This revenue is restricted for use on park related projects.

The *Stormwater Fund* accounts for the resources collected for a stormwater assessment fee within the City's limits. This revenue is restricted for use on stormwater related costs.

The *Building Fee Fund* accounts for the resources collected for building permit fees levied within the City's limits. This revenue is restricted for use enforcing the Florida Building Code.

The *Downtown Area Revenue Sharing Fund* accounts for the revenues under a revenue sharing agreement with Lee County for which these revenues are restricted to fund certain road related improvements in the City's downtown area.

The *Capital Debt Fund* accounts for the accumulation of resources that are committed or assigned for the payment of principal and interest on long-term obligations of governmental funds.

The *Disaster Debt Service Fund* accounts for the accumulation of resources related to the Local Government Emergency Bridge Loan Agreement with the State of Florida Department of Commerce.

The *Downtown Redevelopment Debt Fund* accounts for the accumulation of resources that are committed or assigned for the payment of principal and interest on long-term obligations of governmental funds.

Notes to the Financial Statements

September 30, 2024

Note 1 - Summary of Significant Accounting Policies (Continued)

(c) Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position or Fund Balance

Cash and Cash Equivalents

Cash and cash equivalents consist of amounts in cash on hand and cash on deposit with financial institutions including public money market funds. The City's investment policy allows management to invest any surplus funds in its control in the following as outlined in Florida Statute, Chapter 218.415 (17):

1. The Local Government Surplus Trust Fund (LGSTF), or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act of 1969, as provided in Florida Statute, Chapter 163.01,
2. Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency,
3. Interest-bearing time deposits or savings accounts in qualified public depositories, as defined in Florida Statutes, Chapter 280.02, and
4. Direct obligations of the United States Treasury.

Investments for the City are reported at fair value.

Receivables

Receivables as of year-end for the government's general fund are reported net of allowance for uncollectibles. All receivables are reviewed periodically and, when determined to be uncollectible, the direct write off method is used. As of September 30, 2024, the allowance for uncollectible loan receivable was \$200,000.

Inventories

Inventories consist of expendable supplies held for consumption stated on a first-in, first-out basis and are recorded as an expenditure when payment is made (purchases method). Items are tracked at their cost; however, the level of inventory held at the City is minimal. As of September 30, 2024, the value of inventory reflected in the financial statements was \$0.

Prepaid

Certain payments to vendors reflect costs applicable to future accounting periods and are reported as prepaid expenses in the government-wide financial statements. In the fund financial statements, the purchases method is used. Under this method, expenditures are reported when payments are completed.

Note 1 - Summary of Significant Accounting Policies (Continued)

- (c) Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position or Fund Balance
(continued)

Capital Assets

Capital assets include property, buildings, furniture, equipment, vehicles, software, and infrastructure assets. Capital assets used in governmental fund types of the City are recorded at cost if purchased or constructed. Donated capital assets, donated works of art and similar items, and capital assets received in a service arrangement are recorded at acquisition value at the date of donation. Capital assets are reported in the government-wide financial statements in the applicable governmental column. Interest incurred during construction is not capitalized on general capital assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

The threshold for capitalizing property and equipment is \$5,000 or more and useful lives in excess of one year. The threshold for capitalizing infrastructure is \$50,000 or more and useful lives in excess of one year.

Infrastructure assets are defined as public domain capital assets such as roads, bridges, sidewalks, traffic signals, easements and similar items that are immovable and of value only to the governmental unit.

For fiscal year ended September 30, 2024, no easement held by the City met or exceeded the capitalization threshold for infrastructure.

Depreciation and amortization is calculated using the straight-line method over the estimated useful lives of the related assets. The ranges of the useful lives are as follows:

<u>Assets</u>	<u>Years</u>
Buildings	30-50
Improvements other than buildings	7-50
Machinery and equipment	3-10
Infrastructure	10-100
Leasehold Improvements	10
Intangible software	3-5

Notes to the Financial Statements

September 30, 2024

Note 1 - Summary of Significant Accounting Policies (Continued)

- (c) Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position or Fund Balance
(continued)

Deferred Outflows of resources

Deferred outflows of resources represent a consumption of net assets that applies to future periods and so will not be recognized as an outflow of resources (expense or expenditure) until then. The deferred outflows of resources reported in the City's Statement of Net Position represents other postemployment benefit related balances for the difference between expected and actual experience, changes in actuarial assumptions, and subsequent contributions; pension related balances for changes in actuarial assumptions, the difference between expected and actual economic experience, changes in the proportion and differences between the City's contributions and proportionate share of contributions, the net difference between projected and actual earnings, and the City's contributions subsequent to the measurement date. These amounts will be recognized as increases in expense in future years.

Deferred Inflows of resources

Deferred inflows of resources represent an acquisition of net assets that applies to future periods and will not be recognized as an inflow of resources (revenue) until then. The deferred inflows of resources reported in the City's Balance Sheet represents grants reimbursements that have not yet been received. These amounts are recognized as inflows of resources in the period that they become available. The deferred inflows of resources reported in the City's Statement of Net Position represents other postemployment benefits related balances for the difference between expected and actual experience and changes in actuarial assumptions; pension related balances for changes in actuarial assumptions, the difference between expected and actual economic experience, and changes in the proportion and differences between the City's contributions and proportionate share of contributions relating to the Florida Retirement System Pension Plan and the Retiree Health Insurance Subsidy Program. These amounts will be recognized as reductions in expense in future years.

Pensions

In the government-wide and proprietary funds statements of net position, liabilities are recognized for the City's proportionate share of each pension plan's net pension liability. For purposes of measuring the net pension liability, deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of the Florida Retirement System (FRS) defined benefit plan and the Health Insurance Subsidy (HIS) and additions to/deductions from FRS's and HIS's fiduciary net position have been determined on the same basis as they are reported by the FRS and HIS plans. For this purpose, plan contributions are recognized as of employer payroll paid dates and benefit payments and refunds of employee contributions are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Notes to the Financial Statements

September 30, 2024

Note 1 - Summary of Significant Accounting Policies (Continued)

- (c) Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position or Fund Balance
(continued)

Compensated Absences

Full-time and part-time employees may accumulate paid time off (PTO) which combines vacation, medical and personal leave. The City's policy allows employees to accumulate PTO based on the number of years of service with the City, up to a maximum of six hundred hours. Upon separation from employment, an employee will be paid out at 50% of the balance of the unused PTO up to two hundred forty hours at the current base rate for the employee.

Compensated absences are accrued when incurred in the government-wide financial statements. The amounts normally liquidated with expendable available financial resources are accrued and the remaining portion (the amount estimated to be used in subsequent fiscal years) is maintained separately and represents a reconciling item between the fund and government-wide presentations. Typically, the general fund has been used to liquidate compensated absences. For the governmental funds, compensated absences are reported only at time of maturity which is at resignation or retirement.

Net position

For government-wide reporting, the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources is called net position. Net position is comprised of three components: net investment in capital assets, restricted, and unrestricted.

- *Net investment in capital assets* consists of capital assets, net of accumulated depreciation/amortization and reduced by outstanding balances of bonds, notes, and other debt that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are included in this component of net position.
- *Restricted* net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets. Assets are reported as restricted when constraints are placed on asset use either by external parties or by law through constitutional provision or enabling legislation.
- *Unrestricted* net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that does not meet the definition of the two preceding categories.
- Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Notes to the Financial Statements

September 30, 2024

Note 1 - Summary of Significant Accounting Policies (Continued)

- (c) Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position or Fund Balance
(continued)

Net Position (Continued)

Net position in government-wide fund financial statements are classified as net investment in capital assets, restricted, and unrestricted. Restricted net positions represent constraints on resources that are either a) externally imposed by creditors, grantors, contributors or laws or regulations of other governments or b) imposed by law through state statute.

Fund Balances

The governmental fund financial statements fund balance is reported in five classifications.

- Nonspendable fund balances represents fund balance amounts that are not in spendable form including advances for long-term loans and prepaid balances.
- Restricted fund balances have constraints placed on the uses of resources by state statute, City land development code, debt covenants and contributors.
- Committed fund balances are classified as such as a result of City Council taking formal action and adopting an ordinance which can only be modified or rescinded by subsequent formal action. An ordinance is the City's highest level of decision-making authority.
- Assigned fund balances are constrained by the City's intent to be used for specific purposes but are neither restricted nor committed. The City Council approves the disaster and operating reserves during the adoption of the City's budget.
- Unassigned fund balance that has not been reported in any other classification within the General Fund. The General Fund is the only fund that reports a positive unassigned fund balance amount. Other governmental funds can only report a negative unassigned fund balance amount.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as needed. When components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

- (d) Revenues and expenditures/expense

Program Revenue

Amounts reported as program revenues include: (1) charges for services which report fees, fines and forfeitures and other charges to users of the City's services; (2) operating grants and contributions which finance annual operating activities including restricted investment income; and (3) capital grants and contributions, which fund the acquisition, construction, or rehabilitation of capital assets and include fees to developers. These revenues are subject to externally imposed restrictions to these program uses. Taxes and other revenue sources not properly included with program revenues are reported under general revenue.

City of Bonita Springs, Florida
Notes to the Financial Statements
September 30, 2024

Note 1 - Summary of Significant Accounting Policies (Continued)

(d) Revenues and expenditures/expense (continued)

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management of the City to make estimates and assumptions related to the reporting of assets and liabilities and the disclosure of contingent assets and liabilities as of the date of the financial statements, and the reported amounts of revenue and expenditures or expenses during the reporting period. Actual results could differ from those estimates.

Note 2 - Cash and Cash Equivalents

As of September 30, 2024, the carrying amount of the City’s deposits was \$116,536,591 and the bank balance was \$115,328,841. The City’s deposits consist of demand deposit accounts and public money market accounts. These deposits are held by banks that qualify as a public depository under the Public Depository Security Act of the State of Florida as required by Chapter 280. When public deposits are made in accordance with Chapter 280, no public depositor shall be liable for any loss thereof. Custodial credit risk is the risk that, in the event of the failure of the counterparty, the City should not recover the value of its investment or collateral securities that are in the possession of an outside party. The City minimizes this risk by establishing minimum standards for institutions used by the City. The City maintains \$750 of cash on hand.

Note 3 - Receivables, Prepaids, and Accrued Liabilities

(a) Receivables

Receivables as of September 30, 2024, including the applicable allowances for uncollectible accounts, are as follows:

	Total Governmental	
	General	Funds
<i>Receivables:</i>		
Accounts (gross)	\$ (309,196)	\$ (309,196)
Loans receivable	600,000	600,000
Total receivables		
Allowance for uncollectable loan	(200,000)	(200,000)
Net receivables	\$ 90,804	\$ 90,804

City of Bonita Springs, Florida
Notes to the Financial Statements
September 30, 2024

Note 3 - Receivables, Prepaids, and Accrued Liabilities (Continued)

(a) Receivables (continued)

All of the accounts receivables are expected to be collected within one year. Loans receivable include loans made in prior fiscal years for affordable housing totaling \$600,000. The loans receivable in the amount of \$600,000 consist of loans made to two entities providing affordable housing within the City and are non-interest bearing. The net loan amount of those two loans is \$400,000 and matures on July 20, 2038. As a result of the significant reduction in residential property value within Bonita Springs, the affordable housing non-profit entity to which the City loaned \$200,000 ceased to operate in July 2010. The real property relating to the City's loan was taken over by the Florida Community Loan Fund whose loan had higher priority, therefore an allowance has been established for this loan receivable.

(b) Prepaids

Prepaid assets for the City totaled \$382,554 as of September 30, 2024.

(c) Accrued Liabilities

Accrued liabilities reported in the General Fund as of September 30, 2024, are as follows:

	General	Grant	Total
<i>Accrued liabilities:</i>			
Wages, benefits and taxes	\$ 252,451	\$ 47,541	\$ 299,992
Construction bond deposit	5,823,884	-	5,823,884
Other deposits	207,137	-	207,137
Total accrued liabilities	<u>\$6,283,472</u>	<u>\$ 47,541</u>	<u>\$6,331,013</u>

Note 4 - Interfund Receivable and Payable Balances

Interfund receivable and payable balances as of September 30, 2024, consisted of a \$2,257,418 Interfund Receivable in the General Fund payable from the Grant Fund. The primary purpose of this interfund receivable and payable is to provide cash flow needs associated with reimbursable grants.

Notes to the Financial Statements

September 30, 2024

Note 5 - Interfund Transfers

Interfund transfers for the year ended September 30, 2024, consisted of the following:

<i>Transfer In Funds:</i>			
	General	Grant	Road Impact Fees
<i>Transfer Out Funds:</i>			
General	\$ -	\$ 69,301	\$ -
Grant	1,838,001	-	-
	<u>\$ 1,838,001</u>	<u>\$ 69,301</u>	<u>\$ -</u>
<i>Transfer In Funds:</i>			
	Capital Projects	Total Non-major Funds	Total Governmental Funds
<i>Transfer Out Funds:</i>			
General	4,897,653	462,653	\$ 5,429,607
Grant	3,562,930	-	5,400,931
Road Impact Fees	2,410,417	-	2,410,417
Other Non-major Funds	1,293,245	1,076,098	2,369,343
	<u>\$ 12,164,245</u>	<u>\$ 1,538,751</u>	<u>\$ 15,610,298</u>

Transfers are used to move revenues from the fund with collection authorization to the debt service fund as debt service principal and interest payments become due, and to move unrestricted general fund and special revenue fund revenues to finance various programs that the government must account for in other funds in accordance with budgetary authorization.

City of Bonita Springs, Florida
Notes to the Financial Statements
September 30, 2024

Note 6 - Capital Assets

Capital asset activity for the year ended September 30, 2024, is as follows:

<i>Governmental Activities:</i>	Beginning Balance	Increases	Decreases	Transfers/ Reclassifications	Ending Balance
Capital assets not being depreciated:					
Land	\$ 59,447,044	\$ 3,313,080	\$ (49,227)	\$ 119,440	\$ 62,830,337
Artwork	390,478	-	-	-	390,478
Construction in progress	12,999,757	9,483,900	(32,576)	(1,158,522)	21,292,559
Total capital assets not being depreciated	72,837,279	12,796,980	(81,803)	(1,039,082)	84,513,374
Capital assets being depreciated:					
Buildings	12,137,380	-	-	-	12,137,380
Improvements other than buildings	20,957,091	201,289	-	-	21,158,380
Machinery and equipment	3,500,344	158,764	-	528,196	4,187,304
Infrastructure	222,260,766	549,122	-	510,886	223,320,774
Intangibles-software	606,233	-	(74,588)	-	531,645
Total capital assets being depreciated	259,461,814	909,175	(74,588)	1,039,082	261,335,483
Less accumulated depreciation for:					
Buildings	5,383,100	391,974	-	-	5,775,074
Improvements other than buildings	14,094,884	1,081,534	-	-	15,176,418
Machinery and equipment	2,392,893	353,626	-	-	2,746,519
Infrastructure	170,678,159	5,013,245	-	-	175,691,404
Intangibles-software	531,340	5,705	(5,400)	-	531,645
Total accumulated depreciation	193,080,376	6,846,084	(5,400)	-	199,921,060
Total capital assets being depreciated, net	66,381,438	(5,936,909)	(69,188)	1,039,082	61,414,423
Total governmental activities capital assets, net	\$139,218,717	\$ 6,860,071	\$ (150,991)	\$ -	\$ 145,927,797

Depreciation expense was charged to functions/programs of the primary government as follows:

General government	\$ 248,348
Public safety	55,746
Physical Environment	341,548
Transportation	4,517,623
Economic Environment	787,693
Culture and recreation	895,126
Total depreciation expense-governmental activities	<u>\$ 6,846,084</u>

City of Bonita Springs, Florida
Notes to the Financial Statements
September 30, 2024

Note 7 - Long-Term Debt

The schedule below details the changes in long-term capital borrowings during the year ended September 30, 2024, for governmental activities:

Issue	Maturity	Interest Rate	Original Borrowing	Outstanding Balance
2014 Banc of America Preferred Funding Corporation Tax-exempt Loan Payable	2029	2.96%	\$ 13,000,000	\$ 4,985,000
2020 Truist Bank Taxable Loan Payable	2035	2.49%	5,060,000	4,380,000
2024 Local Government Emergency Bridge Loan Agreement	2026	0.00%	2,000,000	2,000,000
				<u>\$ 11,365,000</u>

On February 14, 2014, the City obtained a Banc of America Public Preferred Funding Corporation loan for the purpose of certain capital improvements to the Bonita Springs downtown area. The loan is collateralized by the Half Cent Sales Tax Revenues. Debt service is funded from the Downtown Area Revenue Sharing Fund. Upon the occurrence of a default, immediately and without notice the lender may declare all obligations of the City under this loan agreement to be immediately due and payable without further action of any kind, and upon such declaration, this note and the accrued interest thereon shall become immediately due and payable. Interest payments are due on February 1 and August 1. Principal payments are due annually on February 1. The principal may be prepaid by the City but is subject to a breakage fee and accrued interest.

The City has entered into a Revenue Sharing Agreement with Lee County who has agreed to contribute Ad Valorem taxes totaling 85% of the growth amount from the 2012 base year of a designated area within the Downtown, for 25 years or until 50% of the Downtown Redevelopment project construction and financing costs are paid. Lee County's participation in the Downtown Redevelopment constructions costs are not to exceed 50% of \$16,000,000 (\$8,000,000) plus 50% of the financing costs associated with the County's portion of the construction costs.

On August 27, 2020, the City obtained a taxable loan from Truist Bank for the purpose of financing the acquisition of approximately 248 acres of land. The loan is collateralized by any legally available non-ad valorem or other revenue and debt service has typically been funded from the General Fund. Interest payments are due on February 1 and August 1. Principal payments are due annually starting on August 1, 2023. Upon the occurrence of a default, and the continuance of such default for five days, the noteholder may adjust the interest rate to the default rate which shall be effective until such event of default has been cured. The default rate is the lesser of the then applicable interest rate plus 200 basis points, or the maximum rate allowable under applicable law. The principal may be prepaid by the City in whole but not in part on any business day at a price of 100% of the principal amount plus accrued interest and is subject to a 1.00% prepayment premium of the principal amount to be prepaid.

Notes to the Financial Statements

September 30, 2024

Note 7 - Long-Term Debt (Continued)

On December 1, 2023, the City obtained a Local Government Emergency Bridge Loan Agreement of \$2,000,000 from the State of Florida Department of Commerce for governmental operations. The loan pledges the Non-Ad Valorem Revenues of the Borrower derived from the Borrower's covenant to budget and appropriate from legally available Non-Ad Valorem Revenues each year such monies sufficient to pay principal and interest on the Promissory Note. No interest will accrue for the term of the loan. From the Maturity Date until the principal is paid the interest rate shall be based on a fixed rate of interest at 10% per annum. Effective December 1, 2024 the City signed Amendment One, which extends the maturity date from December 1, 2025 to October 3, 2033. This also extends the City's interest-free period to that date, in which no interest will accrue until October 3, 2033.

The City's loan agreements establish certain covenants and representations including the security for the loan repayment, financial recordkeeping, payment of taxes and assessments, compliance with laws, tax exempt status of the debt, and financial reporting. Management believes the City is in compliance with all significant covenants at September 30, 2024.

The annual debt service requirements to maturity for the loans payable as of September 30, 2024, are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 1,290,000	\$ 242,706	\$ 1,532,706
2026	3,330,000	205,724	3,535,724
2027	1,365,000	167,678	1,532,678
2028	1,405,000	128,568	1,533,568
2029	1,445,000	88,322	1,533,322
2030-2034	2,080,000	214,144	2,294,144
2035-2039	<u>450,000</u>	<u>11,206</u>	<u>461,206</u>
	<u>\$ 11,365,000</u>	<u>\$ 1,058,348</u>	<u>\$ 12,423,348</u>

As of September 30, 2024, the City has not been authorized to issue debt that has not yet been issued.

The changes in long-term debt during fiscal year ended September 30, 2024, are as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Loan payable	\$ 10,625,000	\$ 2,000,000	\$ (1,260,000)	\$ 11,365,000	\$ 1,290,000
Net pension liability	4,990,944	1,019,636	(1,594,295)	4,416,285	-
Compensated absences	<u>259,208</u>	<u>358,958</u>	<u>(380,172)</u>	<u>237,994</u>	<u>100,000</u>
	<u>\$ 15,875,152</u>	<u>\$ 3,378,594</u>	<u>\$ (3,234,467)</u>	<u>\$ 16,019,279</u>	<u>\$ 1,390,000</u>

Interest expenditures for the year ended September 30, 2024, were \$278,751.

Compensated absences and the net pension liability are liquidated through the General Fund.

Notes to the Financial Statements

September 30, 2024

Note 8 - Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

The City participates in the public entity risk pool administered by the Florida League of Cities, Inc. for general/professional liability, property, and workers compensation. The City pays an annual premium for these insurance programs. Participation in this risk pool is non-assessable. There were no significant reductions in insurance coverage in the past three fiscal years.

The Florida League of Cities, Inc. published financial report for the year ended September 30, 2024, can be obtained from the Florida League of Cities, Inc., Public Risk Service, 135 East Colonial Drive, Orlando, Florida 32801. The City retains the risk of loss up to a deductible amount (ranging from \$0 to \$2,500) with the risk of loss in excess of this amount transferred to the pool, which has limits of liability of up to \$5,000,000 per occurrence for general liability, auto, and real and personal property.

Note 9 - Retirement Plans

Defined Benefit Pension Plans

Background. The Florida Retirement System (FRS) was created by Chapter 121, Florida Statutes, to provide a defined benefit pension plan for participating public employees. The FRS was amended in 1998 to add the Deferred Retirement Option Program (DROP) under the defined benefit plan and amended in 2000 to provide a defined contribution plan alternative to the defined benefit plan for FRS members effective July 1, 2002. This integrated defined contribution pension plan is the FRS Investment Plan. Chapter 112, Florida Statutes, established the Retiree Health Insurance Subsidy (HIS) Program, a cost-sharing multiple-employer defined benefit pension plan, to assist retired members of any State administered retirement plan in paying the costs of health insurance.

All regular City employees are eligible to enroll as members of the State-administered FRS. Provisions relating to the FRS are established by Chapters 121 and 122, Florida Statutes; Chapter 112, Part IV, Florida Statutes; Chapter 238, Florida Statutes; and FRS Rules, Chapter 60S, Florida Administrative Code; wherein eligibility, contributions, and benefits are defined and described in detail. Such provisions may be amended at any time by further action from the Florida Legislature. The FRS is a single retirement system administered by the Florida Department of Management Services, Division of Retirement, and consists of the two cost-sharing, multiple-employer defined benefit plans and other nonintegrated programs. An annual comprehensive financial report of the FRS, which includes its financial statements, required supplementary information, actuarial report, and other relevant information, is available from the Florida Department of Management Services website: www.dms.myflorida.com.

The City's aggregate total for pension expenses for the FRS Pension Plan, the FRS Investment Plan and the HIS Plan for the year ended September 30, 2024, totaled \$606,897. The General Fund has been used in prior years to liquidate pension liabilities.

Notes to the Financial Statements

September 30, 2024

Note 9 - Retirement Plans (continued)

Florida Retirement System Pension Plan (FRS Plan)

Plan Description. The Florida Retirement System Pension Plan (FRS) is a cost-sharing multiple-employer defined benefit pension plan, with a Deferred Retirement Option Program (DROP) for eligible employees. The general classes of membership are as follows:

- *Regular Class* – Members of the FRS who do not qualify for membership in the other classes.
- *Elected Officers Class* – Members who hold specified elective offices in local government.
- *Senior Management Service Class* – Members in senior management level positions.
- *Special Risk Class* – Members who are special risk employees, such as law enforcement officers, meet the criteria to qualify for this class.

Employees enrolled in the FRS Plan prior to July 1, 2011, vest at 6 years of creditable service and employees enrolled in the FRS Plan on or after July 1, 2011, vest at 8 years of creditable service. All vested members, enrolled prior to July 1, 2011, are eligible for normal retirement benefits at age 62 or at any age after 30 years of service, except for members classified as special risk who are eligible for normal retirement benefits at age 55 or at any age after 25 years of service. All members enrolled in the FRS Plan on or after July 1, 2011, once vested, are eligible for normal retirement benefits at age 65 or any time after 33 years of creditable service, except for members classified as special risk who are eligible for normal retirement benefits at age 60 or at any age after 30 years of service. Employees enrolled in the FRS Plan may include up to 4 years of credit for military service toward creditable service. The FRS Plan also includes an early retirement provision; however, there is a benefit reduction for each year a member retires before his or her normal retirement date. The FRS Plan provides retirement, disability, death benefits, and annual cost-of-living adjustments to eligible participants.

DROP, subject to provisions of Section 121.091, Florida Statutes, permits employees eligible for normal retirement under the FRS Plan to defer receipt of monthly benefit payments while continuing employment with an FRS participating employer. An employee may participate in DROP for a period not to exceed 60 months after electing to participate, except that certain instructional personnel may participate for up to 96 months. During the period of DROP participation, deferred monthly benefits are held in the FRS Trust Fund and accrue interest. The net pension liability does not include amounts for DROP participants, as these members are considered retired and are not accruing additional pension benefits.

Note 9 - Retirement Plans (continued)

Florida Retirement System Pension Plan (FRS Plan) (continued)

Benefits Provided. Benefits under the FRS Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the 5 highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the 8 highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on the retirement class to which the member belonged when the service credit was earned. Members are eligible for in-line-of-duty or regular disability and survivors' benefits. The following chart shows the percentage value for each year of service credit earned:

Class, Initial Enrollment, and retirement Age/Years of Service:	% Value
Regular Class members initially enrolled before July 1, 2011	
Retirement up to age 62 or up to 30 years of service	1.60%
Retirement up to age 63 or up to 31 years of service	1.63%
Retirement up to age 64 or up to 32 years of service	1.65%
Retirement up to age 65 or up to 33 years of service	1.68%
Regular Class members initially enrolled on or after July 1, 2011	
Retirement up to age 65 or up to 33 years of service	1.60%
Retirement up to age 66 or up to 34 years of service	1.63%
Retirement up to age 67 or up to 35 years of service	1.65%
Retirement up to age 68 or up to 36 years of service	1.68%
Elected Official	3.00%
Senior Management Service Class	2.00%
Special Risk Regular	
Service from December 1970, through September 30, 1974	2.00%
Service on and after October 1, 1974	3.00%

As provided in Section 121.101, Florida Statutes, if the member is initially enrolled in the FRS before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of living adjustment is 3 percent per year. If the member is initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of 3 percent determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by 3 percent. FRS Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement.

Notes to the Financial Statements

September 30, 2024

Note 9 - Retirement Plans (continued)

Florida Retirement System Pension Plan (FRS Plan) (continued)

Contributions. The Florida legislature establishes contribution rates for participating employers and employees. Contribution rates for FRS during the City's current fiscal year were as follows:

Class	Effective July 1, 2023		Effective July 1, 2024	
	Percent of Gross Salary		Percent of Gross Salary	
	Employee	Employer ⁽¹⁾	Employee	Employer ⁽¹⁾
Regular	3.00	13.57	3.00	13.63
Elected Officers'	3.00	58.68	3.00	58.68
Senior Management Service	3.00	34.52	3.00	34.52
DROP	n/a	21.13	n/a	21.13

- ⁽¹⁾ These rates include the 2.00 percent contribution for the Retiree Health Insurance Subsidy, the assessment of 0.06 percent for administration of the FRS Investment Plan and the administration of the MyFRS Financial Guidance Program for both plans, and an unfunded actuarial liability contribution determined by membership class.

The City's contributions to the FRS Plan were \$332,208 for the year ended September 30, 2024.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions. At September 30, 2024, the City reported a liability of \$2,963,937 for its proportionate share of the FRS Plan's Pension Plan's net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2023. The City's proportionate share of the net pension liability was based on the City's contributions received by FRS during the measurement period for employer payroll paid dates from July 1, 2023 through June 30, 2024, relative to the total employer contributions received from all of FRS's participating employers.

At June 30, 2024, the City's proportion was 0.00766178%, which was a decrease of .000909472% from its proportion measured as of June 30, 2023.

Notes to the Financial Statements

September 30, 2024

Note 9 - Retirement Plans (continued)

Florida Retirement System Pension Plan (FRS Plan) (continued)

For the fiscal year ended September 30, 2024, the City recognized pension expense of \$162,944 for its proportionate share of FRS's pension expense. In addition, the City reported its proportionate share of FRS's deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	299,437	-
Changes in actuarial assumptions	406,235	-
Net difference between projected and actual earnings on Pension Plan investments	-	196,999
Changes in proportion and differences between City contributions and proportionate share of contributions	216,157	281,990
City contributions subsequent to the measurement date	<u>103,528</u>	<u>-</u>
	<u>\$ 1,025,357</u>	<u>\$ 478,989</u>

The deferred outflows of resources related to the Pension Plan, totaling \$103,528 resulting from City contributions to the Plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the subsequent fiscal year ended September 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the Pension Plan will be recognized in pension expense as follows:

<u>Year Ending September 30,</u>	<u>Amount</u>
2025	\$ (61,377)
2026	512,781
2027	25,455
2028	(44,498)
2029	10,479
Thereafter	-

City of Bonita Springs, Florida
Notes to the Financial Statements
September 30, 2024

Note 9 - Retirement Plans (continued)

Florida Retirement System Pension Plan (FRS Plan) (continued)

Actuarial Assumptions. The total pension liability in the June 30, 2024 actuarial valuation was determined using the following actuarial assumption, applied to all periods included in the measurement:

Inflation	2.40 %
Salary increases	3.50%, average
Investment rate of return	6.70%

Mortality rates were based on the PUB-2010 base table which vary by member category and sex, projected generationally with Scale MP-2021. The actuarial assumptions used in the June 30, 2024, valuation were based on the results of an actuarial experience study for the period July 1, 2018 through June 30, 2023.

The long-term expected rate of return assumption of 6.70 percent consists of two building block components: 1) a long-term average annual inflation assumption of 2.40 percent as adopted in October 2024 by the FRS Actuarial Assumption Conference and 2) an inferred (in excess of inflation) return of 4.20 percent. Geometrically combining those building blocks using the formula $(1 + .024) \times (1 + .042) - 1$ generates an expected nominal return of 6.70 percent. In the opinion of the FRS consulting actuary, both building block components and the overall 6.70 percent return assumption were determined to be reasonable and appropriate per Actuarial Standards of Practice. The 6.70 percent reported investment return assumption is the same as investment return assumption chosen by the 2023 FRS Actuarial Assumption Conference for funding policy purposes. The table below contains a summary of assumptions for each of the asset classes in which the plan was invested at the time based on the long-term target asset allocation. Each asset class assumption is based on a consistent set of underlying assumptions and includes an adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead based on a forward-looking capital market economic model.

Asset Class	Target Allocation	Annual Arithmetic Return	Compound Annual (Geometric) Return	Standard Deviation
Cash	1.0%	3.3%	3.3%	1.1%
Fixed income	29.0%	5.7%	5.6%	3.9%
Global equity	45.0%	8.6%	7.0%	18.2%
Real estate	12.0%	8.1%	6.8%	16.6%
Private equity	11.0%	12.4%	8.8%	28.4%
Strategic investments	2.0%	6.6%	6.2%	8.7%
Assume Inflation-Mean			2.4%	1.5%

Note 9 - Retirement Plans (continued)

Florida Retirement System Pension Plan (FRS Plan) (continued)

Discount Rate. The plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees if future experience follows assumptions and the Actuarially Determined Contribution (ADC) is contributed in full each year. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return. The 6.70 percent rate of return assumption used in the June 30, 2024 calculations was determined by the consulting actuary to be reasonable and appropriate per Actuarial Standard of Practice Number 27 (ASOP 27).

Pension Liability Sensitivity. The following represents the City’s proportionate share of the net pension liability for the FRS Plan, calculated using the discount rate of 6.70%, as well as what the City’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (5.70%) or one percentage point higher (7.70%) than the current rate:

	1% Decrease 5.70%	Current Discount Rate 6.70%	1% Increase 7.70%
City's proportionate share of the net pension liability	\$ 5,213,461	\$ 2,963,937	\$ 1,079,483

Pension Plan Fiduciary Net Position. Detailed information regarding the FRS Plan’s fiduciary net position is available in the separately issued Florida Retirement System Pension Plan and Other State Administered Systems Annual Comprehensive Financial Report. The report may be obtained through the Florida Department of Management Services website: : www.dms.myflorida.com.

Retiree Health Insurance Subsidy Program (HIS Plan)

Plan Description. The Retiree Health Insurance Subsidy Program (HIS Plan) is a non-qualified, cost-sharing multiple employer defined benefit pension plan established under Section 112.363, Florida Statutes. The Florida Legislature establishes and amends the contribution requirements and benefit terms of the HIS Program. The benefit is a monthly payment to assist retirees of State-administered retirement systems in paying their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.

Benefits Provided. For the fiscal year ended September 30, 2024, eligible retirees and beneficiaries received a monthly HIS payment of \$7.50 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of \$45 and a maximum HIS payment of \$225 per month, pursuant to Section 112.363, Florida Statutes. To be eligible to receive a HIS Plan benefit, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

Notes to the Financial Statements

September 30, 2024

Note 9 - Retirement Plans (continued)

Retiree Health Insurance Subsidy Program (HIS Plan) (continued)

Contributions. The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida legislature. Employer contributions are a percentage of gross compensation for all active FRS members. For the fiscal year ended June 30, 2024, the contribution rate was 2.00 percent of payroll pursuant to section 112.363, Florida Statutes. The City contributed 100% of its statutorily required contributions for the current and preceding 3 years. HIS Plan contributions are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event that the legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or canceled. The City's contributions to the HIS Plan were \$82,960 for the year ended September 30, 2024.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions. At September 30, 2024, the City reported a liability of \$1,452,348 for its proportionate share of the HIS Plan's net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2023. The City's proportionate share of the net pension liability was based on the City's contributions received during the measurement period for employer payroll paid dates from July 1, 2023 through June 30, 2024, relative to the total employer contributions received from all participating employers.

At June 30, 2024, the City's proportion was .009681689%, which was a decrease of .000239212% from its proportion measured as of June 30, 2023.

For the fiscal year ended September 30, 2024, the City recognized pension expense of \$131,747 for its proportionate share of HIS's pension expense. In addition, the City reported its proportionate share of HIS's deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual economic experience	14,023	2,789
Changes in actuarial assumptions	25,703	171,940
Net difference between projected and actual earnings on Pension Plan investments	-	525
Changes in proportion and differences between City contributions and proportionate share of contributions	101,729	73,962
City contributions subsequent to the measurement date	<u>19,605</u>	<u>-</u>
	<u>\$ 161,060</u>	<u>\$ 249,216</u>

Note 9 - Retirement Plans (continued)

Retiree Health Insurance Subsidy Program (HIS Plan) (continued)

The deferred outflows of resources related to the pensions included \$19,605 resulting from City contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the subsequent fiscal year ended September 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the pensions will be recognized in pension expense as follows:

<u>Year Ending September 30,</u>	<u>Amount</u>
2025	\$ (27,758)
2026	(21,712)
2027	(24,117)
2028	(12,472)
2029	(15,599)
Thereafter	(6,103)

Actuarial Assumptions. The total pension liability in the July 1, 2023, actuarial valuation was determined using the following actuarial assumption, applied to all periods included in the measurement:

Inflation	2.40% per year
Salary increases	3.50%, average with inflation
Municipal Bond Rate	3.93%

Mortality rates were based on the Generational PUB-2010 with Projection Scale MP-2021. The actuarial assumptions used in the June 30, 2024, valuation was based on the results of an actuarial experience study for the period July 1, 2018 through June 30, 2023.

Discount Rate. The discount rate used to measure the total pension liability changed from 3.65% to 3.93% for the HIS Plan. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the FRS Actuarial Assumption Conference. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable bond index.

Note 9 - Retirement Plans (continued)

Retiree Health Insurance Subsidy Program (HIS Plan) (continued)

Pension Liability Sensitivity. The following presents the City’s proportionate share of the net pension liability for the HIS Plan, calculated using the discount rate disclosed in the preceding paragraph, as well as what the City’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current discount rate:

	1% Decrease 2.65%	Discount Rate 3.65%	1% Increase 4.65%
City's proportionate share of the net pension liability	\$ 1,653,311	\$ 1,452,348	\$ 1,285,516

Pension Plan Fiduciary Net Position. Detailed information regarding the HIS Plan’s fiduciary net position is available in the separately issued Florida Retirement System Pension Plan and Other State Administered Systems Annual Comprehensive Financial Report. The report may be obtained through the Florida Department of Management Services website: www.dms.myflorida.com.

Defined Contribution Plan

The Florida State Board of Administration (SBA) administers the defined contribution plan officially titled the FRS Investment Plan (Investment Plan). The Investment Plan is reported in the SBA’s annual financial statements and in the State of Florida Annual Comprehensive Financial Report.

As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS defined benefit plan. City employees participating in DROP are not eligible to participate in the Investment Plan. Employer and employee contributions, including amounts contributed to individual member’s accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contribution rates that are based on salary and membership class, as the FRS defined benefit plan. Contributions are directed to individual member accounts, and the individual members allocate balances among various approved investment choices. Costs of administering the plan are funded through an employer contribution of .06 percent of payroll and by forfeited benefits of plan members.

Notes to the Financial Statements

September 30, 2024

Note 9 - Retirement Plans (continued)

For all membership classes, employees are immediately vested in their own contributions and are vested after 1 year of service for employer contributions and investment earnings. If an accumulated benefit obligation for service credit originally earned under FRS Pension Plan is transferred to the Investment Plan, the member must have the years of service required for FRS Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings of these funds. Non-vested employer contributions are placed in a suspense account for up to 5 years. If the employee returns to FRS-covered employment within the 5-year period, the employee will regain control over their account. If the employee does not return within the 5-year period, the employee will forfeit the accumulated account balance. For the fiscal year ended June 30, 2024, the information for the amount of forfeitures was unavailable from the SBA; however, management believes that these amounts, if any, would be immaterial to the City.

After termination and applying to receive benefits, the member may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lump-sum distribution, or any combination of these options. Disability coverage is provided; the member may either transfer the account balance to the FRS Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the FRS Pension Plan, or remain in the Investment Plan and rely upon that account balance for retirement income. The City's Investment Plan pension expense totaled \$258,710 for the year ended September 30, 2024.

Note 10 - Other Postemployment Benefits (OPEB)

Plan Description. The City operates a single-employer retiree benefit plan ("the Plan") that offers health insurance to eligible employees and their spouses through the City's health insurance plan. Pursuant to the provisions of section 112.0801, Florida Statutes, former employees and eligible dependents who retire from the City may continue to participate in the City's fully insured health and hospitalization plan for medical and prescription drug coverage. These retirees are completely responsible for payment of their insurance premiums and the City does not contribute toward this payment. As required by 112.0801, Florida Statutes, the City offers the insurance coverage to the retirees at a premium cost of no more than the premium cost applicable to active employees. If a retiree chooses to participate, this would result in a City subsidy of the premium rates paid by retirees as it allows them to participate in the plan at reduced or blended group (implicitly subsidized) premium rates for both active and retired employees. The Plan does not issue a publicly available financial report. The City has fewer than 100 members and had elected to use the alternative measurement method.

The City engaged an actuary to determine the City's liability in accordance with GASB Statement No. 75, using the alternative measurement method for postemployment healthcare benefits other than pensions as of September 30, 2024, and for the fiscal year ended September 30, 2024.

Funding Policy. As required by 112.0801, Florida Statutes, the plan provides health insurance to eligible former employees and their spouses through the City's health insurance plan. Under the plan, participating retirees are completely responsible for payment of their insurance premiums and the City does not contribute toward this payment. As of September 30, 2024, the actuary report calculated a liability of \$168,318. This amount is deemed immaterial to the statements taken as a whole, and therefore no liability is reported on the financial statements.

Notes to the Financial Statements

September 30, 2024

Note 11 - Stewardship, Compliance and Accountability

(a) Budgets

Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America and are legally enacted through passage of a resolution required by City Charter and as required by the State of Florida.

Annual budgets are adopted for the General, Gas Tax, Road Impact Fee, Park Impact Fee, Building Fee, Grant, Stormwater, Downtown Revenue Sharing, Capital Debt Service, Downtown Redevelopment Debt Service, and Capital Projects funds.

The level of control whereby expenditures cannot legally exceed the total amount budgeted is at the department level and the annual budgets serve as the legal authorization for expenditures.

Budget amounts, as shown in the fund financial statements, are as originally adopted and as finally amended by the City Council. The Council must approve all budget amendments that change the legally adopted total appropriation for a department. Authority to transfer budgets within a department is delegated to the City's Finance Director, as the designated budget officer, provided that the total appropriations of the department are not changed.

If, during the fiscal year, additional revenues become available for appropriation in excess of those estimated in the budget, the City Council may make supplemental appropriations by resolution for the year up to the amount of such excess.

Every appropriation, except an appropriation for a capital project, shall lapse at the close of the fiscal year to the extent that it has not been expended. An appropriation for a capital project shall continue in force until expended, revised, or repealed. The purpose of any such appropriation shall be deemed abandoned if three years pass without any disbursement from or encumbrance of the appropriation.

Capital projects costs are budgeted in the year they are anticipated to be obligated. In subsequent years, the unused budget is re-appropriated until the project is completed. Estimated beginning fund balances are considered in the budgetary process. Differences between estimated beginning fund balances and actual fund balances, if material, are submitted to the City Council as budget amendments.

City of Bonita Springs, Florida
Notes to the Financial Statements
September 30, 2024

Note 11 - Stewardship, Compliance and Accountability (Continued)

(b) Property Taxes

The billing and collection of all property taxes are performed for the City by the Lee County Tax Collector. Property taxes are levied after formal adoption of the City’s budget and become due and payable on November 1 of each year. Discounts are allowed for payment of property taxes before March 1 of the following year. Taxes are recognized as revenue when levied to the extent that they result in current receivables. On April 1, any unpaid taxes become delinquent. If the taxes are still unpaid in May, tax certificates are then offered for sale to the general public. The proceeds collected are remitted to the City. There were no delinquent taxes or uncollected taxes at year end.

Key dates in the property tax cycle (latest date, where appropriate) are as follows:

July 1	♦ Assessment roll validated
September 30	♦ Millage resolution approved and taxes levied following certificate of assessment roll
October 1	♦ Beginning of fiscal year for which tax is to be levied
November 1	♦ Property taxes due and payable (levy date) with various discount provisions through March 31
April 1	♦ Taxes become delinquent
June 1	♦ Tax certificates sold by Lee County, Florida Tax Collector

For tax year 2023, the total tax rate was .8173 mills per \$1,000 of assessed taxable property value. For the fiscal year ended September 30, 2024, the levy is based on taxable assessed property values totaling \$15,973,564,471. Property tax revenue is recognized in the fiscal year for which the taxes are levied. On May 1 of each year, unpaid taxes may become a lien on the property. The past due tax certificates are sold at public auction on June 1, and the proceeds collected are remitted to the City.

No accruals for the property tax levy becoming due in November 2024 are included in the accompanying financial statements since taxes are levied for the subsequent fiscal year and are not considered available at September 30, 2024. At September 30, 2024, delinquent property taxes are not material to the basic financial statements of the City and, therefore, have not been accrued as taxes receivable.

(c) Deficit Fund Balance

At September 30, 2024, the Grant fund showed a deficit fund balance of \$1,842,950. This is primarily due to the timing of reimbursement grants to be received in the next fiscal year.

Notes to the Financial Statements

September 30, 2024

Note 12 - Commitments and Contingencies

Other Litigation

The City is party to various legal proceedings that normally occur in governmental operations. City officials believe it is too speculative to determine whether some of the legal proceedings will have a material adverse effect in the City's financial position and others will not likely have a material adverse effect in the City's financial position.

Grants

The City is currently receiving and has received in the past, grants which are subject to special compliance requirements by the Grantor agency, which could result in disallowed expense amounts. These amounts constitute a contingent liability of the City. The City does not believe that any potential contingent liabilities are material.

Contracts and Commitments

As of September 30, 2024, the City had outstanding commitments under uncompleted capital project contracts totaling \$6,336,121 and for professional services contracts totaling \$101,950. The capital projects are primarily for projects relating to multi-use path projects, septic replacement and repair, and park improvements.



Required Supplementary Information

Schedule of Revenues, Expenditures and Changes in Fund Balances**Budget and Actual****General Fund**

For the Year Ended September 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget- Positive (Negative)
REVENUES				
Taxes				
Property	\$ 11,633,600	\$ 11,633,600	\$ 11,836,339	\$ 202,739
Franchise	3,733,800	3,733,800	4,389,887	656,087
Communication services	1,323,000	1,323,000	1,487,093	164,093
Other taxes	30,000	30,000	30,162	162
Licenses and permits	41,100	41,100	56,325	15,225
Intergovernmental revenues	7,235,400	7,235,400	7,279,051	43,651
Charges for services	578,200	578,200	2,185,252	1,607,052
Fines and forfeitures	162,400	162,400	188,338	25,938
Miscellaneous				
Investment earnings	800,000	800,000	2,523,575	1,723,575
Other	73,000	73,000	85,896	12,896
Total revenues	<u>25,610,500</u>	<u>25,610,500</u>	<u>30,061,918</u>	<u>4,451,418</u>
EXPENDITURES				
Current:				
General government				
City Council	434,150	434,150	375,205	58,945
City Manager	641,380	643,427	499,657	143,770
Planning & Zoning	2,105,635	2,105,635	2,045,583	60,052
City Attorney	763,340	763,340	323,684	439,656
Administrative Services/City Clerk	542,528	558,455	527,480	30,975
City Hall	330,350	330,350	276,993	53,357
Human Resources	70,700	70,700	27,750	42,950
Information Technologies	430,300	430,300	306,111	124,189
Communications	720,936	728,541	678,254	50,287
Finance	877,250	1,010,248	893,324	116,924
Non-departmental	676,850	601,850	416,923	184,927
Public safety				
Law Enforcement	2,945,996	2,945,996	2,709,836	236,160
Neighborhood Services	1,110,106	1,123,911	1,016,603	107,308
Emergency Preparedness	107,730	107,730	131,998	(24,268)
Physical environment				
City Council / Boards and Committees	48,000	48,000	180	47,820
Public Works	405,634	405,634	290,618	115,016
Non-departmental	5,400	5,400	3,763	1,637
Transportation				
Public Works	4,337,759	4,429,877	3,616,690	813,187
Economic environment				
City Council	27,550	27,550	-	27,550
Human services				
Animal Services	147,070	147,070	132,938	14,132
Culture and recreation				
Special Events	541,100	541,100	527,565	13,535
Parks and Recreation	3,290,367	3,492,572	2,783,186	709,386
Boards & Committees	72,000	72,000	11,352	60,648
Non-departmental	20,275	20,275	9,163	11,112
Total expenditures	<u>20,652,406</u>	<u>21,044,111</u>	<u>17,604,856</u>	<u>3,439,255</u>
Excess of revenues over expenditures	<u>4,958,094</u>	<u>4,566,389</u>	<u>12,457,062</u>	<u>7,890,673</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	1,838,001	1,838,001
Transfers out	(14,674,616)	(39,455,528)	(5,429,607)	34,025,921
Gain on sale of capital asset	-	-	45,086	45,086
Total other financing sources (uses)	<u>(14,674,616)</u>	<u>(39,455,528)</u>	<u>(3,546,520)</u>	<u>35,909,008</u>
Net change in fund balances	<u>\$ (9,716,522)</u>	<u>\$ (34,889,139)</u>	<u>8,910,542</u>	<u>\$ 43,799,681</u>
Fund balance - beginning of the year			<u>46,154,638</u>	
Fund balance - ending			<u>\$ 55,065,180</u>	

The notes to the required supplementary information are an integral part of this schedule.

Schedule of Revenues, Expenditures and Changes in Fund Balances

Budget and Actual

Grant Fund

For the Year Ended September 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget- Positive (Negative)
REVENUES				
Intergovernmental revenues	\$ 11,985,467	\$ 47,933,327	\$ 3,798,184	\$ (44,135,143)
Miscellaneous	-	-	65,057	65,057
Total revenues	<u>11,985,467</u>	<u>47,933,327</u>	<u>3,863,241</u>	<u>(44,070,086)</u>
EXPENDITURES				
Current:				
Public safety	80,000	268,000	227,138	40,862
Culture & recreation	-	157,062	147,423	9,639
Total expenditures	<u>80,000</u>	<u>425,062</u>	<u>374,561</u>	<u>50,501</u>
Excess of revenues over expenditures	<u>11,905,467</u>	<u>47,508,265</u>	<u>3,488,680</u>	<u>(44,019,585)</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	40,000	228,000	69,301	(158,699)
Transfers out	<u>(11,945,467)</u>	<u>(47,736,265)</u>	<u>(5,400,931)</u>	<u>42,335,334</u>
Total other financing sources (uses)	<u>(11,905,467)</u>	<u>(47,508,265)</u>	<u>(5,331,630)</u>	<u>42,176,635</u>
Net change in fund balances	<u>\$ -</u>	<u>\$ -</u>	<u>(1,842,950)</u>	<u>\$ (1,842,950)</u>
Fund balances - beginning			-	
Fund balances - ending			<u><u>\$ (1,842,950)</u></u>	

The notes to the required supplementary information are an integral part of this schedule.

City of Bonita Springs, Florida

Schedule of Revenues, Expenditures and Changes in Fund Balances

Budget and Actual

Road Impact Fee Fund

For the Year Ended September 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget- Positive (Negative)
REVENUES				
Impact fees	\$ 3,180,960	\$ 3,180,960	\$ 11,301,616	\$ 8,120,656
Miscellaneous				
Investment earnings	400,000	400,000	1,293,641	893,641
Total revenues	<u>3,580,960</u>	<u>3,580,960</u>	<u>12,595,257</u>	<u>9,014,297</u>
Excess of revenues over expenditures	<u>3,580,960</u>	<u>3,580,960</u>	<u>12,595,257</u>	<u>9,014,297</u>
OTHER FINANCING USES				
Transfers in	-	-	-	-
Transfers out	<u>(4,076,454)</u>	<u>(27,159,152)</u>	<u>(2,410,417)</u>	<u>24,748,735</u>
Total other financing uses	<u>(4,076,454)</u>	<u>(27,159,152)</u>	<u>(2,410,417)</u>	<u>24,748,735</u>
Net change in fund balances	<u>\$ (495,494)</u>	<u>\$ (23,578,192)</u>	10,184,840	<u>\$ 33,763,032</u>
Fund balances - beginning			<u>25,592,993</u>	
Fund balances - ending			<u>\$ 35,777,833</u>	

The notes to the required supplementary information are an integral part of this schedule.

City of Bonita Springs, Florida

Notes to Required Supplemental Information Relating to Budgets

For the Year Ended September 30, 2024

Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America and are legally enacted through passage of a resolution required by City Charter and as required by the State of Florida.

The level of control whereby expenditures cannot legally exceed the total amount budgeted is at the department level and the annual budgets serve as the legal authorization for expenditures.

Budget amounts, as shown in the fund financial statements, are as originally adopted and as finally amended by the City Council. The Council must approve all budget amendments that change the legally adopted total appropriation for a department. Authority to transfer budgets within a department is delegated to the City's Finance Director, as the designated budget officer, provided that the total appropriations of the department are not changed.

City of Bonita Springs, Florida
Required Supplementary Information
Florida Retirement System Pension Plan (unaudited)
 September 30, 2024

Schedule of the City's Proportionate Share of the Net Pension Liability Last 10 Fiscal Years										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
City's Proportion of the Net Pension Liability	0.007662%	0.008571%	0.008045%	0.007395%	0.006944%	0.007674%	0.009234%	0.009156%	0.009375%	0.009744%
City's Proportionate Share of the Net Pension Liability	\$ 2,963,937	\$ 3,415,373	\$ 2,993,430	\$ 558,605	\$ 3,009,761	\$ 2,642,851	\$ 2,757,861	\$ 2,731,261	\$ 2,367,294	\$ 1,258,612
City's Covered Payroll *	\$ 2,510,187	\$ 2,492,906	\$ 2,039,467	\$ 1,672,628	\$ 1,745,107	\$ 1,881,105	\$ 2,216,467	\$ 2,318,615	\$ 2,282,292	\$ 2,189,197
City's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	118.08%	137.00%	146.78%	33.40%	172.47%	140.49%	124.43%	117.80%	103.72%	57.49%
Plan Fiduciary Net position as a Percentage of the Total Pension Liability	83.70%	82.38%	82.89%	96.40%	78.85%	82.61%	84.26%	83.89%	84.88%	92.00%

* The amounts presented for each fiscal year were determined as of June 30.

Schedule of City Contributions Last 10 Fiscal Years										
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Contractually Required Contribution	\$ 332,208	\$ 329,960	\$ 242,106	\$ 187,298	\$ 161,406	\$ 158,388	\$ 196,704	\$ 194,730	\$ 194,742	\$ 182,086
Contribution in Relation to the Contractually Required Contribution	(332,208)	(329,960)	(242,106)	(187,298)	(161,406)	(158,388)	(196,704)	(194,730)	(194,742)	(182,086)
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered Payroll	\$ 2,493,438	\$ 2,521,145	\$ 2,103,594	\$ 1,708,807	\$ 1,715,781	\$ 1,804,081	\$ 2,162,874	\$ 2,307,003	\$ 2,381,944	\$ 2,234,566
Contributions as a Percentage of Covered Payroll	13.32%	13.09%	11.51%	10.96%	9.41%	8.78%	9.09%	8.44%	8.18%	8.15%

Required Supplementary Information

Florida Retiree Health Insurance Subsidy Program (unaudited)

September 30, 2024

Schedule of the City's Proportionate Share of the Net Pension Liability
Last 10 Fiscal Years

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
City's Proportion of the Net Pension Liability	0.009682%	0.009921%	0.008851%	0.008537%	0.008829%	0.009194%	0.010101%	0.010362%	0.010509%	0.010355%
City's Proportionate Share of the Net Pension Liability	\$ 1,452,348	\$ 1,575,571	\$ 937,484	\$ 1,047,241	\$ 1,077,985	\$ 1,028,760	\$ 1,069,128	\$ 1,107,961	\$ 1,224,784	\$ 1,056,069
City's Covered Payroll	\$ 4,097,300	\$ 3,930,404	\$ 3,227,215	\$ 3,022,436	\$ 3,064,251	\$ 3,075,007	\$ 3,299,243	\$ 3,328,596	\$ 3,244,225	\$ 3,141,562
City's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	35.45%	40.09%	29.05%	34.65%	35.18%	33.46%	32.41%	33.29%	37.75%	33.62%
Plan Fiduciary Net position as a Percentage of the Total Pension Liability	4.80%	4.12%	4.81%	3.56%	3.00%	2.63%	2.15%	1.64%	0.97%	0.50%

* The amounts presented for each fiscal year were determined as of June 30.

Schedule of City Contributions
Last 10 Fiscal Years

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Contractually Required Contribution	\$ 82,960	\$ 70,160	\$ 53,753	\$ 50,227	\$ 50,540	\$ 50,682	\$ 53,799	\$ 55,324	\$ 56,180	\$ 42,605
Contribution in Relation to the Contractually Required Contribution	(82,960)	(70,160)	(53,753)	(50,227)	(50,540)	(50,682)	(53,799)	(55,324)	(56,180)	(42,605)
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered Payroll	\$ 4,147,034	\$ 4,034,777	\$ 3,238,978	\$ 3,025,092	\$ 3,044,006	\$ 3,052,496	\$ 3,240,881	\$ 3,332,768	\$ 3,384,333	\$ 3,145,615
Contributions as a Percentage of Covered Payroll	2.00%	1.74%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.35%



Combining and Individual Fund Financial Statements and Schedules

City of Bonita Springs, Florida
Combining Balance Sheet
Non-major Governmental Funds
September 30, 2024

	Special Revenue					Debt Service			Total
	Gas	Park Impact Fee	Stormwater	Building Fees	Downtown Area Revenue Sharing	Capital	Disaster Debt	Downtown Redevelopment	Non-major Governmental Funds
ASSETS									
Cash and cash equivalents	\$ 3,114,430	\$ 3,697,511	\$ 5,757,737	\$ 3,261,904	\$ 3,473,759	\$ -	\$ 2,000,000	\$ -	\$ 21,305,341
Due from other governments	143,293	-	11,333	-	-	-	-	-	154,626
Total assets	<u>\$ 3,257,723</u>	<u>\$ 3,697,511</u>	<u>\$ 5,769,070</u>	<u>\$ 3,261,904</u>	<u>\$ 3,473,759</u>	<u>\$ -</u>	<u>\$ 2,000,000</u>	<u>\$ -</u>	<u>\$ 21,459,967</u>
LIABILITIES AND FUND BALANCES									
Liabilities:									
Accounts and contracts payable	\$ 148,931	\$ 8,210	\$ 41,042	\$ 9,190	\$ -	\$ -	\$ -	\$ -	\$ 207,373
Total liabilities	<u>148,931</u>	<u>8,210</u>	<u>41,042</u>	<u>9,190</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>207,373</u>
Fund balances:									
Restricted for:									
Parks	-	3,689,301	-	-	-	-	-	-	3,689,301
Roads	3,108,792	-	-	-	-	-	-	-	3,108,792
Stormwater	-	-	5,728,028	-	-	-	-	-	5,728,028
Building Code Compliance	-	-	-	3,252,714	-	-	-	-	3,252,714
Disaster-Related Costs	-	-	-	-	-	-	2,000,000	-	2,000,000
Downtown Redevelopment	-	-	-	-	3,473,759	-	-	-	3,473,759
Total fund balances	<u>3,108,792</u>	<u>3,689,301</u>	<u>5,728,028</u>	<u>3,252,714</u>	<u>3,473,759</u>	<u>-</u>	<u>2,000,000</u>	<u>-</u>	<u>21,252,594</u>
Total liabilities and fund balances	<u>\$ 3,257,723</u>	<u>\$ 3,697,511</u>	<u>\$ 5,769,070</u>	<u>\$ 3,261,904</u>	<u>\$ 3,473,759</u>	<u>\$ -</u>	<u>\$ 2,000,000</u>	<u>\$ -</u>	<u>\$ 21,459,967</u>

Combining Schedule of Revenues, Expenditures and Changes in Fund Balances**Non-major Governmental Funds**

For the Year Ended September 30, 2024

	Special Revenue					Debt Service			Total Non-major Governmental Funds
	Gas Tax	Park Impact Fee	Stormwater	Building Fees	Downtown Area Revenue Sharing	Capital	Disaster Debt	Downtown Redevelopment	
REVENUES									
Taxes									
Property	\$ -	\$ -	\$ -	\$ -	\$ 490,400	\$ -	\$ -	\$ -	\$ 490,400
Gas	1,796,809	-	-	-	-	-	-	-	1,796,809
Licenses and Permits	-	-	1,614,459	2,446,099	-	-	-	-	4,060,558
Impact fees	-	731,642	-	-	-	-	-	-	731,642
Intergovernmental revenues	248,493	-	-	-	1,857,380	-	-	-	2,105,873
Miscellaneous									
Investment earnings	147,723	115,241	177,866	157,151	-	-	-	-	597,981
Total revenues	<u>2,193,025</u>	<u>846,883</u>	<u>1,792,325</u>	<u>2,603,250</u>	<u>2,347,780</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>9,783,263</u>
EXPENDITURES									
Current									
Public Safety	-	-	-	3,233,005	-	-	-	-	3,233,005
Physical Environment	-	-	395,906	-	-	-	-	-	395,906
Transportation	1,266,733	-	-	-	-	-	-	-	1,266,733
Debt service									
Principal retirement	-	-	-	-	-	345,000	-	915,000	1,260,000
Interest and fiscal charges	-	-	-	-	-	117,653	-	161,098	278,751
Total expenditures	<u>1,266,733</u>	<u>-</u>	<u>395,906</u>	<u>3,233,005</u>	<u>-</u>	<u>462,653</u>	<u>-</u>	<u>1,076,098</u>	<u>6,434,395</u>
Excess (deficiency) of revenues over (under) expenditures	<u>926,292</u>	<u>846,883</u>	<u>1,396,419</u>	<u>(629,755)</u>	<u>2,347,780</u>	<u>(462,653)</u>	<u>-</u>	<u>(1,076,098)</u>	<u>3,348,868</u>
OTHER FINANCING SOURCES (USES)									
Transfers in	-	-	-	-	-	462,653	-	1,076,098	1,538,751
Transfers out	(1,195,013)	(42,832)	-	(55,400)	(1,076,098)	-	-	-	(2,369,343)
Issuance of debt	-	-	-	-	-	-	2,000,000	-	2,000,000
Total other financing sources (uses)	<u>(1,195,013)</u>	<u>(42,832)</u>	<u>-</u>	<u>(55,400)</u>	<u>(1,076,098)</u>	<u>462,653</u>	<u>2,000,000</u>	<u>1,076,098</u>	<u>1,169,408</u>
Net change in fund balances	(268,721)	804,051	1,396,419	(685,155)	1,271,682	-	2,000,000	-	4,518,276
Fund balance - beginning	<u>3,377,513</u>	<u>2,885,250</u>	<u>4,331,609</u>	<u>3,937,869</u>	<u>2,202,077</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>16,734,318</u>
Fund balance - ending	<u>\$3,108,792</u>	<u>\$ 3,689,301</u>	<u>\$ 5,728,028</u>	<u>\$ 3,252,714</u>	<u>\$3,473,759</u>	<u>\$ -</u>	<u>\$2,000,000</u>	<u>\$ -</u>	<u>\$ 21,252,594</u>

City of Bonita Springs, Florida

Schedule of Revenues, Expenditures and Changes in Fund Balances

Budget and Actual

Gas Tax Fund

For the Year Ended September 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget- Positive (Negative)
REVENUES				
Gas taxes	\$ 1,772,200	\$ 1,772,200	\$ 1,796,809	\$ 24,609
Intergovernmental revenues	291,200	291,200	248,493	(42,707)
Miscellaneous				
Investment earnings	82,000	82,000	147,723	65,723
Total revenues	<u>2,145,400</u>	<u>2,145,400</u>	<u>2,193,025</u>	<u>47,625</u>
EXPENDITURES				
Current:				
Transportation				
Non-departmental	1,309,104	1,309,104	1,266,733	42,371
Total expenditures	<u>1,309,104</u>	<u>1,309,104</u>	<u>1,266,733</u>	<u>42,371</u>
Excess of revenues over expenditures	<u>836,296</u>	<u>836,296</u>	<u>926,292</u>	<u>89,996</u>
OTHER FINANCING USES				
Transfers out	778,990	3,581,307	(1,195,013)	(4,776,320)
Total other financing uses	<u>778,990</u>	<u>3,581,307</u>	<u>(1,195,013)</u>	<u>(4,776,320)</u>
Net change in fund balances	<u>\$ 1,615,286</u>	<u>\$ 4,417,603</u>	(268,721)	<u>\$ (4,686,324)</u>
Fund balances - beginning			3,377,513	
Fund balances - ending			<u>\$ 3,108,792</u>	

City of Bonita Springs, Florida

Schedule of Revenues, Expenditures and Changes in Fund Balances

Budget and Actual

Park Impact Fee Fund

For the Year Ended September 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget- Positive (Negative)
REVENUES				
Impact fees	\$ 352,070	\$ 352,070	\$ 731,642	\$ 379,572
Miscellaneous				
Investment earnings	52,000	52,000	115,241	63,241
Total revenues	404,070	404,070	846,883	442,813
Excess of revenues over expenditures	404,070	404,070	846,883	442,813
OTHER FINANCING USES				
Transfers out	400,000	3,551,747	(42,832)	(3,594,579)
Total other financing uses	400,000	3,551,747	(42,832)	(3,594,579)
Net change in fund balances	\$ 804,070	\$ 3,955,817	804,051	\$ (3,151,766)
Fund balances - beginning			2,885,250	
Fund balances - ending			<u>\$ 3,689,301</u>	

City of Bonita Springs, Florida

Schedule of Revenues, Expenditures and Changes in Fund Balances

Budget and Actual

Stormwater Fund

For the Year Ended September 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget- Positive (Negative)
REVENUES				
Licenses and Permits	\$ 1,470,000	\$ 1,470,000	\$ 1,614,459	\$ 144,459
Miscellaneous				
Investment earnings	18,000	18,000	177,866	159,866
Total revenues	1,488,000	1,488,000	1,792,325	304,325
EXPENDITURES				
Current:				
Physical Environment	657,111	657,111	395,906	261,205
Total expenditures	657,111	657,111	395,906	261,205
Excess (deficiency) of revenues over (under) expenditures	830,889	830,889	1,396,419	565,530
OTHER FINANCING USES				
Transfers out	(700,000)	(3,500,000)	-	3,500,000
Total other financing uses	(700,000)	(3,500,000)	-	3,500,000
Net change in fund balances	\$ 130,889	\$ (2,669,111)	1,396,419	\$ 4,065,530
Fund balances - beginning			4,331,609	
Fund balances - ending			\$ 5,728,028	

Schedule of Revenues, Expenditures and Changes in Fund Balances

Budget and Actual

Building Fee Fund

For the Year Ended September 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget- Positive (Negative)
REVENUES				
Licenses and Permits	\$ 875,000	\$ 875,000	\$ 2,446,099	\$ 1,571,099
Miscellaneous				
Investment earnings	60,000	60,000	157,151	97,151
Total revenues	<u>935,000</u>	<u>935,000</u>	<u>2,603,250</u>	<u>1,668,250</u>
EXPENDITURES				
Current:				
Public safety				
Non-departmental	3,338,660	3,338,660	3,233,005	105,655
Total expenditures	<u>3,338,660</u>	<u>3,338,660</u>	<u>3,233,005</u>	<u>105,655</u>
Deficiency of revenues under expenditures	<u>(2,403,660)</u>	<u>(2,403,660)</u>	<u>(629,755)</u>	<u>1,773,905</u>
OTHER FINANCING USES				
Transfers out	-	698,195	(55,400)	(753,595)
Total other financing uses	<u>-</u>	<u>698,195</u>	<u>(55,400)</u>	<u>(753,595)</u>
Net change in fund balances	<u>\$ (2,403,660)</u>	<u>\$ (1,705,465)</u>	<u>(685,155)</u>	<u>\$ 1,020,310</u>
Fund balances - beginning of the year			3,937,869	
Fund balances - ending			<u>\$ 3,252,714</u>	

City of Bonita Springs, Florida

Schedule of Revenues, Expenditures and Changes in Fund Balances

Budget and Actual

Downtown Area Revenue Sharing Fund

For the Year Ended September 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget- Positive (Negative)
REVENUES				
Property Taxes	\$ 490,400	\$ 490,400	\$ 490,400	\$ -
Intergovernmental revenues	1,872,100	1,872,100	1,857,380	(14,720)
Total revenues	<u>2,362,500</u>	<u>2,362,500</u>	<u>2,347,780</u>	<u>(14,720)</u>
Excess of revenues over expenditures	<u>2,362,500</u>	<u>2,362,500</u>	<u>2,347,780</u>	<u>(14,720)</u>
OTHER FINANCING USES				
Transfers out	<u>1,076,100</u>	<u>1,076,100</u>	<u>(1,076,098)</u>	<u>(2,152,198)</u>
Total other financing uses	<u>1,076,100</u>	<u>1,076,100</u>	<u>(1,076,098)</u>	<u>(2,152,198)</u>
Net change in fund balances	<u>\$ 3,438,600</u>	<u>\$ 3,438,600</u>	1,271,682	<u>\$ (2,166,918)</u>
Fund balances - beginning			<u>2,202,077</u>	
Fund balances - ending			<u>\$ 3,473,759</u>	

City of Bonita Springs, Florida

Schedule of Revenues, Expenditures and Changes in Fund Balances

Budget and Actual

Capital Debt Service Fund

For the Year Ended September 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget- Positive (Negative)
EXPENDITURES				
Debt service				
Principal retirement	\$ 345,000	\$ 345,000	\$ 345,000	\$ -
Interest and fiscal charges	117,660	117,660	117,653	7
Total expenditures	462,660	462,660	462,653	7
Deficiency of revenues under expenditures	(462,660)	(462,660)	(462,653)	7
OTHER FINANCING SOURCES				
Transfers in	462,660	462,660	462,653	(7)
Total other financing sources	462,660	462,660	462,653	(7)
Net change in fund balances	\$ -	\$ -	-	\$ -
Fund balances - beginning			-	
Fund balances - ending			\$ -	

City of Bonita Springs, Florida

Schedule of Revenues, Expenditures and Changes in Fund Balances

Budget and Actual

Disaster Debt Fund

For the Year Ended September 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget- Positive (Negative)
OTHER FINANCING SOURCES				
Issuance of debt	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000
Total other financing sources	-	-	2,000,000	2,000,000
Net change in fund balances	\$ -	\$ -	2,000,000	\$ 2,000,000
Fund balances - beginning			-	
Fund balances - ending			\$ 2,000,000	

City of Bonita Springs, Florida

Schedule of Revenues, Expenditures and Changes in Fund Balances

Budget and Actual

Downtown Redevelopment Debt Service Fund

For the Year Ended September 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget- Positive (Negative)
EXPENDITURES				
Debt service				
Principal retirement	\$ 915,000	\$ 915,000	\$ 915,000	\$ -
Interest and fiscal charges	161,100	161,100	161,098	2
Total expenditures	1,076,100	1,076,100	1,076,098	2
Deficiency of revenues under expenditures	(1,076,100)	(1,076,100)	(1,076,098)	2
OTHER FINANCING SOURCES				
Transfers in	1,076,100	1,076,100	1,076,098	(2)
Total other financing sources	1,076,100	1,076,100	1,076,098	(2)
Net change in fund balances	\$ -	\$ -	-	\$ -
Fund balances - beginning			-	
Fund balances - ending			\$ -	

Schedule of Revenues, Expenditures and Changes in Fund Balances

Budget and Actual

Capital Projects Fund

For the Year Ended September 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget- Positive (Negative)
REVENUES				
Miscellaneous				
Other	\$ 1,500,000	\$ 1,500,000	\$ 4,167	\$ (1,495,833)
Total revenues	<u>1,500,000</u>	<u>1,500,000</u>	<u>4,167</u>	<u>(1,495,833)</u>
EXPENDITURES				
Current:				
General government				
Information Technologies	50,000	940,724	80,040	860,684
City Hall	-	1,663	-	1,663
Non-departmental	2,563,000	6,721,398	1,196,808	5,524,590
Physical environment				
Public works	21,249,423	42,351,626	2,474,403	39,877,223
Parks and recreation	110,000	887,221	17,114	870,107
Information Technologies	250,000	250,000	-	250,000
Non-departmental	100,000	5,056,792	6,701	5,050,091
Transportation				
Public works	5,730,444	55,492,129	6,209,350	49,282,779
Non-departmental	-	164,000	-	164,000
Economic environment				
Non-departmental	-	78,381	-	78,381
Culture and recreation				
Parks and Recreation	2,645,000	10,374,116	2,075,398	8,298,718
Non-departmental	<u>875,000</u>	<u>4,173,484</u>	<u>104,431</u>	<u>4,069,053</u>
Total expenditures	<u>33,572,867</u>	<u>126,491,534</u>	<u>12,164,245</u>	<u>114,327,289</u>
Deficiency of revenues under expenditures	<u>(32,072,867)</u>	<u>(124,991,534)</u>	<u>(12,160,078)</u>	<u>112,831,456</u>
OTHER FINANCING SOURCES				
Transfers in	<u>32,072,867</u>	<u>124,991,534</u>	<u>12,164,245</u>	<u>(112,827,289)</u>
Total other financing sources	<u>32,072,867</u>	<u>124,991,534</u>	<u>12,164,245</u>	<u>(112,827,289)</u>
Net change in fund balances	<u>\$ -</u>	<u>\$ -</u>	4,167	<u>\$ 4,167</u>
Fund balances - beginning			-	
Fund balances - ending			<u>\$ 4,167</u>	

Statistical Section

City of Bonita Springs, Florida
Statistical Section
(unaudited)

This part of the City of Bonita Springs' annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents	Page
<i>Financial Trends</i>	79
These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	
<i>Revenue Capacity</i>	83
These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.	
<i>Debt Capacity</i>	87
These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	
<i>Demographic and Economic Information</i>	91
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	
<i>Operating Information</i>	93
These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

City of Bonita Springs, Florida
Net Position by Component
 Last Ten Fiscal Years
(accrual basis of accounting)

Schedule 1

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Governmental Activities										
Net investment in capital assets	\$ 116,323,362	\$ 110,053,588	\$ 112,137,889	\$ 105,588,038	\$ 102,958,248	\$ 106,197,063	\$ 111,893,943	\$ 117,920,477	\$ 128,365,432	\$ 136,491,730
Restricted	11,863,868	17,821,962	19,239,132	29,628,702	34,487,912	35,754,853	38,524,859	40,323,708	42,279,082	55,336,010
Unrestricted	14,071,697	14,541,641	12,155,286	10,212,760	14,276,676	19,721,223	27,755,686	36,472,571	42,366,149	49,220,358
Total governmental activities net position	<u>\$ 142,258,927</u>	<u>\$ 142,417,191</u>	<u>\$ 143,532,307</u>	<u>\$ 145,429,500</u>	<u>\$ 151,722,836</u>	<u>\$ 161,673,139</u>	<u>\$ 178,174,488</u>	<u>\$ 194,716,756</u>	<u>\$ 213,010,663</u>	<u>\$ 241,048,098</u>

Note: The City of Bonita Springs does not have business-type activities; therefore, net positions of governmental activities equal total primary government net positions.

City of Bonita Springs, Florida
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

Schedule 2

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Expenses										
Governmental activities:										
General government	\$ 4,531,894	\$ 5,225,632	\$ 6,652,458	\$ 12,612,512	\$ 6,356,710	\$ 5,422,730	\$ 5,260,870	\$ 5,933,807	\$ 6,645,217	\$ 6,768,545
Public safety	4,264,462	4,377,830	4,563,703	4,569,886	5,066,285	5,347,529	5,403,410	5,900,551	16,078,617	7,320,798
Physical environment	242,756	246,824	299,097	418,462	386,425	1,057,743	2,746,150	1,170,586	1,081,332	1,308,418
Transportation	13,306,266	12,069,647	11,579,685	12,011,416	12,459,782	8,195,361	6,442,921	7,588,324	8,854,884	9,539,397
Economic environment	210,973	1,294,051	550,289	966,938	805,678	804,216	803,049	789,414	793,693	787,693
Human services	126,632	112,439	174,068	118,250	150,626	143,449	147,981	177,856	486,143	132,938
Culture and recreation	3,294,726	3,617,122	4,401,269	3,273,199	3,395,641	3,267,769	3,083,049	3,184,408	3,643,750	4,214,709
Interest on long-term debt	762,872	721,528	651,721	578,168	502,819	437,003	472,140	340,268	308,673	310,615
Total governmental activities expenses	<u>\$ 26,740,581</u>	<u>\$ 27,665,073</u>	<u>\$ 28,872,290</u>	<u>\$ 34,548,831</u>	<u>\$ 29,123,966</u>	<u>\$ 24,675,800</u>	<u>\$ 24,359,570</u>	<u>\$ 25,085,214</u>	<u>\$ 37,892,309</u>	<u>\$ 30,383,113</u>
Program Revenues										
Governmental activities:										
Charges for services:										
General government	\$ 670,070	\$ 331,386	\$ 376,024	\$ 434,210	\$ 418,097	\$ 376,286	\$ 678,999	\$ 821,889	\$ 769,354	\$ 776,913
Public safety	4,000,137	3,739,531	3,171,290	4,595,811	4,136,655	4,924,549	2,843,315	1,278,568	1,449,621	2,690,761
Physical environment	-	-	-	-	-	-	1,614,870	1,563,867	1,611,284	1,614,459
Economic environment	-	-	-	-	-	-	-	-	-	1,316,000
Culture and recreation	153,067	180,372	157,442	147,140	155,282	97,621	72,160	96,574	94,317	92,340
Operating grants and contributions	45,657	46,353	41,440	102,884	7,550,401	468,193	1,636,992	10,816	12,652,020	1,929,861
Capital grants and contributions	6,133,361	6,491,510	6,983,050	10,584,751	8,690,584	7,568,516	8,001,323	9,829,780	7,463,117	16,014,283
Total governmental activities program revenues	<u>\$ 11,002,292</u>	<u>\$ 10,789,152</u>	<u>\$ 10,729,246</u>	<u>\$ 15,864,796</u>	<u>\$ 20,951,019</u>	<u>\$ 13,435,165</u>	<u>\$ 14,847,659</u>	<u>\$ 13,601,494</u>	<u>\$ 24,039,713</u>	<u>\$ 24,434,617</u>
General Revenues										
Governmental activities:										
Taxes										
Property, levied for general purposes	\$ 6,015,711	\$ 6,567,818	\$ 7,232,706	\$ 7,864,379	\$ 8,288,958	\$ 8,899,713	\$ 9,276,948	\$ 9,826,996	\$ 11,036,084	\$ 12,326,739
Gas	1,507,760	1,592,922	1,628,495	1,657,364	1,672,387	1,538,578	1,675,558	1,766,148	1,904,606	1,796,809
Franchise	2,296,553	2,272,235	2,879,046	3,101,871	3,251,564	3,186,237	3,359,826	3,966,547	4,428,383	4,389,887
Communication services	741,089	710,767	1,245,338	1,301,544	1,303,192	1,325,271	1,273,242	1,367,360	1,387,713	1,487,093
Other taxes	44,949	43,039	43,579	43,790	42,815	41,439	37,175	33,177	33,763	30,162
Intergovernmental revenues	5,293,523	5,542,286	5,900,966	5,687,867	5,864,985	5,754,806	8,063,552	9,480,058	9,731,736	9,384,924
Gain on capital assets	-	-	-	-	-	-	-	421,038	-	-
Investment earnings	191,694	257,672	250,828	485,464	887,141	533,007	186,536	430,988	3,091,226	4,415,197
Miscellaneous	98,137	47,446	77,202	438,949	257,292	65,197	2,140,423	733,676	532,992	155,120
Total governmental activities revenues	<u>16,189,416</u>	<u>17,034,185</u>	<u>19,258,160</u>	<u>20,581,228</u>	<u>21,568,334</u>	<u>21,344,248</u>	<u>26,013,260</u>	<u>28,025,988</u>	<u>32,146,503</u>	<u>33,985,931</u>
Special Item ¹	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,102,051</u>	<u>153,310</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Change in Net Position										
Total governmental activities	<u>\$ 451,127</u>	<u>\$ 158,264</u>	<u>\$ 1,115,116</u>	<u>\$ 1,897,193</u>	<u>\$ 6,293,336</u>	<u>\$ 9,950,303</u>	<u>\$ 16,501,349</u>	<u>\$ 16,542,268</u>	<u>\$ 18,293,907</u>	<u>\$ 28,037,435</u>

¹ Special Items are litigation expense for economic damages and opposing counsel's legal fees.

City of Bonita Springs, Florida

Fund Balances of Governmental Funds

Last Ten Fiscal Years

(modified accrual basis of accounting)

Schedule 3

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Fund										
Non-spendable	\$ 3,494,550	\$ 3,400,000	\$ 400,000	\$ 400,000	\$ 425,117	\$ 432,186	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
Restricted	26,746	-	-	-	-	-	-	-	-	385,676
Committed	3,660,041	4,215,672	3,907,082	4,897,484	5,281,452	11,893,608	13,053,493	17,132,255	24,568,066	35,595,867
Assigned	5,876,799	5,142,291	9,989,407	5,204,470	5,816,352	5,420,861	9,101,261	13,834,307	11,091,775	9,442,220
Unassigned	2,846,348	4,673,072	135,349	571,570	4,520,794	6,277,427	8,431,402	7,112,615	10,094,797	9,241,417
Total General Fund	<u>\$ 15,904,484</u>	<u>\$ 17,431,035</u>	<u>\$ 14,431,838</u>	<u>\$ 11,073,524</u>	<u>\$ 16,043,715</u>	<u>\$ 24,024,082</u>	<u>\$ 30,986,156</u>	<u>\$ 38,479,177</u>	<u>\$ 46,154,638</u>	<u>\$ 55,065,180</u>
All Other Governmental Funds										
Restricted, reported in:										
Special revenue funds	\$ 17,254,365	\$ 22,275,407	\$ 22,397,772	\$ 31,150,620	\$ 29,123,064	\$ 37,210,686	\$ 38,948,706	\$ 39,368,709	\$ 42,327,311	\$ 55,030,427
Debt service funds	10,853,487	1,387,362	50,812	-	7,940,166	-	487,792	1,125,886	-	2,000,000
Capital Projects Fund	-	-	-	-	-	6,678	67,776	-	-	-
Committed, reported in:										
Capital projects fund	-	-	-	-	-	-	-	-	-	4,167
Assigned, reported in:										
Debt service funds	-	-	1,049,430	2,005,600	3,000,660	450,734	-	-	-	-
Unassigned, reported in:										
Special revenue funds	-	-	-	-	-	-	-	-	-	(1,842,950)
Total all other governmental funds	<u>\$ 28,107,852</u>	<u>\$ 23,662,769</u>	<u>\$ 23,498,014</u>	<u>\$ 33,156,220</u>	<u>\$ 40,063,890</u>	<u>\$ 37,668,098</u>	<u>\$ 39,504,274</u>	<u>\$ 40,494,595</u>	<u>\$ 42,327,311</u>	<u>\$ 55,191,644</u>

Changes In Fund Balances of Governmental Funds

Last Ten Fiscal Years

(modified accrual basis of accounting)

Schedule 4

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Revenues										
Taxes	\$10,606,062	\$11,186,781	\$13,029,164	\$13,968,948	\$14,558,914	\$14,991,238	\$15,622,749	\$16,960,228	\$18,790,549	\$20,030,690
Licenses and permits	3,703,481	3,269,665	2,752,384	3,958,600	3,529,141	4,504,998	3,895,924	2,674,197	2,883,822	4,116,883
Intergovernmental	5,792,748	5,977,518	6,869,168	6,702,779	14,535,988	8,317,751	11,238,064	11,134,336	25,452,497	13,183,108
Charges for services	823,136	876,627	869,492	1,126,447	1,101,985	740,665	751,159	918,463	863,671	2,185,252
Fines and forfeitures	296,657	104,997	82,880	92,114	78,907	152,792	562,261	168,238	177,083	188,338
Miscellaneous										
Impact fees	5,679,795	6,102,631	5,567,624	8,906,066	7,554,981	4,571,675	6,463,803	8,186,318	4,394,376	12,033,258
Investment earnings	158,899	270,469	270,826	485,463	887,141	533,007	186,536	430,988	3,091,226	4,415,197
Other	98,137	47,446	77,202	438,951	272,292	65,197	2,140,423	733,676	532,992	155,120
Total revenues	<u>27,158,915</u>	<u>27,836,134</u>	<u>29,518,740</u>	<u>35,679,368</u>	<u>42,519,349</u>	<u>33,877,323</u>	<u>40,860,919</u>	<u>41,206,444</u>	<u>56,186,216</u>	<u>56,307,846</u>
Expenditures										
General government	4,461,297	5,007,602	6,312,561	12,372,535	5,948,787	5,060,625	5,257,927	5,678,162	5,977,797	6,469,483
Public safety	4,216,741	4,325,583	4,482,752	4,530,938	5,015,994	5,285,237	5,404,660	5,835,996	15,930,629	7,318,580
Physical environment	227,156	202,951	206,986	320,470	218,902	938,574	1,447,043	848,520	867,248	966,870
Transportation	2,579,201	2,936,331	2,768,316	3,199,905	3,570,092	3,157,770	2,922,598	3,704,116	4,720,926	5,053,907
Economic environment	210,730	1,294,050	79,912	163,010	27,550	27,500	25,000	4,000	6,000	-
Human services	126,632	112,439	174,068	118,250	150,626	143,449	147,981	177,856	486,143	132,938
Culture/recreation	2,289,607	2,630,603	2,257,510	2,195,750	2,286,158	2,208,621	2,098,701	2,388,595	2,727,552	3,381,992
Capital outlay	6,475,838	10,610,171	12,764,907	2,844,929	3,489,462	11,942,523	11,014,294	10,750,392	14,428,012	11,715,536
Debt service										
Principal	2,851,000	2,941,000	3,011,000	3,082,000	3,157,000	3,233,000	3,306,000	3,389,000	1,220,000	1,260,000
Interest	767,314	693,936	624,680	551,689	476,917	400,088	438,465	367,503	313,732	278,751
Total expenditures	<u>24,205,516</u>	<u>30,754,666</u>	<u>32,682,692</u>	<u>29,379,476</u>	<u>24,341,488</u>	<u>32,397,387</u>	<u>32,062,669</u>	<u>33,144,140</u>	<u>46,678,039</u>	<u>36,578,057</u>
Excess of revenues over (under) expenditures	2,953,399	(2,918,532)	(3,163,952)	6,299,892	18,177,861	1,479,936	8,798,250	8,062,304	9,508,177	19,729,789
Other Financing Sources (Uses)										
Transfers in	10,141,079	15,562,130	12,812,496	5,335,344	13,668,605	13,214,314	15,024,026	14,074,748	28,105,573	15,610,298
Transfers out	(10,141,079)	(15,562,130)	(12,812,496)	(5,335,344)	(13,668,605)	(13,214,314)	(15,024,026)	(14,074,748)	(28,105,573)	(15,610,298)
Issuance of debt	-	-	-	-	-	-	-	-	-	2,000,000
Sale of capital assets	-	-	-	-	-	-	-	421,038	-	45,086
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>421,038</u>	<u>-</u>	<u>2,045,086</u>
Extraordinary Item ¹	-	-	(3,000,000)	-	-	-	-	-	-	-
Special Item ²	-	-	-	-	(6,300,000)	(955,361)	-	-	-	-
Net change in fund balances	<u>2,953,399</u>	<u>\$ (2,918,532)</u>	<u>\$ (6,163,952)</u>	<u>\$ 6,299,892</u>	<u>\$11,877,861</u>	<u>\$ 524,575</u>	<u>\$ 8,798,250</u>	<u>\$ 8,483,342</u>	<u>\$ 9,508,177</u>	<u>\$21,774,875</u>
Debt service as a percentage of noncapital expenditures	20.4%	18.0%	18.3%	13.7%	17.4%	17.8%	17.8%	16.8%	4.8%	6.2%

¹ Acquisition of Everglades Wonder Garden Property through a deed in lieu of foreclosure² Litigation expense for economic damages and opposing counsel's legal fees

City of Bonita Springs, Florida

Assessed Value And Estimated Actual Value Of Taxable Property

Last Ten Fiscal Years

Schedule 5

Fiscal Year Ended September 30	Real Property			Personal Property	Less: Tax-Exempt Real Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value ²	Assessed Value as a Percentage of Actual Value ¹
	Residential Property	Commercial Property	Other Property						
2015	8,145,048,157	586,249,264	373,501,021	248,036,369	1,725,194,023	7,627,640,788	0.8173	9,352,834,811	81.55%
2016	9,174,960,694	657,752,456	415,728,010	259,175,917	2,173,784,843	8,333,832,234	0.8173	10,507,617,077	79.32%
2017	10,175,618,306	762,800,548	487,427,096	273,005,908	2,520,251,862	9,178,599,996	0.8173	11,698,851,858	78.46%
2018	11,011,133,268	741,441,552	527,784,332	294,144,734	2,589,534,123	9,984,969,763	0.8173	12,574,503,886	79.41%
2019	11,246,498,396	808,741,170	505,631,785	311,198,316	2,352,270,914	10,519,798,753	0.8173	12,872,069,667	81.73%
2020	11,900,377,393	848,361,891	622,576,869	349,972,937	2,428,815,897	11,292,473,193	0.8173	13,721,289,090	82.30%
2021	12,169,080,732	920,192,191	663,947,336	367,922,019	2,341,158,789	11,779,983,489	0.8173	14,121,142,278	83.42%
2022	12,928,506,436	1,055,720,742	699,294,596	389,362,222	2,586,529,295	12,486,354,701	0.8173	15,072,883,996	82.84%
2023	17,841,390,239	1,236,715,909	816,415,397	424,220,623	6,003,875,849	14,314,866,319	0.8000	20,318,742,168	70.45%
2024	21,498,944,040	1,634,010,721	1,001,198,146	476,319,598	9,009,300,832	15,601,171,673	0.8173	24,610,472,505	63.39%

Source: Lee County Property Appraiser.

1,828,511,618 1,286,305,354
14.6% 9.0%

Note: Real property is reassessed every year.

¹ Includes tax-exempt property.

² This is "Just Value" which is synonymous to "full cash value" and "fair market value".

City of Bonita Springs, Florida

Property Tax Rates - Direct And Overlapping Governments

(Per \$1,000 of Assessed Value)

Last Ten Fiscal Years

Schedule 6

	City of Bonita Springs, Florida			Overlapping Rates ²										Total
		Debt	Total	Lee County					School					Direct & Overlapping Rates
Fiscal	Operating	Service	City	General	Capital	Preserve	Library	Total	Local	State	Total	Fire		
Year	Millage	Millage	Millage	Revenue	Improv	MSTU	Fund	Lee Cty	Board	Law	School	District	Other ¹	
2015	0.8173	-	0.8173	4.1506	-	-	0.5956	4.7462	2.2480	5.1680	7.4160	2.3800	0.6910	16.0505
2016	0.8173	-	0.8173	4.1506	-	-	0.5956	4.7462	2.2480	5.0370	7.2850	2.3500	0.6605	15.8590
2017	0.8173	-	0.8173	4.0506	-	-	0.5956	4.6462	2.2480	4.7410	6.9890	2.3500	0.6361	15.4386
2018	0.8173	-	0.8173	4.0506	-	-	0.5956	4.6462	2.2480	4.4310	6.6790	2.3300	0.6542	15.1267
2019	0.8173	-	0.8173	4.0506	-	-	0.4956	4.5462	2.2480	4.1530	6.4010	2.3100	0.6205	14.6950
2020	0.8173	-	0.8173	4.0506	-	-	0.4956	4.5462	2.2480	3.8990	6.1470	2.2600	0.5958	14.3663
2021	0.8173	-	0.8173	4.0506	-	-	0.4956	4.5462	2.2480	3.8100	6.0580	2.2300	0.5729	14.2244
2022	0.8173	-	0.8173	3.8623	-	-	0.4714	4.3337	2.2480	3.6430	5.8910	2.1800	0.5640	13.7860
2023	0.8000	-	0.8000	3.7623	-	-	0.4714	4.2337	2.2480	3.3090	5.5570	1.9466	0.5220	13.0593
2024	0.8173	-	0.8173	3.7623	-	-	0.4714	4.2337	2.2480	3.1820	5.4300	1.9466	0.5212	12.9488

Source: Lee County Property Appraiser.

Note: The City's operating millage tax rate may be increased only by a majority vote of the City Council.

¹ Other consists of South Florida Water Management District, West Coast Inland Navigation District, Lee County Hyacinth Control and Lee County Mosquito Control.

² Overlapping rates are those of the local and county governments that apply to property owners within the City of Bonita Springs. Not all overlapping rates apply to all City of Bonita Springs property owners.

Principal Property Taxpayers

Current Fiscal Year and Nine Fiscal Years Ago

Schedule 7

Taxpayer	2024			2015		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
Florida Power & Light Company	\$ 92,767,387	1	0.59%	\$ 41,340,506	2	0.54%
Versol Drive Owner LLC	\$ 75,806,645	2	0.49%			
Preserve Circle Owner LLC	\$ 66,756,033	3	0.43%			
HHR HRCF LLC	\$ 66,234,517	4	0.42%			
Lee Founders Way LLC	\$ 64,900,000	5	0.42%			
CL Bonita Springs LLC	\$ 60,283,558	6	0.39%			
Bonita Springs Retirement Vill	\$ 50,249,713	7	0.32%	44,302,716	1	0.58%
CPI Citrus Park Owner LLC	\$ 32,474,826	8	0.21%			
Brixxmor Bonita Springs LLC	\$ 29,585,227	9	0.19%			
Wynn Properties Inc.	\$ 29,527,637	10	0.19%	15,588,998	7	0.20%
Lennar Homes LLC				35,172,187	3	0.46%
Hyatt Equities LLC				23,898,601	4	0.31%
Citrus Park Trost Intl. Inc				21,815,681	5	0.29%
WSR Bonia Bay LLC				17,400,000	6	0.23%
Embarq Florida				14,768,631	8	0.19%
Comcast of Co FLMI NM PA WA				14,375,472	9	0.19%
RRR Springs Plaza LLC				14,177,760	10	0.19%
Total	<u>\$ 568,585,543</u>		<u>3.65%</u>	<u>\$ 242,840,552</u>		<u>3.18%</u>

Source: Lee County Property Appraiser.

Property Tax Levies And Collections

Last Ten Fiscal Years

Schedule 8

Fiscal Year Ended Sep 30	Total Tax Levy For Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount ¹	Percentage of Levy		Amount	Percentage of Levy
2015	6,233,893	6,003,359	96.30%	207,550	6,210,909	99.63%
2016	6,811,241	6,557,177	96.27%	3,405	6,560,582	96.32%
2017	7,501,670	7,232,706	96.41%	(2,006)	7,230,700	96.39%
2018	8,160,716	7,861,127	96.33%	(3,566)	7,857,561	96.29%
2019	8,597,832	8,276,881	96.27%	(4,121)	8,272,760	96.22%
2020	9,229,338	8,887,626	96.30%	432	8,888,058	96.30%
2021	9,627,909	9,256,406	96.14%	(855)	9,255,551	96.13%
2022	10,205,098	9,826,465	96.29%	18	9,826,483	96.29%
2023	11,451,893	10,992,993	95.99%	983	10,993,976	96.00%
2024	12,751,001	12,264,809	96.19%		12,264,809	96.19%

Source: Lee County Tax Collector.

¹ Property taxes are levied on November 1 of each year, and are due and payable upon receipt of the notice of the levy. A 4% discount is allowed if the taxes are paid in November, with the discount declining by 1% each month thereafter. Accordingly, taxes collected will not be 100% of tax levy. Taxes become delinquent on April 1 of each year, and tax certificates for the full amount of any unpaid taxes and assessments are sold at public auction prior to June 1 of each year. The proceeds collected are remitted to the City.

Ratios Of Outstanding Debt By Type

Last Ten Fiscal Years

Schedule 9

Fiscal Year	Governmental Activities			Total Primary Government	Percentage of Personal Income ¹	Per Capita ¹
	General Obligation Bonds	Revenue Bonds	Notes, Loans and Agreements Payable			
2014	-	-	31,755,000	31,755,000	0.11%	702
2015	-	-	28,904,000	28,904,000	0.10%	631
2016	-	-	25,963,000	25,963,000	0.09%	558
2017	-	-	22,952,000	22,952,000	0.07%	474
2018	-	-	19,870,000	19,870,000	0.06%	396
2019	-	-	16,713,000	16,713,000	0.04%	327
2020	-	-	18,540,000	18,540,000	0.05%	341
2021	-	-	15,234,000	15,234,000	0.04%	274
2022	-	-	11,845,000	11,845,000	0.02%	216
2023	-	-	10,625,000	10,625,000	0.02%	191
2024	-	-	11,365,000	11,365,000	0.02%	207

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

¹ *See schedule 13 for personal income and population data. These ratios are calculated using personal income and population for prior calendar year.*

Ratios of General Bonded Debt Outstanding

Last Ten Fiscal Years

Schedule 10

Fiscal Year	General Bonded Debt Outstanding			Percentage of Estimated Actual Taxable Value of Property	Per Capita
	General Obligation Bonds	Less: Amounts Available in Debt Service Fund	Total		
2014	-	-	-	0.00%	-
2015	-	-	-	0.00%	-
2016	-	-	-	0.00%	-
2017	-	-	-	0.00%	-
2018	-	-	-	0.00%	-
2019	-	-	-	0.00%	-
2020	-	-	-	0.00%	-
2021	-	-	-	0.00%	-
2022	-	-	-	0.00%	-
2023	-	-	-	0.00%	-
2024	-	-	-	0.00%	-

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

Direct And Overlapping Governmental Activities Debt

As of September 30, 2024

Schedule 11

<u>Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable</u>	<u>Estimated Share of Overlapping Debt</u>
Debt repaid with property taxes			
Lee County	\$ 253,112,000 ¹	11.3% ²	\$ 28,601,656
City direct debt			<u>11,365,000 ³</u>
Total direct and overlapping debt			<u><u>\$ 39,966,656</u></u>

¹ Lee County Clerk of Court, Finance Division

² Determined by dividing:

"Total Taxable Assessed Valuation" from Schedule 5	\$ 15,601,171,673
by the "Total Taxable Assessed Value" of Lee County	\$ 138,138,987,858 ⁴

³ See Schedule 9 herein.

⁴ State of Florida Department of Revenue

Legal Debt Margin Information

Last Ten Fiscal Years

Schedule 12

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Legal debt limit	\$ 762,764,079	\$ 833,383,223	\$ 917,860,000	\$ 998,496,976	\$ 1,051,979,875	\$ 1,129,247,319	\$ 1,177,998,349	\$ 1,248,635,470	\$ 1,431,486,632	\$ 1,560,117,167
Total net debt applicable to limit	28,904,000	25,963,000	22,952,000	19,870,000	16,713,000	18,540,000	15,234,000	11,845,000	10,625,000	11,365,000
Legal debt margin	<u>\$ 733,860,079</u>	<u>\$ 807,420,223</u>	<u>\$ 894,908,000</u>	<u>\$ 978,626,976</u>	<u>\$ 1,035,266,875</u>	<u>\$ 1,110,707,319</u>	<u>\$ 1,162,764,349</u>	<u>\$ 1,236,790,470</u>	<u>\$ 1,420,861,632</u>	<u>\$ 1,548,752,167</u>
Total net debt applicable to the limit as a percentage of debt limit	3.79%	3.12%	2.50%	1.99%	1.59%	1.64%	1.29%	0.95%	0.74%	0.73%

Note: As outlined in the City Charter, Section 46 (f), a legal debt limit exists that caps the amount of outstanding long-term liabilities to 10% of the assessed property value within the City.

City of Bonita Springs, Florida
Demographic And Economic Statistics
 Last Ten Fiscal Years

Schedule 13

Fiscal Year	Population		Lee County ¹			
	City of Bonita Springs ²	Lee County ²	Total Personal Income (in thousands) ³	Per Capita Personal Income ⁴	Median Age ⁴	Unemployment Rate ⁵
2014	45,819	653,485	27,965,891	42,795	46.0	5.5%
2015	46,568	665,845	28,127,290	42,243	46.2	4.8%
2016	48,388	680,539	30,340,470	44,583	46.3	4.7%
2017	50,137	698,468	31,967,483	45,768	46.3	3.6%
2018	51,181	713,903	35,526,669	49,764	46.4	2.9%
2019	54,437	735,148	37,688,097	51,266	47.8	2.8%
2020	55,645	750,493	39,073,668	52,064	46.5	3.4%
2021	54,746	782,579	42,812,549	54,707	46.7	3.1%
2022	55,502	802,178	50,420,898	62,855	48.8	2.4%
2023	54,862	800,989	50,917,269	63,568	49.7	3.4%
2024	56,060	827,016	54,482,160	65,878	49.7	3.2%

Data Sources:

¹ *City of Bonita Springs statistics unattainable.*

² *The Florida Legislature Office of Economic and Demographic Research for 2012 and subsequent years.*

³ *Determined by multiplying population by per capita income.*

⁴ *The Florida Legislature Office of Economic and Demographic Research.*

⁵ *Data for all years is for Lee County as City of Bonita Springs statistics were unobtainable. Lee County, Florida*

Principal Employers¹

Current Fiscal Year and Nine Fiscal Years Ago

Schedule 14

Employer	2024			2015		
	Employees	Rank	Percentage of Total County Employment	Employees	Rank	Percentage of Total County Employment
Lee Health	14,000	1	3.82%	10,900	1	3.52%
Lee County School District	12,000	2	3.28%	10,600	2	3.43%
Lee County Local Government	9,553	3	2.61%			
Publix Super Market	5,726	4	1.56%	5,007	3	1.62%
Chico's FAS Inc.	3,938	5	1.08%	1,642	8	0.53%
Herc Rentals	2,400	6	0.66%			
Amazon	2,200	7	0.60%			
Gartner, Inc.	2,100	8	0.57%			
Florida Gulf Coast University	1,778	9	0.49%			
Shelll Point Retirement Community	1,546	10	0.42%			
Lee County Administration				2,584	4	0.84%
Walmart				2,507	5	0.81%
Home Depot				1,783	6	0.58%
City of Cape Coral				1,654	7	0.53%
Lee County Sheriff's Office				1,585	9	0.51%
U.S. Postal Service				1,477	10	0.48%
Total	<u>55,241</u>		<u>15.09%</u>	<u>39,739</u>		<u>12.85%</u>

Source: Lee County Clerk of Court & Lee County Economic Development Office.

¹ Information listed is for Lee County as principal employer statistics for City of Bonita Springs are unobtainable.

Full-Time Equivalent City Government Employees By Function

Last Ten Fiscal Years

Schedule 15

Function	Full-time Equivalent Employees as of September 30									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Government	24.0	25.5	25.5	25.5	24.5	22.3	22.3	21.3	21.3	22.3
Public Safety:										
Police ¹	-	-	-	-	-	-	-	-	-	-
Neighborhood Services	9.0	9.0	9.0	9.0	8.0	8.0	8.0	10.0	10.0	12.0
Building Inspection ¹	-	-	-	-	-	-	-	-	-	-
Physical Environment ¹	-	-	-	-	-	-	-	-	-	-
Transportation	7.5	8.0	8.0	9.0	9.0	8.8	8.8	8.8	8.8	8.8
Economic Environment ¹	-	-	-	-	-	-	-	-	-	-
Human Services ¹	-	-	-	-	-	-	-	-	-	-
Culture and Recreation	19.5	20.0	20.0	19.0	19.0	18.5	17.5	18.0	18.0	19.0
Total	<u>60.0</u>	<u>62.5</u>	<u>62.5</u>	<u>62.5</u>	<u>60.5</u>	<u>57.6</u>	<u>56.6</u>	<u>58.1</u>	<u>58.1</u>	<u>62.1</u>

Source: City of Bonita Springs Annual Budget as amended.

¹ The City outsources Police, Building Inspection, Physical Environment, Economic Environment and Human Services; therefore, no Full-time Equivalents exist in these City functions.

Operating Indicators By Function¹

Last Ten Fiscal Years

Schedule 16

Function	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Government	-	-	-	-	-	-	-	-	-	-
Public Safety:										
Police ²	-	-	-	-	-	-	-	-	-	-
Code Enforcement	-	-	-	-	-	-	-	-	-	-
Building Inspection ²	-	-	-	-	-	-	-	-	-	-
Physical Environment ²	-	-	-	-	-	-	-	-	-	-
Transportation	-	-	-	-	-	-	-	-	-	-
Number of Driveway and ROW permits issued	-	-	-	-	-	-	-	-	-	-
Street resurfacing (miles)	-	-	-	-	-	-	-	-	-	-
Economic Environment ²	-	-	-	-	-	-	-	-	-	-
Human Services ²	-	-	-	-	-	-	-	-	-	-
Culture and Recreation	-	-	-	-	-	-	-	-	-	-
Rec Center members	-	-	-	-	-	-	-	-	-	-
Beach Parking permits issued	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-

Note:

Source:

¹ The City does not maintain Operating Indicators by Function; therefore, data is not available.

² The City outsources Police, Building Inspection, Physical Environment, Economic Environment and Human Services; therefore, no operating indicators exist in these City functions.

Capital Asset Statistics By Function ¹

Last Ten Fiscal Years

Schedule 17

Function	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Public Safety:										
Police ²	-	-	-	-	-	-	-	-	-	-
Code Enforcement	-	-	-	-	-	-	-	-	-	-
Building Inspection ²	-	-	-	-	-	-	-	-	-	-
Transportation	-	-	-	-	-	-	-	-	-	-
Paved streets (miles)	-	-	-	-	-	-	-	-	-	-
Streetlights	-	-	-	-	-	-	-	-	-	-
Traffic signals	-	-	-	-	-	-	-	-	-	-
Culture and Recreation	-	-	-	-	-	-	-	-	-	-
Park/Preserve acreage	-	-	-	-	-	-	-	-	-	-
Vacant acreage	-	-	-	-	-	-	-	-	-	-
Community Centers	-	-	-	-	-	-	-	-	-	-
Swimming Pools	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-

¹ The City does not maintain Capital Asset Statistics by Function; therefore, data is not available.

² The City outsources Police, Building Inspection, Physical Environment, Economic Environment and Human Services;



Single Audit

**Independent Auditors' Report on Compliance For Each Major Federal Program and
on Internal Control over Compliance required by *Uniform Guidance***

To the Honorable Mayor, City Council and City Manager
City of Bonita Springs, Florida

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Bonita Springs, Florida (the "City") compliance with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the fiscal year ended September 30, 2024. The City's major federal programs are identified in the Schedule of Expenditures of Federal Awards and the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the fiscal year ended September 30, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards, the *Uniform Guidance* are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the *Uniform Guidance* will always detect material noncompliance when it exists.

The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the *Uniform Guidance*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risk of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the *Uniform Guidance*, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, that planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis.

Report on Internal Control over Compliance - Continued

A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis.

A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the *Uniform Guidance*. Accordingly, this report is not suitable for an other purpose.

Ashley, Brown & Smith, CPAs, P.A.

Punta Gorda, Florida
June 17, 2025

CITY OF BONITA SPRINGS, FLORIDA
Schedule of Findings and Questioned Costs
Federal Programs
For the fiscal year ended September 30, 2024

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued:	Unmodified
Internal control over financing reporting:	
Material weakness(es) identified?	No
Significant deficiency(ies)?	None reported
Noncompliance material to financial statements noted?	No

Federal Award Programs

Internal control over major programs:	
Material weakness(es) identified?	No
Significant deficiency(ies)?	None reported
Type of auditor's report issued on compliance for major federal programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with Uniform Guidance (section 200.516(a)).	No

Identification of major federal programs:

<u>Major Federal Programs:</u>	<u>ALN Number</u>
Community Development Block Grant/Entitlement Grant Cluster	14.218
Community Development Block Grant	14.228

Dollar threshold used to determine Type A programs:	
Federal programs	\$ 750,000
Auditee qualified as low-risk auditee?	Yes

CITY OF BONITA SPRINGS, FLORIDA
Schedule of Findings and Questioned Costs - (Continued)
Federal Programs
For the fiscal year ended September 30, 2024

Section II – Financial Statement Findings

This section identifies significant deficiencies, material weaknesses, fraud, illegal acts, violations of provisions of contracts and grant agreements, and abuse related to the financial statements that are required to be reported in accordance with *Government Auditing Standards*.

There were no financial statement findings required to be reported in accordance with *Government Auditing Standards*.

Section III – Findings and Questioned Costs - Major Federal Programs

This section identifies the significant deficiencies, material weaknesses, and material instances of noncompliance, including questioned costs, as well as any material abuse findings, related to the audit of major federal programs, as required to be reported by 2 CFR 200.516(a).

There were no findings required to be reported by 2 CFR 200.516(a).

Section IV - Status of Prior Year Audit Findings

The City had no audit findings reported in the schedule of Findings and Questioned Costs for the year ended September 30, 2023.

Section V - Corrective Action Plan:

The City had no audit findings reported in the schedule of Findings and Questioned Costs for the year ended September 30, 2024, therefore, the City is not required to prepare a corrective action plan.

CITY OF BONITA SPRINGS, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Fiscal Year Ended September 30, 2024

FEDERAL AGENCY <i>Pass-through entity</i> Federal Program - Project Name	Federal ALN Number	Grant Number	Federal Expenditures
<u>U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT</u>			
<i>Passed through Lee County, Florida</i>			
Community Development Block Grant/Entitlement Grant Cluster - COVID 19	14.218	9426	\$ 147,423
Community Development Block Grant/Entitlement Grant Cluster	14.218	DR10144	400
Community Development Block Grant/Entitlement Grant Cluster	14.218	9738	339,456
			<u>487,279</u>
<i>Passed through Florida Department of Economic Opportunity</i>			
Community Development Block Grant - 2022-2023	14.228	I0086	472,694
Community Development Block Grant - 2023-2024	14.228	I0086	1,109,699
			<u>1,582,393</u>
Total U.S. Department of Housing & Urban Development			<u>2,069,672</u>
<u>U.S. DEPARTMENT OF HOMELAND SECURITY</u>			
<i>Passed through Florida Department of Emergency Management</i>			
Disaster Grants - Public Assistance (Presidentially Declared Disasters): H. Ian	97.036	4673	1,758,278
Hazard Mitigation Grant Program (HMGP) - 2021-2022	97.039	H0498	1,974
Hazard Mitigation Grant Program (HMGP) - 2022-2023	97.039	H0498	13,045
			<u>15,019</u>
Total U.S. Department of Homeland Security			<u>1,773,297</u>
TOTAL FEDERAL AWARDS			<u>\$ 3,842,969</u>

CITY OF BONITA SPRINGS, FLORIDA
Notes to Schedule of Expenditures of Federal Awards
For the fiscal year ended September 30, 2024

NOTE 1 – GENERAL

The accompanying Schedule of Expenditures of Federal Awards (the “Schedule”) presents the activity of all federal awards of the City of Bonita Springs, Florida (the “City”) for the year ended September 30, 2024. The information in the Schedule is presented in accordance with the requirements of Title 2 *U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (“Uniform Guidance”). Because the Schedule presents only a selected portion of the operations of the City, the schedule is not intended to and does not present the financial position, changes in net position, or cash flows of the City. The City’s reporting entity is defined in Note 1 to the City’s basic financial statements for the fiscal year ended September 30, 2024. All federal award programs received directly from federal and state agencies, as well as federal award programs passed through other government agencies, are included in the schedule.

NOTE 2 – BASIS OF ACCOUNTING

The Schedule is presented using the modified accrual basis of accounting, which is described in Note 1 to the City’s basic financial statements for the fiscal year ended September 30, 2024. Such expenditures are recognized following the cost principles contained in the *Uniform Guidance*, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

The City did not utilize the 10-percent de minimis indirect cost rate for reimbursement of grant expenditures as covered in 2 CFR 200.414 (f) Indirect Costs.

NOTE 3 – CONTINGENCIES

Grant monies received by the City are for specific purposes and are subject to review by the grantor agencies. Such audits may result in requests for reimbursement due to disallowed expenditures. Based upon prior experience, the City does not believe that such disallowances, if any, would have a material effect on the financial position of the City. As of September 30, 2024, there were no material questioned or disallowed costs as a result of grant audits in process or completed of which management was aware. Any adjustments to grant funding are recorded in the year the adjustment occurs.

Management Letter and Response

MANAGEMENT LETTER

To the Honorable Mayor, City Council, and City Manager
City of Bonita Springs, Florida

Report on the Financial Statements

We have audited the financial statements of the City of Bonita Springs, Florida (the “City”), as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 17, 2025.

Auditor’s Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor’s Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditor’s Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountant’s Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated June 17, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no recommendations made in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The City discloses this information in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us apply appropriate procedures and communicate the results of our determination as to whether or not the City has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the City did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the City. It is management's responsibility to monitor the City's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendation to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the City's geographical boundaries during the fiscal year under audit.

Special District Component Units

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we determined that there are no special district component units required to report to the City.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the City Council, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Ashley, Brown & Smith, CPAs, P.A.

Punta Gorda, Florida
June 17, 2025



9101 Bonita Beach Road
Bonita Springs, FL 34135
Tel: (239) 949-6262
www.cityofbonitasprings.org

Mike Gibson
Mayor

Jamie A. Bogacz
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Nigel P. Fullick
Council Member
District Five

Jim Fitzpatrick
Council Member
District Six

Arleen M. Hunter
City Manager
(239) 949-6267

Derek P. Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6248

Public Works
(239) 949-6246

Neighborhood Services
(239) 949-6257

Parks & Recreation
(239) 992-2556

Community Development
(239) 444-6150

June 17, 2025

Mr. Jeff Brown, CPA
Ashley, Brown & Smith
Certified Public Accountants
366 E. Olympia Ave.
Punta Gorda, FL 33950

Re: **Management Letter for Fiscal Year Ended September 30, 2024**

Dear Mr. Brown,

This letter will confirm receipt of your management letter reviewed by us. In accordance with the Management Letter, the City of Bonita Springs did not note any current year comments for which a response was required.

Arleen M. Hunter, AICP
City Manager

**Independent Auditors' Report on Internal Control Over Financial Reporting and on
Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance with *Government Auditing Standards***

To the Honorable Mayor, City Council and City Manager
City of Bonita Springs, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities of the City of Bonita Springs, Florida (the "City") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated June 17, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Ashley, Brown & Smith, CPAs, P.A.

Punta Gorda, Florida

June 17, 2025

**REPORT OF INDEPENDENT ACCOUNTANTS' ON COMPLIANCE WITH SECTION
218.415, FLORIDA STATUTES – INVESTMENT OF PUBLIC FUNDS**

To the Honorable Mayor, City Council, and City Manager
City of Bonita Springs, Florida

We have examined the City of Bonita Springs, Florida's (the "City's") compliance with Section 218.415, Florida Statutes, during the fiscal year ended September 30, 2024. City management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination of the City's compliance with specified requirements.

In our opinion, the City complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies, the City Council, and management and is not intended to be and should not be used by anyone other than these specified parties.

Ashley, Brown & Smith, CPAs, P.A.

Punta Gorda, Florida
June 17, 2025



City of Bonita Springs
9101 Bonita Beach Road
Bonita Springs, Florida 34135
(239) 949-6262

This document can be viewed in its entirety on our website www.cityofbonitasprings.org



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

**City of Bonita Springs
City Council Budget Workshop**

Draft Minutes

June 18, 2025
4:00 P.M.

1. **Call to Order:** *Mayor Gibson called the session to order at 4:00 p.m. and led the Pledge of Allegiance.*
2. **Roll Call:** *The City Clerk called the roll:*
Present: 7 Council Member Bogacz, Deputy Mayor Purdon, Council Member Carr, Mayor Gibson, Council Member Corrie, Council Member Fullick, Council Member Fitzpatrick
Absent: 0
3. **Public Comment:**
Dwight Esmon - Commented on the Paradise Road Bike/Pedestrian Improvement project, questioning the four-year timeline, potential expansion to two 10-foot paths, and the inclusion of speed tables.
4. **Overview of Proposed Annual Operating Budget and General Fund Budget Requests Above Continuation Budget for FY 25-26**
Finance Director Lisa Griggs-Roberson presented, which included a review of the FY 25-26 budget timeline, adopted Strategic Priorities, and an overview of the proposed FY 2025-2026 budget which is based on the current millage rate of .8470 (presentation on file in the City Clerk's office).
5. **Presentation of Preliminary Capital Improvement Plan**
City Manager Hunter discussed the proposed FY 25-26 Capital Improvement Plan (CIP) which was included in the workshop packet. The CIP spreadsheet includes project descriptions, funding sources, and current phases. Assistant Manager Feeney addressed questions raised during Public Comment about the Paradise Road Bike Pedestrian Improvement project.
6. **Mayor and Council Discussion**
Council discussed both short and long-term budgetary planning, emphasizing the importance of considering population growth projections for planning traffic/road improvements and as well as other service level increases. Council members also emphasized the importance of maintaining adequate disaster reserves. Additionally, Council discussed the need to take final action on the Goodbread Building and Wonder Gardens Café building. City Manager Hunter reminded the Council that any formal motions should be reserved for the City Council meeting following the workshop.
7. **Adjourn** - *The workshop adjourned at 5:25 p.m.*

APPROVED BY CITY COUNCIL

Date: _____

Mike Gibson, Mayor

Prepared by:

Mike Sheffield, City Clerk



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

**City of Bonita Springs
City Council Regular Meeting**

Draft Minutes

June 18, 2025

5:30 p.m.

1. **Call to Order** - Mayor Gibson called the meeting to order at 5:30 pm.
2. **Invocation** - Provided by Pastor Israel Valdez, Jr. of United Pentecostal Church of Bonita Springs.
3. **Pledge of Allegiance** - Led by Mayor Gibson.
4. **Roll Call**

The City Clerk called the roll:

*Present: 7 Council Member Bogacz, Deputy Mayor Purdon, Council Member Carr, Mayor Gibson,
 Council Member Corrie, Council Member Fullick, Council Member Fitzpatrick*

Absent: 0

5. **Public Comment on Agenda Items** – None

*Mayor Gibson suggested moving Item 8 Presentations up in the agenda to accommodate the numerous presenters in attendance. Council Member Corrie motioned to do so; seconded by Council Member Fullick. **The motion carried unanimously.***

A. Presentation on Emergency Preparedness & Introduction of Partner Agencies.

Tony Backhurst, Director of Neighborhood Services and Emergency Management presented an overview of preparations for the 2025 hurricane season. Brief updates were also provided by the following representatives of partner agencies: Benjamin Abes, Director of Lee County Public Safety; Lt. Rush Brewton of the Lee County Sheriff's Office; Andrew Schmidt, Deputy Chief, Bonita Springs Fire Control & Rescue District; and Allen Perry, Safety & Security Coordinator for Bonita Springs Utilities.

B. Presentation by the Lee County Sheriff's Office Community Policing Unit.

Lt. Rush Brewton of the Lee County Sheriff's Office Community Policing Unit provided an overview of the unit's 2024 activities and statistics for 2024 which included the following: Responded to over 70,000 service calls, conducted more than 11,000 traffic stops, issued over 16,000 warnings and citations, made 270 arrests, launched a bicycle patrol program, and engaged in various community events and activities.

6. Public Hearings - Zoning and Land Use:

- A. (FIRST READING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A VARIANCE FROM LDC 4-1894(B), WHICH REQUIRES A WATERBODY SETBACK OF TWENTY-FIVE (25) FEET ALONG THE NORTH SIDE, TO ALLOW A SETBACK OF FIFTEEN (15) FEET FROM THE ABUTTING NORTH SIDE STREET RIGHT OF WAY FOR A PROPOSED SINGLE-FAMILY HOME ON A RESIDENTIAL PROPERTY; LOCATED AT 26409 BAY ROAD, STRAP NUMBER 25-47-24-B2-00200.0240, BONITA SPRINGS, FLORIDA 34134; PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-06-144)

The City Clerk read the title block into the record. City Attorney Rooney administered the oath to those giving testimony. Mike Fiigon, Senior Planner with Community Development, summarized the applicant's request, the site's historical background, and the staff-recommended conditions of approval. He also noted that the Zoning Board had unanimously recommended approval. Mayor Gibson then called for public comments. Seeing none, and with no questions from Council members, he announced that the Ordinance would move to a Second Reading.

- B. (FIRST READING) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO REDESIGNATE APPROXIMATELY 1.3 ACRES +/- FROM THE PUBLIC/SEMI-PUBLIC FUTURE LAND USE CATEGORY, TO THE GENERAL COMMERCIAL FUTURE LAND USE CATEGORY; LOCATED AT 25071 CHAMBER OF COMMERCE DRIVE, STRAP NUMBER 21-47-25-B2-00001.1090, BONITA SPRINGS, FLORIDA 34135; PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (Green Sheet 25-06-145)

The City Clerk read the title block into the record. Mike Fiigon, Senior Planner with Community Development, summarized the applicant's request and the subject site, noting that the existing building and site were formerly the Chamber of Commerce office. The proposed map amendment aims to repurpose the building as a medical office. While the current zoning permits medical office use, the existing future land use designation of Public/Semi-Public does not. Mr. Fiigon also mentioned that the Local Planning Agency voted 5-0 to recommend approval. Mayor Gibson then called for public comments. Seeing none, and with no questions from Council members, he announced that the Ordinance would move to a Second Reading.

7. Consent Agenda Items:

*Council Member Corrie motioned to approve the consent agenda; Seconded by Deputy Mayor Purdon. **The motion carried unanimously.***

- A. Approve minutes from the City Council meeting held on June 4, 2025.
- B. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Helene.
- C. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Milton.
- D. Approve Amendment 3 to Quinn/Downs/Dean West of Imperial Parkway Infrastructure Purchase Agreement 2024-003QDD, extending the property acquisition closing date from June 30, 2025 to Aug. 29, 2025. (Green Sheet 25-06-138)
- E. Approve Amendment #1 to the FEMA Hazard Mitigation Grant Program – COVID (HMGP-COVID) Neighborhood Acquisition/Demolition Project Purchase Agreement 2025-002, extending the property acquisition closing date from June 30, 2025 to August 29, 2025. (Green Sheet 25-06-139)

- F. Approve a Resolution to engage a firm for Holiday Street Pole Lighting & Holiday Décor (RFP 25-05). (Green Sheet 25-06-140)
- G. Approve Amendment #2 to the FEMA Hazard Mitigation Grant Program – COVID (HMGP-COVID) Neighborhood Acquisition/Demolition Project Purchase Agreement 2025-001, extending the property acquisition closing date from June 30, 2025 to August 29, 2025. (Green Sheet 25-06-146)

8. Presentations: (Moved up in agenda order, following Item 5)

9. Public Hearings:

- A. (FIRST READING AND TRANSMITTAL HEARING) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN TO UPDATE THE 10-YEAR WATER FACILITIES SUPPLY WORK PLAN; PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (Green Sheet 25-06-143)

The City Clerk read the title block into the record. Jacqueline Genson, Planning and Zoning Manager, provided an overview of the item, explaining that the purpose of the Work Plan is to identify and plan for water supply sources and facilities to meet current and future needs. She noted that the City is required by statute to update the plan to ensure adequate water sources are available. This amendment to the Comprehensive Plan must be reviewed by the State before adoption.

*Council Member Carr motioned to transmit the amendment to the State, seconded by Deputy Mayor Purdon. **The motion carried unanimously.***

10. City Attorney Items:

- A. **Approve Settlement Agreement with Somax, LLC and BB Sunset Properties, in connection with the Riverbend Residential Planned Development.** (Green Sheet 25-06-147)

*City Attorney Rooney provided background information and a summary of the settlement agreement. Council Member Corrie motioned to approve; seconded by Council Member Bogacz. **The motion carried unanimously.***

- B. **Approve an Interlocal Agreement with Lee County for the administration of Opioid Settlement funds received by the City.** (Green Sheet 25-06-148)

*City Attorney Rooney provided an overview of the litigation history and the resulting settlements. He stated the objective of entering into this Interlocal Agreement with Lee County is to reallocate the modest funds allocated to the City to the County, to maximize programs and services administered in accordance with the Lee County Abatement Strategy. Council Member Corrie motioned to approve; seconded by Council Member Fullick. **The motion carried unanimously.***

11. City Manager Items:

A. Update on the Fiscal Year 2025-2026 draft budget.

City Manager Hunter stated this item is on the current and upcoming agendas to provide Council members with the opportunity to propose budget items.

Referring to the Budget Workshop discussion about the need for Council to address the Goodbread Building and Wonder Gardens Café building, Deputy Mayor Purdon requested that a greensheet be added on an upcoming meeting agenda regarding the demolition of both buildings. Council members agreed by consensus.

B. Update on hurricane recovery efforts.

Council Member Corrie asked staff to obtain an update from Lee County on the repairs to the Beach Access 5 restrooms, noting that it has been two years since Hurricane Ian. Council Member Fullick requested that the inquiry also include the restroom at the Imperial River Boat Ramp.

12. Mayor and Council Member Reports

Council Member Bogacz - Announced a new fire truck will be in service in early July.

Council Member Carr - Congratulated Bonita Springs Utilities for winning two prestigious awards.

Council Member Corrie - Announced the Bonita Springs Senior Center capital campaign launch and the inclusion of the BERT project on the Florida Forever funding list.

Council Member Fullick - Provided an update on Art in Public Places Board activities and proposal requests.

Council Member Fitzpatrick - Emphasized the value of Zoom participation at developer-held Neighborhood Information meetings.

Mayor Gibson - Highlighted the importance of utilizing technological advancements to improve the permitting process for our customers.

13. Public Comment - None

14. Adjournment - There being no further business, the meeting adjourned at 7:08 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) Government Transparency and Efficiency

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. 25-069 issued on June 16, 2025
2. Resolution No. 25-072 issued on June 23, 2025
3. Resolution No. 25-074 issued on June 30, 2025
4. Resolution No. 25-076 issued on July 7, 2025

REVIEWERS:

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

**CITY OF BONITA SPRINGS
RESOLUTION NO. 25-069**

**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 16th day of June, 2025.

AUTHENTICATION:

_____
Mayor

_____
City Clerk

APPROVED AS TO FORM: _____
City Attorney Office

Date filed with City Clerk: 6/16/25

**CITY OF BONITA SPRINGS
RESOLUTION NO. 25-072**

**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:

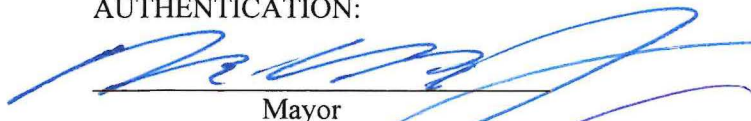
Section 1. The recitals above are hereby incorporated herein.

Section 2. The current State of Emergency is extended.

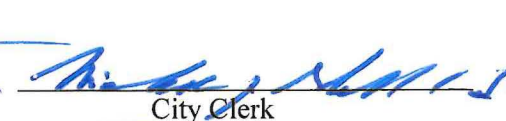
Section 3. This Resolution shall take effect immediately upon adoption. Consistent with Florida Statutes §252.38(3), the duration of this state of emergency declared locally is limited to 7 days and may be extended, as necessary, in 7-day increments.

DULY PASSED AND ENACTED by the Mayor of the City of Bonita Springs, Lee County, Florida this 23rd day of June, 2025.

AUTHENTICATION:



Mayor



City Clerk

APPROVED AS TO FORM: _____
City Attorney Office

Date filed with City Clerk: 6/23/25

**CITY OF BONITA SPRINGS
RESOLUTION NO. 25-074**

**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:

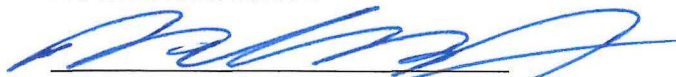
Section 1. The recitals above are hereby incorporated herein.

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 30th day of June, 2025.

AUTHENTICATION:



Mayor



City Clerk

APPROVED AS TO FORM: 

City Attorney Office

Date filed with City Clerk: 6/30/25

**CITY OF BONITA SPRINGS
RESOLUTION NO. 25-076**

**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.

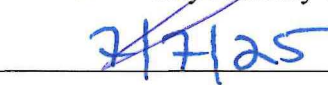
DULY PASSED AND ENACTED by the Mayor of the City of Bonita Springs, Lee County, Florida this 7th day of July, 2025.

AUTHENTICATION:

_____
Mayor

_____
City Clerk

APPROVED AS TO FORM: _____
City Attorney Office

Date filed with City Clerk: _____

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) Government Transparency and Efficiency

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. 25-070 issued on June 16, 2025
2. Resolution No. 25-073 issued on June 23, 2025
3. Resolution No. 25-075 issued on June 30, 2025
4. Resolution No. 25-077 issued on July 7, 2025

REVIEWERS:

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

**CITY OF BONITA SPRINGS
RESOLUTION NO. 25-070**

**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.

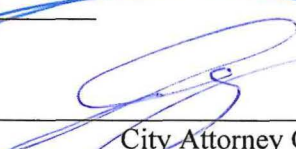
Section 2. The current State of Emergency is extended.

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 16th day of June, 2025.

AUTHENTICATION:

 _____ Mayor  _____ City Clerk

APPROVED AS TO FORM:  _____
City Attorney Office

Date filed with City Clerk: 6/16/25

**CITY OF BONITA SPRINGS
RESOLUTION NO. 25-073**

**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:

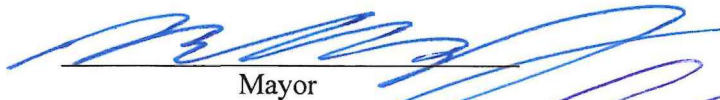
Section 1. The recitals above are hereby incorporated herein.

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 23rd day of June, 2025.

AUTHENTICATION:

 _____ Mayor
 _____ City Clerk

APPROVED AS TO FORM: _____
City Attorney Office

Date filed with City Clerk: 6/23/25

**CITY OF BONITA SPRINGS
RESOLUTION NO. 25-075**

**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.

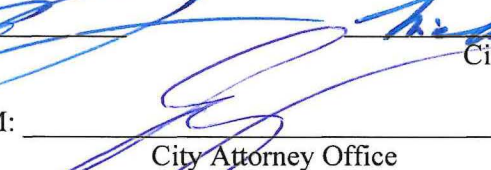
Section 2. The current State of Emergency is extended.

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 30th day of June, 2025.

AUTHENTICATION:

 Mayor  City Clerk

APPROVED AS TO FORM:  City Attorney Office

Date filed with City Clerk: 6/30/25

**CITY OF BONITA SPRINGS
RESOLUTION NO. 25-077**

**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 Bonta Springs, Lee County, Florida:

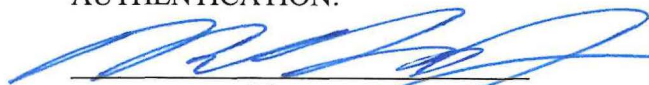
Section 1. The recitals above are hereby incorporated herein.

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 7th day of July, 2025.

AUTHENTICATION:



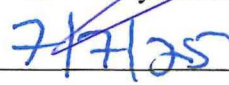
Mayor



City Clerk

APPROVED AS TO FORM: 

City Attorney Office

Date filed with City Clerk: 

ITEM TITLE: Approve a Resolution to engage a firm for the City's Information Technology Services (RFP 25-14) in the amount of \$123,960 for Contract Year One and \$127,679 for Contract Year Two.

REQUESTOR: Lora Taylor, Director of Communications & Facilities

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 6) Government Transparency and Efficiency

BACKGROUND:

On June 12, 2025 – The City received ten (10) sealed responses for Information Technology Services RFP 25-14.

On June 27, 2025 – The Selection Committee met to evaluate the submittals. After review, the committee recommended TeamLogicIT Naples to provide the City's Information Technology Services in the amounts of \$123,960 for Contract Year One and \$127,679 for Contract Year Two, upon approval of all documentation.

Funding for this contract is provided in IT Consulting Services 00.240.513.3401.

STAFF RECOMMENDATION: Approve resolution awarding Information Technology Services (RFP 25-14) to TeamLogicIT Naples, in the amounts of \$123,960 for Contract Year One and \$127,679 for Contract Year Two.

ATTACHMENTS:

1. Resolution

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	Lora Taylor

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

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA APPROVING A RECOMMENDATION OF AWARD TO TEAMLOGICIT NAPLES FOR THE CITY'S INFORMATION TECHNOLOGY SERVICES AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT WITH THE AWARDED FIRM.

WHEREAS, the City advertised for Information Technology Services and received ten (10) qualified and experienced submittals; and

WHEREAS, the Selection Committee met and determined TeamLogicIT Naples to be the Number One responding firm.

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

Section 1. Staff is hereby authorized to enter into an agreement with TeamLogicIT Naples for the City's Information Technology Services RFP 25-14.

Section 2. 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 16th day of July, 2025

AUTHENTICATION:

Mayor Mike Gibson

City Clerk

APPROVED AS TO FORM: _____
City Attorney's Office

Date filed: _____

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ITEM TITLE: Approve a Resolution to engage a firm for Holiday Lighting 2025 and 2026 for Downtown Bonita Springs Riverside Park and Surrounding Area (RFP 25-07), in the amount of \$160,000 annually.

REQUESTOR: Lora Taylor, Director of Communications & Facilities

AGENDA SECTION: Consent

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

BACKGROUND:

On April 4, 2025 – The City received four (4) sealed responses for Holiday Lighting 2025 and 2026 Downtown Bonita Springs Riverside Park and Surrounding Area RFP 25-07.

On April 24, 2025 – The Selection Committee met to evaluate the submittals. After review, the committee recommended Trimmers Holiday Décor to provide for the City's Holiday Lighting 2025 and 2026 Downtown Bonita Springs Riverside Park and Surrounding area in the amount of \$160,000 annually upon approval of all documentation.

Funding for this agreement is provided in Winter Holiday in the Park 00.430.574.4805 and Winter Decoration/Holiday Stroll 00.430.574.4806.

STAFF RECOMMENDATION: Approve resolution awarding Holiday Lighting 2025 and 2026 Downtown Bonita Springs Riverside Park and Surrounding Area (RFP 25-07) to Trimmers Holiday Décor, in the amount of \$160,000 annually.

ATTACHMENTS:

1. Resolution

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	Lora Taylor

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

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA APPROVING A RECOMMENDATION OF AWARD TO TRIMMERS HOLIDAY DECOR FOR THE CITY'S HOLIDAY LIGHTING 2025 AND 2026 DOWNTOWN BONITA SPRINGS RIVERSIDE PARK AND SURROUNDING AREA AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT WITH THE AWARDED FIRM.

WHEREAS, the City advertised for Holiday Lighting 2025 and 2026 Downtown Bonita Springs Riverside Park and Surrounding Area and received four (4) qualified and experienced submittals; and

WHEREAS, the Selection Committee met and ranked the firms as follows:

1. Trimmers Holiday Décor
2. Miami Christmas Lights
3. Artistic Holiday Designs
4. Noel Christmas Lights

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

Section 1. Staff is hereby authorized to enter into an agreement with Trimmers Holiday Décor for the City's Holiday Lighting 2025 and 2026 Downtown Bonita Springs Riverside Park and Surrounding Area RFP 25-07.

Section 2. 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 16th day of July, 2025

AUTHENTICATION:

Mayor Mike Gibson

City Clerk

APPROVED AS TO FORM: _____
City Attorney's Office

Date filed: _____

ITEM TITLE: Approve a Resolution to engage a firm for Grant Management Services for the Pennsylvania Avenue Corridor Street Improvement Project (RFQ 25-06) and authorize staff to enter into negotiations with the number one ranked firm, GrantWorks, Inc.

REQUESTOR: Elly Soto McKuen, Senior Project Manager

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 1) Stormwater Management and Resiliency, 4) Environmental Protection

BACKGROUND: On May 29, 2025, the City received three (3) sealed responses for Grant Management Services for the Pennsylvania Avenue Corridor Street Improvement Project RFQ 25-06.

On June 11, 2025, the Selection Committee met to evaluate the submittals. After a review of each submittal, the committee agreed to hear presentations from all three (3) of the firms. The Committee met on June 24 and June 26, 2025 to hear presentations. Following the presentations, the firms were ranked in the following order:

1. GrantWorks, Inc.
2. Pegasus Engineering, LLC
3. Kimley-Horn and Associates, Inc.

Funding for these services is provided by a Community Development Block Grant – Disaster Recovery (CDBG-DR) Subrecipient Agreement with Lee County for the Ragsdale/Pennsylvania/Arroyal Corridor Street Improvement Project (CIP 30.250.541.6311) which was approved by City Council on February 5, 2025.

STAFF RECOMMENDATION: Staff recommends award of Grant Management Services for the Pennsylvania Avenue Corridor Street Improvement Project to GrantWorks, Inc.

ATTACHMENTS:

1. Resolution

REVIEWERS:

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

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

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA APPROVING THE SELECTION COMMITTEE'S RANKING OF THREE (3) FIRMS FOR GRANT MANAGEMENT SERVICES FOR THE PENNSYLVANIA AVENUE CORRIDOR STREET IMPROVEMENT PROJECT (RFQ 25-06) AND AUTHORIZE STAFF TO ENTER INTO NEGOTIATIONS WITH THE NUMBER ONE RANKED FIRM, GRANTWORKS, INC.

WHEREAS, the City advertised Grant Management Services for the Pennsylvania Avenue Corridor Street Improvement Project and received three (3) qualified and experienced submittals; and

WHEREAS, the Selection Committee met, shortlisted three (3) firms, heard presentations, and ranked the firms in the following order:

1. GrantWorks, Inc.
2. Pegasus Engineering, LLC
3. Kimley-Horn and Associates, Inc.

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

Section 1. Approve the Selection Committee's recommendation to rank the three (3) firms as enumerated above and engage GrantWorks, Inc. for Grant Management Services for the Pennsylvania Avenue Corridor Street Improvement Project (RFQ 25-06).

Section 2. 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 16th day of July, 2025.

AUTHENTICATION:

Mike Gibson, Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney

Date filed: _____

ITEM TITLE: Approve a Resolution adopting the City’s Emergency Management Plan (EMP) in accordance with FEMA guidelines.

REQUESTOR: Arleen Hunter, City Manager / Tony Backhurst, Director of Neighborhood Services and Emergency Management

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 1) Improve Stormwater Management and Resiliency; 5) Strengthen City Finances

BACKGROUND:

At this time, the City’s Emergency Management Plan (EMP) has been provided to the Council for formal review and adoption. The policies and procedures contained in the EMP are in alignment with the County’s emergency management operations and have been reviewed by the Director of Lee County Public Safety – Emergency Management, for consistency with the Lee County Comprehensive Emergency Management Plan (CEMP).

The Emergency Management Plan (EMP) provides the framework for response and emergency management within the City; defines roles and responsibilities of the City’s emergency response system; and provides triggers for implementation of the EMP during disasters; all of which, along with training and exercises, prepares the City to respond effectively when impacted by an emergency or natural disaster. The EMP also addresses integration and coordination with other governmental agencies and non-governmental organizations involved in emergency preparedness, response, and recovery operations

The EMP and its adoption by resolution is required to maintain compliance with the Federal government’s National Incident Management System (NIMS) program elements, enabling eligibility for state and federal disaster assistance and preparedness funding.

The EMP is available to view online, and a hard copy is on file with the City Clerk. Attached is a draft resolution adopting the EMP in accordance with FEMA guidelines.

STAFF RECOMMENDATION: Approve Resolution adopting the City’s Emergency Management Plan (EMP).

ATTACHMENTS:

1. Draft Resolution
2. The Emergency Management Plan is just under 1,000 pages. It can be viewed electronically via this link: [City of Bonita Springs Emergency Management Plan 2025.pdf](#). A hard copy is also available in the City Clerk’s office.

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	Tony Backhurst

CITY OF BONITA SPRINGS

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA, ADOPTING THE CITY'S EMERGENCY MANAGEMENT PLAN AND DECLARING THE NATIONAL INCIDENT MANAGEMENT SYSTEM AS THE SYSTEM OF CHOICE FOR EMERGENCY MANAGEMENT; PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to F.S. §252.38, safeguarding the life and property of its citizens is an innate responsibility of the governing body of each political subdivision of the State, and municipalities are authorized and encouraged to create municipal emergency management programs; and

WHEREAS, the City of Bonita Springs City Council has determined that it is necessary to establish an Emergency Management Plan (EMP) in order to reduce the effects of a major emergency or natural disaster and to protect the health, safety, and welfare of the residents of the City; and

WHEREAS, the EMP provides a flexible framework for the prompt and effective provision of emergency response procedures and unifies City departments and community partners in a common effort to prevent, protect against, mitigate, respond to, and recover from the threats and hazards that pose a risk to the City; and

WHEREAS, this EMP is consistent with and subject to the Lee County Comprehensive Emergency Management Plan in accordance with F.S. §252.38; and

WHEREAS, established by FEMA, the National Incident Management System (NIMS) is a comprehensive standardized approach to incident management, and applies to all incidents, regardless of cause, size, location, or complexity; and

WHEREAS, adoption of the EMP by resolution is a requirement under NIMS and shall be updated to reflect required changes, with those changes recorded and documented annually within the EMP.

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

1. This resolution shall promulgate the City of Bonita Springs Emergency Management Plan and constitutes adoption of the plan and the adoption of NIMS.
2. 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 16th day of July, 2025.

AUTHENTICATION:

Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney

Date filed with City Clerk: _____

ITEM TITLE: Approve funding modification to acquire property in the Quinn/Downs/Dean Neighborhood and approve revised contract for alternative funding source.

REQUESTOR: Elly Soto McKuen, Senior Project Manager

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 1) Stormwater Management and Resiliency; 4) Environmental Protection

BACKGROUND:

April 16, 2025: City Council meeting, Council approved purchase agreement (Contract #2025-003). The property is located in the Quinn/Downs/Dean Neighborhood. The proposed funding source identified was the HMGP-COVID grant funding (30-250-538-6109 - HMGP-COVID Acquisition/Demolition Project), with the intent that FEMA and the Florida Division of Emergency Management (FDEM) would be approving a funding scope revision to include the subject property.

Staff has coordinated with the Florida Division of Emergency Management (FDEM) to the scope revision to allow for this property to be funded through the HMGP-COVID Acquisition/Demolition Project. FEMA has not been able to process the modification to date; the property owner has located replacement housing and committed to a non-refundable down payment for the new property. The sale of the existing property and purchase of the new property is not able to be completed since the scope modification is not in place.

Staff has identified an alternative funding source to purchase the property identified in contract #2025-003. In lieu of utilizing HMGP-COVID funds (account# 30-250-538-6109) staff is requesting funds be used from the General Funds Voluntary Home Buyout Program (account# 30-250-538-6110).

STAFF RECOMMENDATION: Approve funding modification to acquire property in the Quinn/Downs/Dean Neighborhood and approve revised contract for alternative funding source.

ATTACHMENTS:

1. Contract Agreement #2025-005

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	Matt Feeney



CITY OF BONITA SPRINGS, FLORIDA VOLUNTARY HOME BUYOUT PROGRAM

AGREEMENT FOR PURCHASE

THIS AGREEMENT is made this _____ day of _____, 2025, by and between the **City of Bonita Springs, FL**, a municipality incorporated in the State of Florida (hereinafter referred to as "BUYER" or "City") and [REDACTED], **husband and wife** (hereinafter referred to as "SELLER"):

1. PROGRAM DESCRIPTION. The BUYER is acting under funding from the City of Bonita Springs Acquisition General Funds Program, administered by the BUYER and hereinafter referred to as the "Voluntary Home Buyout Program", to purchase certain property in the City of Bonita Springs, Florida in which the SELLER owns an improved property located at [REDACTED] **Lane, Bonita Springs, FL 34135** hereinafter referred to as the "premises", and further described in Exhibit A which is attached hereto and made a part hereof.

The SELLER acknowledges that the above-referenced property was impacted by Hurricane Irma, that the SELLER qualifies for the assistance being granted, and that the SELLER understands that any potential utilization of eminent domain by the City will not be implemented under this program. In the event the SELLER is not interested in selling their property, or if the SELLER and the BUYER cannot reach an amicable agreement for the purchase of the property, the BUYER will not pursue its acquisition under eminent domain.

SELLER understands this is a voluntary transaction and that SELLER is not entitled to relocation benefits provided by the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) and will not claim any such benefits.

2. OFFER AND DESCRIPTION. BUYER agrees to buy, and SELLER agrees to sell all of a certain piece, parcel or lot of land, and other interests buildings, structures and improvements thereon, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the SELLER' rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the City of Bonita Springs, State of Florida, to-wit more particularly described as follows:

(See Exhibit A attached to this agreement)

More commonly known as:

[REDACTED] Lane
Bonita Springs, FL 34135

The SELLER agree that they have full right, power, and authority to convey, and that they will convey to the CITY the fee simple title together with legal and practical access thereto clear, free, and unencumbered, except subject to the following easements or reservations:

Existing easements for canals, ditches, flumes, pipelines, railroads, public highways and roads, telephone, telegraph, power transmission lines and public utilities.





CITY OF BONITA SPRINGS, FLORIDA VOLUNTARY HOME BUYOUT PROGRAM

3. CONSIDERATION. The SELLER acknowledges that the price to be paid for the property is the current Fair Market Value that was determined by a certified Florida Appraiser. The purchase price for the real estate property and improvements above described is Five Hundred Eighty Thousand Dollars and Zero Cents (\$580,000.00) to be paid at closing, minus any outstanding liens and transaction costs due from SELLER which are due and payable at the date of settlement.
- The SELLER agrees, so long as this offer remains in effect, not to sell, mortgage, encumber, or otherwise dispose of the property or any part thereof, or interest therein, except to the City.
 - Loss or damage to the property by any cause shall be at the risk of the SELLER until title has been conveyed to the City.
 - The SELLER agree to deliver a good and sufficient general warranty deed conveying marketable title.
 - It is understood by all parties that the proceeds from the sale shall first be applied to all liens on the property which are due and payable at the date of settlement. It is further understood that the City's General Funds are being used for the purchase of the property, cannot and will not duplicate benefits that have been received for the same from any other funds. Duplication of Benefits (DOB) applies if the SELLER is currently receiving funds for temporary housing from local, state, or federal sources as the Buyer will provide relocation funding as described in the following paragraph (refer to Program Incentive). DOB includes any Small Business Administration (SBA) loan secured by the SELLER for relocation purposes. Additionally, SELLER shall resolve any and all outstanding claims and sign a Subrogation Agreement (Attachment A) which will require the return of any and all monies or payments to either the funding agency or the City, related to this property which may be claimed by SELLER after settlement, stemming from Hurricane Irma, September 10, 2017 landfall in the City of Bonita Springs, Florida, and any disaster events afterwards.
4. CONTINGENCIES.
- SELLER shall vacate the property within Ninety (90 days) from the date of the fully executed contract or by the settlement date, whichever is soonest. If SELLER does not vacate the property, the BUYER shall have the right to void this contract, unless an extension has been agreed upon between SELLER and the BUYER. The property shall be delivered at settlement free of any tenant or occupancy whatsoever.
 - BUYER shall have the right to perform any and all inspections on the property up until the day of closing (settlement date). If BUYER's inspections are not satisfactory to the BUYER, the BUYER shall have the right to void this contract. BUYER shall also have the right to void this contract if the City's intended use of the property is a violation of any restrictive covenants on the property that cannot be modified.
 - BUYER and SELLER acknowledge that the purchase of the property is with City of Bonita Springs Acquisition General Funds. The SELLER acknowledges that this Contract does not constitute a commitment of funds or site approval, and that such commitment of funds or approval may occur only upon the City of Bonita Springs City Council's approval of the purchase.





CITY OF BONITA SPRINGS, FLORIDA VOLUNTARY HOME BUYOUT PROGRAM

5. TRANSACTION COSTS. BUYER's Transaction Costs include appraisal fee, Buyer's attorney fees, deed preparation, title search, and title insurance and all recording fees, if applicable. SELLER's Transaction Costs include payoff fees. BUYER shall be responsible for Buyer's transaction costs and SELLER's transaction costs. SELLER shall be responsible for any costs necessary to deliver a marketable title (including recording of loan satisfaction). If SELLER is represented by a realtor or attorney, the SELLER is responsible for all realtor and attorney fees.
6. REAL ESTATE TAXES. SELLER shall provide a paid tax receipt for the most recent tax bill 5 days prior to closing. BUYER shall be responsible for the pro-rata share of prepaid real property taxes allocable to the period subsequent to the vesting of title in the CITY, or the effective date of possession of such real property by the same, whichever is earlier. It shall be the obligation of the SELLER to pay all taxes and assessments outstanding as liens at the date title vests of record in the CITY, whether or not such taxes and assessments are then due and payable.
7. ADJUSTMENTS. NONE.
8. CONVEYANCE DATE OF CLOSING/POSSESSION. Conveyance will be made subject to all easements and covenants of record (provided they do not make the title unmarketable or prohibits the City of Bonita Springs from its desired use of the property) and to all governmental statutes, ordinances, rules, and regulations. The SELLER expressly agree herein to furnish to the CITY any documents in SELLER's possession establishing evidence of title including, but not limited to, abstracts, title commitments, title policies and opinions of title, if needed. SELLER agrees to convey by marketable title with a general warranty deed, free of encumbrances. The deed will be prepared in the name of the City of Bonita Springs, FL, or as otherwise stipulated by BUYER, and delivered to stipulated place of closing. The Closing Attorney shall be authorized to disburse the sales proceeds at the time of settlement. This transaction will be closed on or before 90 days of the signing of this contract.
9. ACKNOWLEDGEMENTS. The SELLER acknowledges that it has had an opportunity to review this Agreement and that it has had an opportunity, if needed, to contact an attorney of its choice to review this Agreement, and the SELLER enters into this Agreement fully understanding the nature thereof and saves and holds harmless the City and its agents as a result of this Agreement or anything incident to the sale of the referenced real property
10. FIXTURES AND PERSONAL PROPERTY. At the time of closing (settlement date), this sale includes all property, fixtures, equipment, and improvements of any kind left on the premises. Personal property, such as fixtures, can be removed from the property prior to Vacancy Inspection so long as this removal does not cause health or safety concerns on the premises. After the Vacancy Inspection date, SELLER shall not be allowed to remove any personal property, fixtures or other items otherwise agreed upon between City and the SELLERS.
11. VACANCY INSPECTION. The SELLER acknowledges and agrees that on the Vacancy Inspection date, the City will require the premises, including all external doors and windows to be secure. If the property is not secure, the Vacancy Inspection and closing may be required to be rescheduled for a later date. The Vacancy Inspection will need to be completed





CITY OF BONITA SPRINGS, FLORIDA VOLUNTARY HOME BUYOUT PROGRAM

within twenty-four (24) hours prior to closing, unless otherwise agreed upon between the City and the SELLERS.

12. SELLER CLOSING ACTION ITEMS. The SELLER agrees that all utilities are turned off on or before the Vacancy Inspection date. SELLER shall be responsible for the payment of all utilities up to the date of closing. Attachment B has a number of tips to ensure the necessary steps for the closing process have been completed.
13. EXPIRATION OF OFFER. This offer from BUYER will be withdrawn at **11:59 o'clock PM.** (Eastern Standard Time) *on or before* **August 31, 2025** unless accepted or countered by SELLER or BUYER in written form prior to such time. If SELLER requires an extension to the time and date stated above to accept or counteroffer the offer presented by the BUYER, a written request with reasoning needs to be submitted to and approved by the BUYER prior to the expiration date.
14. ENTIRE AGREEMENT. This agreement supersedes any and all understandings and agreements between the parties and constitutes the sole and entire agreement between the parties. No oral agreement or representations prior hereto shall be included herein unless set forth in writing. Any change to this Contract shall be in writing.
15. The SELLER shall close any open building permits or code enforcement proceedings prior to closing.
16. EFFECTIVE DATE. The effective date of this Agreement shall be the date when the last one of the SELLER and the CITY has signed this Agreement.

Warning: Any person who knowingly makes a false claim or statement to HUD may be subject to civil or criminal penalties under 18 U.S.C. 287, 1001 and 31 U.S.C. 3729.

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**CITY OF BONITA SPRINGS, FLORIDA
VOLUNTARY HOME BUYOUT PROGRAM**

IN WITNESS WHEREOF, the SELLER have hereunto signed their name and affixed their respective seals, as applicable, and therefore the SELLER for and in consideration of the Ten Dollars (\$10.00) hereinabove acknowledge as received, have, and do hereby grant unto the CITY or its authorized representative, or any other office or agent of the CITY authorized to purchase said lands, the option and right to enter into this Agreement and to purchase said lands as herein provided.

Seller/ [REDACTED]

Seller/ [REDACTED]

Signature

Date

Signature

Date

Buyer/ CITY:

CITY OF BONITA SPRINGS, FLORIDA

ATTEST: Michael J. Sheffield, Clerk

By: _____
Clerk

Michael S. Gibson, Mayor

(Seal)

Date: _____

APPROVED AS TO FORM: _____
City Attorney's Office





CITY OF BONITA SPRINGS, FLORIDA VOLUNTARY HOME BUYOUT PROGRAM

EXHIBIT A Legal Description

Lot 36, PINECREST HAVEN, an unrecorded plat, a tract of land in the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 31, Township 47 South, Range 26 East, Lee County, Florida more particularly described as follows:

Commencing at the Southwest corner of said Northwest $\frac{1}{4}$ of Section 31; thence South 89°33'35" East 460.40 feet; thence North 00°13'50" East 576.81 feet to the Point of Beginning; thence South 89°46'10" East 200 feet; thence North 0°13'50" East 90 feet; thence North 89°46'10" West 200 feet; thence South 0°13'50" West 90 feet to the Point of Beginning. Less and Except that portion described in Order of Taking as recorded in Official Record Book 1169, page 1885, et. seq., Public Records of Lee County, Florida.

Parcel ID Number: 31-47-26-B1-00400.0360



CITY OF BONITA SPRINGS, FLORIDA VOLUNTARY HOME BUYOUT PROGRAM

Attachment A

PROGRAM SUBROGATION AGREEMENT

Federal law prohibits any person, business, or other entity from receiving Federal funds for any part of such loss as to which they have received financial assistance under any other program, or from insurance or any other source. A duplication of benefits ("DOB") occurs when a beneficiary receives assistance, the assistance is from multiple sources, and the assistance amount exceeds the need for a particular recovery purpose. The DOB prohibition applies to federally funded programs providing financial assistance as a result of a major disaster or emergency.

To comply with federal law, the undersigned SELLER of benefits under the City of Bonita Springs Acquisition General Fund Voluntary Home Buyout Program (the "Program") being administered by the City of Bonita Springs (the "City"), the SELLER hereby assigns to the City all of their future rights to reimbursement and all payments that may be received, or have been previously received and not disclosed, under any Federal Emergency Management Agency ("FEMA") program, Small Business Administration ("SBA") program or U.S. Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) Program relating to temporary housing provided through the Program relating to the disaster or emergency.

The City's rights under this Agreement regarding Proceeds or DOB shall be subject to the following:

- A. If Proceeds are received by the SELLER between the date of the signed Duplication of Benefits Certification and the date of completion of Program participation (closing), that have not been previously disclosed to the Program, then the SELLER must repay the City the difference between (i) the total amount of Program disbursements as of the date the Proceeds were received, and (ii) the total amount that would have been made if such Proceeds had been included in the original DOB calculation.
- B. If Proceeds are received by the Recipient after the date of completion of Program participation, then the SELLER must turn over to the City the total amount of the Proceeds up to, but not exceeding, the amount received under Program benefits.

The SELLER agrees to assist and cooperate with the City should the City elect to pursue any of the claims the Recipient has or may have for benefits or reimbursement under any Federal, State, or private sources. The SELLER's assistance and cooperation shall include allowing suit to be brought in the name(s) of the SELLER, giving depositions, providing documents, producing records and other evidence, testifying at trial, and any other form of assistance and cooperation reasonably requested by the City.

If requested by the City, the SELLER agree to execute such further and additional documents and instruments as may be requested to further and better assign to the City the Proceeds and/or any rights thereunder as contemplated by this Agreement, and to take, or cause to be taken, all





CITY OF BONITA SPRINGS, FLORIDA VOLUNTARY HOME BUYOUT PROGRAM

actions and to do, or cause to be done, all things requested by the City to consummate and make effective the purposes of this Agreement.

The SELLER explicitly allows the City to request any company or entity with which the Recipient held policies, or FEMA, or the SBA, or any other entity from which the SELLER has applied for or is receiving Proceeds, any nonpublic or confidential information determined to be reasonably necessary by the City to monitor and/or enforce its interest in the rights assigned to it under this Agreement and gives the SELLER's consent to such company or entity to release said information to the City.

The SELLER agrees that any lawyer or claims adjuster representing the Recipients in connection with Program benefits or services are authorized and instructed to communicate with the City regarding the nature and status of claims and to share information with the City relating to the claims. The lawyer and claims shall protect the interest of the State in any proceeds resulting from the claim upon receipt of notice of this subrogation.

If the SELLER hereafter receives any Proceeds for the same purpose as the Program, the SELLER agree to promptly pay such Proceeds, or an equivalent amount of funds, to the City in accordance with the terms of this Agreement.

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**CITY OF BONITA SPRINGS, FLORIDA
VOLUNTARY HOME BUYOUT PROGRAM**

In any proceeding to enforce this Agreement, the City shall be entitled to recover all costs of enforcement, including actual attorneys' fees

Warning: Any person who knowingly makes a false claim or statement to HUD may be subject to civil or criminal penalties under 18 U.S.C. 287, 1001 and 31 U.S.C. 3729.

OWNER/ [REDACTED]

OWNER/ [REDACTED]

Signature

Signature

PROGRAM STAFF

Signature

Elly Soto McKuen

Print Name





CITY OF BONITA SPRINGS, FLORIDA VOLUNTARY HOME BUYOUT PROGRAM

Attachment B

STEPS TO A SUCCESSFUL CLOSING

A City of Bonita Springs representative will assist you through the closing process. Please review the following tips to ensure the necessary steps for the closing process are completed.

The Vacancy Inspection is an important step in the process and is required before the City can take possession of your property.

Please complete the following items before the Vacancy Inspection:

- 1. You or your authorized representative need to be present at the vacancy inspection the day before the scheduled closing.**
- 2. All utilities need to be turned off.** This includes, but is not limited to, electrical, gas, plumbing, cable, and any other recurring services at the property. Please advise the utility company that the property will be demolished.
- 3. All personal property, fixtures, and/or any other items on the premises need to be removed from the property.** This includes, but is not limited to vehicles and vessels, personal items, and items in the household the current owner wishes to keep. After the Vacancy Inspection is complete, all items remaining on the property will become the City's property.
- 4. The property needs to be completely vacated.** At the time of the Vacancy Inspection, no individuals can be living on the property.
- 5. The property needs to be secured and inaccessible to the public.** This includes, but is not limited to, confirming that all doors and windows lock. If windows or doors are not secured, the necessary steps need to be taken to secure the building (such as placing boards over the windows).
- 6. Please ensure that all hazardous items have been removed from the household and properly disposed of.** This includes, but is not limited to, household cleaners, paints, oils, and batteries.
- 7. Provide all property keys to the City:** Please bring your property keys to the closing. If the closing will be accomplished remotely, please ensure the property keys are surrendered to the City as prearranged by closing.



ITEM TITLE: Approve Florida Department of Environmental Protection Contract Agreement Amendment #2 for the Sun Village and Lakes of San Souci Septic to Sewer Conversion Projects and budget amendment.

REQUESTOR: Elly Soto McKuen, Senior Project Manager

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 1) Stormwater Management and Resiliency

BACKGROUND: On February 20, 2023, the City and Bonita Springs Utilities (BSU), through a Joint Partnership Agreement, were awarded two (2) grants for septic to sewer conversion in two (2) neighborhoods. Funding for the conversions was from Florida Department of Environmental Protection (FDEP) Water Quality Improvement Grant Program. The City and BSU received \$2,050,000 for the first neighborhood (Sun Village 30.250.535.6302) and \$950,000 for the other (Lakes of Sans Souci 30.250.535.6301). The grant is a 50:50 match with the City and BSU contributing the local government's match.

The City submitted a grant application in August 2023 for additional funds. FDEP awarded FY2023-2024 General Appropriation Act additional funds for amendment #1 for \$424,250 for Sun Village and \$487,500 for the Lakes of San Souci. In partnership with Bonita Springs Utilities, the City has received additional funds based on recent construction bids from FDEP. Amendment #2 adds \$525,750 for Sun Village and \$562,500 for the Lakes of Sans Souci. Total grant award for construction of the septic to sewer projects for Sun Village and Lakes of Sans Souci is \$3,000,000 and \$2,000,000, respectively.

The additional grant funding will increase the Capital Improvement Project (CIP) totals. A budget amendment is required and is outlined in the attached resolution. No additional City funds are required for this grant agreement.

STAFF RECOMMENDATION: Approve Florida Department of Environmental Protection Contract Agreement Amendment 2 for the Sun Village and Lakes of Sans Souci Septic to Sewer Conversion Projects and budget amendment.

ATTACHMENTS:

1. Amendment 2 – Sun Village Septic to Sewer Conversion Project
2. Amendment 2 - Lakes of Sans Souci Septic to Sewer Conversion Project
3. Resolution 25-XX – Budget Amendment

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	Matt Feeney

**AMENDMENT NO. 2
TO AGREEMENT NO. WG062
BETWEEN
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND
CITY OF BONITA SPRINGS**

This Amendment to Agreement No. WG062 (Agreement), as previously amended, is made by and between the Department of Environmental Protection (Department), an agency of the State of Florida, and the City of Bonita Springs (Grantee), on the date last signed below.

WHEREAS, the Department entered into the Agreement with the Grantee for Lakes of San Souci Septic to Sewer Conversion Project (Project), effective February 20, 2023; and,

WHEREAS, \$562,500.00 in additional funding for this Project is provided under Line Item 1741 of the 2024-2025 General Appropriations Act; and the total funding for this Agreement is now \$2,000,000.00; and,

WHEREAS, the reimbursement period for the additional funding provided under Line Item 1741 of the 2024-2025 General Appropriations Act begins on July 1, 2024; and,

WHEREAS, the Grantee has requested a budget reallocation for the Project; and,

WHEREAS, the Grantee has requested an extension of the Agreement due to Bidding and Contractor Delays; and,

WHEREAS, other changes to the Agreement are necessary; and,

WHEREAS, the parties have agreed to amend the Agreement as set forth herein.

NOW THEREFORE, the parties agree as follows:

1. Section 3. of the Standard Grant Agreement is hereby revised to change the Date of Expiration to December 31, 2028. The Department and the Grantee shall continue to perform their respective duties during this extension period pursuant to the same terms and conditions provided in the Agreement.
2. Section 5. of the Standard Grant Agreement is hereby revised to the following:

Total Amount of Funding:	Funding Source?	Award #s or Line Item Appropriations:	Amount per Source(s):
\$2,000,000.00	☒ State ☐ Federal	WQIG, GAA LI 1712, FY 23-24, WPSPTF	\$1,437,500.00
	☒ State ☐ Federal	WQIG, GAA LI 1741, FY 24-25, WPSPTF	\$562,500.00
	☒ Grantee Match		\$1,437,500.00
Total Amount of Funding + Grantee Match, if any:			\$3,437,500.00

3. The following is hereby added to Attachment 1 in Section 8:

Refund of Payments to the Department. Any balance of unobligated funds that have been advanced or paid must be refunded to the Department. Any funds paid in excess of the amount to which Grantee or subgrantee is entitled under the terms of the Agreement must be refunded to the Department. If this Agreement is funded with federal funds and the Department is required to refund the federal government, the Grantee shall refund the Department its share of those funds.

4. Section 11 of Attachment 2 is hereby revised as follows:

Subcontracting

The Grantee may subcontract work under this Agreement without the prior written consent of the Department's Grant Manager except for certain fixed-price subcontracts pursuant to this Agreement, which require prior approval. Regardless of any subcontract, the Grantee is ultimately responsible for all work to be performed under this Agreement. Upon request by the Department's Grant Manager, the Grantee will submit a copy of the executed subcontract.

5. Attachment 3-1, Revised Grant Work Plan, is hereby deleted in its entirety and replaced with Attachment 3-2, Revised Grant Work Plan, as attached to this Amendment and hereby incorporated into the Agreement. All references in the Agreement to Attachment 3, shall hereinafter refer to Attachment 3-2, Revised Grant Work Plan.
6. Attachment 5-1, Revised Special Audit Requirements, is hereby deleted in its entirety and replaced with Attachment 5-2, Revised Special Audit Requirements, attached hereto and made a part of the Agreement. All references in the Agreement to Attachment 5, shall hereinafter refer to Attachment 5-2, Revised Special Audit Requirements.
7. All other terms and conditions of the Agreement remain in effect. If and to the extent that any inconsistency may appear between the Agreement and this Amendment, the provisions of this Amendment shall control.

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The parties agree to the terms and conditions of this Amendment and have duly authorized their respective representatives to sign it on the dates indicated below.

CITY OF BONITA SPRINGS

STATE OF FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION

By: _____
Authorized Signature

By: _____
Secretary or Designee

Rick Steinmeyer, Mayor
Print Name and Title

Angela Knecht, Division Director
Print Name and Title

Date: _____

Date: _____

Daronathan Do, DEP Grant Manager

Mitch Holmes, DEP QC Reviewer

List of attachments/exhibits included as part of this Amendment:

<u>Specify Type</u>	<u>Letter/ Number</u>	<u>Description</u>
Attachment	3-2	Revised Grant Work Plan
Attachment	5-2	Revised Special Audit Requirements

ATTACHMENT 3-2 REVISED GRANT WORK PLAN

PROJECT TITLE: Lakes of San Souci Septic to Sewer Conversion Project

PROJECT LOCATION: The Project will be located in the City of Bonita Springs within Lee County; Lat/Long (26.3422, -81.7511).

PROJECT BACKGROUND: Residential structures located in the Lakes of San Souci are currently served by individual septic tanks. During storm rain events and hurricanes, this neighborhood floods, and the homeowners are unable to use their facilities or flush their toilets.

The Lakes of San Souci residential neighborhood is located in East Bonita Springs. The neighborhood is south of the Bonita Springs Utilities, Inc. (BSU) wellfields and the Larry Kiker Preserve (Lee County), west of the Corkscrew Regional Ecosystem Watershed (CREW) land, and within the Imperial River Watershed Basin. The area is also located within the Everglades West Coast BMAP. The conversion project will assist in the reduction of excess nutrient pollution within the Basin. BSU has invested approximately \$115,000 in engineered construction plans for the wastewater improvement plans.

PROJECT DESCRIPTION: The City of Bonita Springs (Grantee), working cooperatively with the BSU, will convert a neighborhood currently on septic tanks to a centralized sewer system. BSU is a not-for-profit entity, separate from the City of Bonita Springs, and operates under the provisions outlined in Chapter 617, Florida Statutes. There are currently 48 single-family residential homes in the neighborhood that will be connected to a central sewer.

The DEP Grant Funds associated with this Agreement were awarded based on local contributions pledged towards the total project costs: \$562,500.00 from the City of Bonita Springs. A summary of the local contributions will be required in the Final Quarterly Progress Report, and financial supporting documentation shall be provided upon request.

TASKS: All documentation should be submitted electronically unless otherwise indicated and should be submitted prior to the expiration of the grant agreement.

Task 1: Bidding and Contractor Selection

Deliverables: The Grantee will prepare a bid package, publish a public notice, solicit bids, conduct pre-bid meetings, and respond to bid questions in accordance with the Grantee's procurement process, to select one or more qualified and licensed contractors to complete construction of the project.

Documentation: The Grantee will submit: 1) the public notice of advertisement for the bid; 2) the bid package; and 3) written notice of selected contractor(s).

Performance Standard: The Department's Grant Manager will review the documentation to verify that the deliverables have been completed as described above. Upon review and written acceptance by the Department's Grant Manager, a payment request may be processed.

Payment Request Schedule: The Grantee may submit a payment request for cost reimbursement or match documentation no more frequently than monthly.

Task 2: Construction

Deliverables: The Grantee will construct the Lakes of San Souci Septic to Sewer Conversion Project in accordance with the final design. The Grantee will submit through the Department's GIS web-interface data collection tool, parcel-level data identifying collection system extensions; lift stations and other infrastructure associated with the grant; and both the parcels connected to sewer and the parcels where sewer has been made available for connection but not yet connected along with associated grant information. Pursuant to section 381.00655, Florida Statutes, for any parcels for which sewer was made available, but for which connection has not yet been made, the Grantee will notify in writing owners of such parcels that the system is available for connection and that they must connect to the installed sewer system within 365 days of such written notification.

Documentation: The Grantee will submit: 1) a copy of the final design; 2) a signed summary of activities completed for the period of work covered in the payment request, using the format provided by the Department's Grant Manager. For the final documentation, the Grantee will also submit: 3) an email from the Department's GIS web-interface data collection tool, confirming that data for the project has been submitted; and 4) one copy of a notification letter and a signed statement by the grant manager that notifications to all parcels for which sewer is available, but not yet connected, was sent. Upon request by the Department's Grant Manager, the Grantee will provide additional supporting documentation relating to this task.

Performance Standard: The Department's Grant Manager will review the documentation to verify that the deliverables have been completed as described above. Upon review and written acceptance by the Department's Grant Manager, a payment request may be processed.

Payment Request Schedule: The Grantee may submit a payment request for cost reimbursement or match documentation no more frequently than monthly.

Task 3: Connection to Central Sewer

Deliverables: The Grantee will properly abandon the septic systems and connect approximately 48 single family residences to a central sanitary sewer system for wastewater treatment by the BSU facility. The Grantee will submit through the Department's GIS web-interface data collection tool parcel-level data identifying parcels connected to sewer along with associated grant information.

Documentation: The Grantee will submit: 1) a signed summary of activities completed for the period of work covered in the payment request, using the format provided by the Department's Grant Manager; 2) a list of addresses and types of the properties connected; and 3) proof of septic abandonment and connection for each property, as evidenced by copies of invoices for the abandonments and connections by a licensed plumber, utility contractor, or building contractor. For the final documentation, the Grantee will also submit: 4) an email from the Department's GIS web-interface data collection tool, confirming that data for the project has been submitted.

Performance Standard: The Department's Grant Manager will review the documentation to verify that the deliverables have been completed as described above. Upon review and written acceptance by the Department's Grant Manager, a payment request may be processed.

Payment Request Schedule: The Grantee may submit a payment request for cost reimbursement or match documentation no more frequently than monthly.

PROJECT TIMELINE & BUDGET DETAIL: The tasks must be completed by the corresponding task end date. Cost reimbursable grant funding must not exceed the budget amounts as indicated below. Match funding shall be provided at minimum in the categories indicated below.

Task No.	Task Title	Budget Category	Grant Amount	Match Amount	Task Start Date	Task End Date
1	Bidding and Contractor Selection	Contractual Services	\$2,000	\$2,000	07/01/2021	12/31/2025
2	Construction	Contractual Services	\$1,773,000	\$1,210,500	07/01/2021	06/30/2028
3	Connection to Central Sewer	Contractual Services	\$225,000	\$225,000	07/01/2021	06/30/2028
Total:			\$2,000,000	\$1,437,500		
Percentage Match:			58.18%	41.82%		

Note that, per Section 8 of Attachment 1 of the Agreement, authorization for continuation and completion of work and any associated payments may be rescinded, with proper notice, at the discretion of the Department if the Legislature reduces or eliminates appropriations. Extending the contract end date carries the risk that funds for this project may become unavailable in the future. This should be a consideration for the Grantee with this and future requests for extension.

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STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Revised Special Audit Requirements
(State and Federal Financial Assistance)

Attachment 5-2

The administration of resources awarded by the Department of Environmental Protection (*which may be referred to as the "Department", "DEP", "FDEP" or "Grantor", or other name in the agreement*) to the recipient (*which may be referred to as the "Recipient", "Grantee" or other name in the agreement*) may be subject to audits and/or monitoring by the Department of Environmental Protection, as described in this attachment.

MONITORING

In addition to reviews of audits conducted in accordance with 2 CFR Part 200, Subpart F-Audit Requirements, and Section 215.97, F.S., as revised (see "AUDITS" below), monitoring procedures may include, but not be limited to, on-site visits by DEP Department staff, limited scope audits as defined by 2 CFR 200.425, or other procedures. By entering into this Agreement, the recipient agrees to comply and cooperate with any monitoring procedures/processes deemed appropriate by the Department of Environmental Protection. In the event the Department of Environmental Protection determines that a limited scope audit of the recipient is appropriate, the recipient agrees to comply with any additional instructions provided by the Department to the recipient regarding such audit. The recipient further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Chief Financial Officer (CFO) or Auditor General.

AUDITS

PART I: FEDERALLY FUNDED

This part is applicable if the recipient is a State or local government or a non-profit organization as defined in 2 CFR §200.330

1. A recipient that expends \$1,000,000 or more in Federal awards in its fiscal year, must have a single or program-specific audit conducted in accordance with the provisions of 2 CFR Part 200, Subpart F. EXHIBIT 1 to this Attachment indicates Federal funds awarded through the Department of Environmental Protection by this Agreement. In determining the federal awards expended in its fiscal year, the recipient shall consider all sources of federal awards, including federal resources received from the Department of Environmental Protection. The determination of amounts of federal awards expended should be in accordance with the guidelines established in 2 CFR 200.502-503. An audit of the recipient conducted by the Auditor General in accordance with the provisions of 2 CFR Part 200.514 will meet the requirements of this part.
2. For the audit requirements addressed in Part I, paragraph 1, the recipient shall fulfill the requirements relative to auditee responsibilities as provided in 2 CFR 200.508-512.
3. A recipient that expends less than \$1,000,000 in federal awards in its fiscal year is not required to have an audit conducted in accordance with the provisions of 2 CFR Part 200, Subpart F-Audit Requirements. If the recipient expends less than \$1,000,000 in federal awards in its fiscal year and elects to have an audit conducted in accordance with the provisions of 2 CFR 200, Subpart F-Audit Requirements, the cost of the audit must be paid from non-federal resources (i.e., the cost of such an audit must be paid from recipient resources obtained from non-federal entities).
4. The recipient may access information regarding the Catalog of Federal Domestic Assistance (CFDA) via the internet at <https://sam.gov/content/assistance-listings>.

PART II: STATE FUNDED

This part is applicable if the recipient is a nonstate entity as defined by Section 215.97(2), Florida Statutes.

1. In the event that the recipient expends a total amount of state financial assistance equal to or in excess of \$750,000 in any fiscal year of such recipient (for fiscal years ending June 30, 2017, and thereafter), the recipient must have a State single or project-specific audit for such fiscal year in accordance with Section 215.97, F.S.; Rule Chapter 69I-5, F.A.C., State Financial Assistance; and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. EXHIBIT 1 to this form lists the state financial assistance awarded through the Department of Environmental Protection by this agreement. In determining the state financial assistance expended in its fiscal year, the recipient shall consider all sources of state financial assistance, including state financial assistance received from the Department of Environmental Protection, other state agencies, and other nonstate entities. State financial assistance does not include federal direct or pass-through awards and resources received by a nonstate entity for Federal program matching requirements.
2. In connection with the audit requirements addressed in Part II, paragraph 1; the recipient shall ensure that the audit complies with the requirements of Section 215.97(8), Florida Statutes. This includes submission of a financial reporting package as defined by Section 215.97(2), Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.
3. If the recipient expends less than \$750,000 in state financial assistance in its fiscal year (for fiscal year ending June 30, 2017, and thereafter), an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, is not required. In the event that the recipient expends less than \$750,000 in state financial assistance in its fiscal year, and elects to have an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, the cost of the audit must be paid from the non-state entity's resources (i.e., the cost of such an audit must be paid from the recipient's resources obtained from other than State entities).
4. For information regarding the Florida Catalog of State Financial Assistance (CSFA), a recipient should access the Florida Single Audit Act website located at <https://apps.fldfs.com/fsaa> for assistance. In addition to the above websites, the following websites may be accessed for information: Legislature's Website at <http://www.leg.state.fl.us/Welcome/index.cfm>, State of Florida's website at <http://www.myflorida.com/>, Department of Financial Services' Website at <http://www.fldfs.com/> and the Auditor General's Website at <http://www.myflorida.com/audgen/>.

PART III: OTHER AUDIT REQUIREMENTS

(NOTE: This part would be used to specify any additional audit requirements imposed by the State awarding entity that are solely a matter of that State awarding entity's policy (i.e., the audit is not required by Federal or State laws and is not in conflict with other Federal or State audit requirements). Pursuant to Section 215.97(8), Florida Statutes, State agencies may conduct or arrange for audits of State financial assistance that are in addition to audits conducted in accordance with Section 215.97, Florida Statutes. In such an event, the State awarding agency must arrange for funding the full cost of such additional audits.)

PART IV: REPORT SUBMISSION

1. Copies of reporting packages for audits conducted in accordance with 2 CFR Part 200, Subpart F-Audit Requirements, and required by PART I of this form shall be submitted, when required by 2 CFR 200.512, by or on behalf of the recipient directly to the Federal Audit Clearinghouse (FAC) as provided in 2 CFR 200.36 and 200.512
 - A. The Federal Audit Clearinghouse designated in 2 CFR §200.501(a) (the number of copies required by 2 CFR §200.501(a) should be submitted to the Federal Audit Clearinghouse), at the following address:

By Mail:

Federal Audit Clearinghouse
Bureau of the Census
1201 East 10th Street
Jeffersonville, IN 47132

Submissions of the Single Audit reporting package for fiscal periods ending on or after January 1, 2008, must be submitted using the Federal Clearinghouse's Internet Data Entry System which can be found at <http://harvester.census.gov/facweb/>

2. Copies of financial reporting packages required by PART II of this Attachment shall be submitted by or on behalf of the recipient directly to each of the following:

- A. The Department of Environmental Protection at one of the following addresses:

By Mail:

Audit Director

Florida Department of Environmental Protection
Office of Inspector General, MS 40
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Electronically:

FDEPSingleAudit@dep.state.fl.us

- B. The Auditor General's Office at the following address:

Auditor General
Local Government Audits/342
Claude Pepper Building, Room 401
111 West Madison Street
Tallahassee, Florida 32399-1450

The Auditor General's website (<http://flauditor.gov/>) provides instructions for filing an electronic copy of a financial reporting package.

3. Copies of reports or management letters required by PART III of this Attachment shall be submitted by or on behalf of the recipient directly to the Department of Environmental Protection at one of the following addresses:

By Mail:

Audit Director

Florida Department of Environmental Protection
Office of Inspector General, MS 40
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Electronically:

FDEPSingleAudit@dep.state.fl.us

4. Any reports, management letters, or other information required to be submitted to the Department of Environmental Protection pursuant to this Agreement shall be submitted timely in accordance with 2 CFR 200.512, section 215.97, F.S., and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.

5. Recipients, when submitting financial reporting packages to the Department of Environmental Protection for audits done in accordance with 2 CFR 200, Subpart F-Audit Requirements, or Chapters 10.550 (local governmental entities) and 10.650 (non and for-profit organizations), Rules of the Auditor General, should indicate the date and time the reporting package was delivered to the recipient and any correspondence accompanying the reporting package.

PART V: RECORD RETENTION

The recipient shall retain sufficient records demonstrating its compliance with the terms of the award and this Agreement for a period of **five (5)** years from the date the audit report is issued, and shall allow the Department of Environmental Protection, or its designee, Chief Financial Officer, or Auditor General access to such records upon request. The recipient shall ensure that audit working papers are made available to the Department of Environmental Protection, or its designee, Chief Financial Officer, or Auditor General upon request for a period of **three (3)** years from the date the audit report is issued, unless extended in writing by the Department of Environmental Protection.

EXHIBIT – 1

FUNDS AWARDED TO THE RECIPIENT PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

Note: If the resources awarded to the recipient represent more than one federal program, provide the same information shown below for each federal program and show total federal resources awarded

Federal Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following:					
Federal Program A	Federal Agency	CFDA Number	CFDA Title	Funding Amount	State Appropriation Category
Original Agreement	Department of the Treasury	21.027	Coronavirus State and Local Fiscal Recovery Funds	\$950,000	145110
Amendment 1	Department of the Treasury	21.027	Coronavirus State and Local Fiscal Recovery Funds	-\$950,000	145110
Federal Program B	Federal Agency	CFDA Number	CFDA Title	Funding Amount	State Appropriation Category

Note: If the resources awarded to the recipient represent more than one federal program, list applicable compliance requirements for each federal program in the same manner as shown below:

Federal Program A	First Compliance requirement: i.e.: (what services of purposes resources must be used for)	
	Second Compliance requirement: i.e.: (eligibility requirement for recipients of the resources)	
	Etc.	
	Etc.	
Federal Program B	First Compliance requirement: i.e.: (what services of purposes resources must be used for)	
	Second Compliance requirement: i.e.: (eligibility requirement for recipients of the resources)	
	Etc.	
	Etc.	

Note: If the resources awarded to the recipient for matching represent more than one federal program, provide the same information shown below for each federal program and show total state resources awarded for matching.

State Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following Matching Resources for Federal Programs:					
Federal Program A	Federal Agency	CFDA	CFDA Title	Funding Amount	State Appropriation Category
Federal Program B	Federal Agency	CFDA	CFDA Title	Funding Amount	State Appropriation Category

Note: If the resources awarded to the recipient represent more than one state project, provide the same information shown below for each state project and show total state financial assistance awarded that is subject to section 215.97, F.S.

State Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following Resources Subject to Section 215.97, F.S.:						
State Program A	State Awarding Agency	State Fiscal Year ¹	CSFA Number	CSFA Title or Funding Source Description	Funding Amount	State Appropriation Category
Amendment 1	Department of Environmental Protection	2023-2024	37.039	Statewide Water Quality Restoration Projects – LI 1712	\$1,437,500	149950
Amendment 2	Department of Environmental Protection	2024-2025	37.039	Statewide Water Quality Restoration Projects – LI 1741	\$562,500	149950
State Program B	State Awarding Agency	State Fiscal Year ²	CSFA Number	CSFA Title or Funding Source Description	Funding Amount	State Appropriation Category

Total Award	\$2,000,000	
-------------	-------------	--

Note: List applicable compliance requirement in the same manner as illustrated above for federal resources. For matching resources provided by the Department for DEP for federal programs, the requirements might be similar to the requirements for the applicable federal programs. Also, to the extent that different requirements pertain to different amount for the non-federal resources, there may be more than one grouping (i.e. 1, 2, 3, etc.) listed under this category.

For each program identified above, the recipient shall comply with the program requirements described in the Catalog of Federal Domestic Assistance (CFDA) [<https://sam.gov/content/assistance-listings>] and/or the Florida Catalog of State Financial Assistance (CSFA) [<https://apps.fldfs.com/fsaa/searchCatalog.aspx>], and State Projects Compliance Supplement (Part Four: State Projects Compliance Supplement [https://apps.fldfs.com/fsaa/state_project_compliance.aspx]). The services/purposes for which the funds are to be used are included in the Agreement's Grant Work Plan. Any match required by the Recipient is clearly indicated in the Agreement.

¹ Subject to change by Change Order.

² Subject to change by Change Order.

**AMENDMENT NO. 2
TO AGREEMENT NO. WG060
BETWEEN
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND
CITY OF BONITA SPRINGS**

This Amendment to Agreement No. WG060 (Agreement), as previously amended, is made by and between the Department of Environmental Protection (Department), an agency of the State of Florida, and the City of Bonita Springs (Grantee), on the date last signed below.

WHEREAS, the Department entered into the Agreement with the Grantee for Sun Village Septic to Sewer Conversion Project (Project), effective February 20, 2023; and,

WHEREAS, \$525,750.00 in additional funding for this Project is provided under Line Item 1741 of the 2024-2025 General Appropriations Act; and the total funding for this Agreement is now \$3,000,000.00; and,

WHEREAS, the reimbursement period for the additional funding provided under Line Item 1741 of the 2024-2025 General Appropriations Act begins on July 1, 2024; and,

WHEREAS, the Grantee has requested a budget reallocation for the Project; and,

WHEREAS, the Grantee has requested an extension of the Agreement due to bidding and contractor selection delays; and,

WHEREAS, other changes to the Agreement are necessary; and,

WHEREAS, the parties have agreed to amend the Agreement as set forth herein.

NOW THEREFORE, the parties agree as follows:

1. Section 3. of the Standard Grant Agreement is hereby revised to change the Date of Expiration to December 31, 2028. The Department and the Grantee shall continue to perform their respective duties during this extension period pursuant to the same terms and conditions provided in the Agreement.
2. Section 5. of the Standard Grant Agreement is hereby revised to the following:

Total Amount of Funding:	Funding Source?	Award #s or Line Item Appropriations:	Amount per Source(s):
\$3,000,000	☒ State ☐ Federal	WQIG, GAA LI 1712, FY 23-24, WPSPTF	\$2,474,250.00
	☒ State ☐ Federal	WQIG, GAA LI 1741, FY 24-25, WPSPTF	\$525,750.00
	☒ Grantee Match		\$2,050,000.00
Total Amount of Funding + Grantee Match, if any:			\$5,050,000.00

3. The following is hereby added to Attachment 1 in Section 8:

State Funds Documentation. Pursuant to section 216.1366, F.S., if Contractor meets the definition of a non-profit organization under section 215.97(2)(m), F.S., Contractor must provide the Department with documentation that indicates the amount of state funds:

- i. Allocated to be used during the full term of the contract or agreement for remuneration to any member of the board of directors or an officer of Contractor.
- ii. Allocated under each payment by the public agency to be used for remuneration of any member of the board of directors or an officer of the Contractor.

The documentation must indicate the amounts and recipients of the remuneration. Such information must be posted on the State's contract tracking system and maintained pursuant to section 215.985, F.S., and must be posted on the Contractor's website, if Contractor maintains a website.

4. The match percentage in Attachment 2, Section 7 is hereby revised to 40.59%.

5. Section 11 of Attachment 2 is hereby revised as follows:

Subcontracting.

The Grantee may subcontract work under this Agreement without the prior written consent of the Department's Grant Manager except for certain fixed-price subcontracts pursuant to this Agreement, which require prior approval. Regardless of any subcontract, the Grantee is ultimately responsible for all work to be performed under this Agreement. Upon request by the Department's Grant Manager, the Grantee will submit a copy of the executed subcontract.

6. Attachment 3-1, Revised Grant Work Plan, is hereby deleted in its entirety and replaced with Attachment 3-2, Revised Grant Work Plan, as attached to this Amendment and hereby incorporated into the Agreement. All references in the Agreement to Attachment 3 shall hereinafter refer to Attachment 3-2, Revised Grant Work Plan.

7. Attachment 5-1, Revised Special Audit Requirements, is hereby deleted in its entirety and replaced with Attachment 5-2, Revised Special Audit Requirements, attached hereto and made a part of the Agreement. All references in the Agreement to Attachment 5, shall hereinafter refer to Attachment 5-2, Revised Special Audit Requirements.

8. All other terms and conditions of the Agreement remain in effect. If and to the extent that any inconsistency may appear between the Agreement and this Amendment, the provisions of this Amendment shall control.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

The parties agree to the terms and conditions of this Amendment and have duly authorized their respective representatives to sign it on the dates indicated below.

CITY OF BONITA SPRINGS

STATE OF FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION

By: _____
Authorized Signature

By: _____
Secretary or Designee

Rick Steinmeyer, Mayor
Print Name and Title

Angela Knecht, Division Director
Print Name and Title

Date: _____

Date: _____

Daronathan Do, DEP Grant Manager

Mitch Holmes, DEP QC Reviewer

List of attachments/exhibits included as part of this Amendment:

<u>Specify Type</u>	<u>Letter/ Number</u>	<u>Description</u>
Attachment	3-2	Revised Grant Work Plan
Attachment	5-2	Revised Special Audit Requirements

ATTACHMENT 3-2 REVISED GRANT WORK PLAN

PROJECT TITLE: Sun Village Septic to Sewer Conversion Project

PROJECT LOCATION: The Project will be located in the City of Bonita Spring within Lee County; Lat/Long (26.3508, -81.7521).

PROJECT BACKGROUND: The Sun Village neighborhood is comprised of approximately 140 residential structures and located in East Bonita Springs (east of Interstate 75). The development is currently served by individual septic tanks. During strong storm events and hurricanes, this neighborhood frequently floods and has standing water in swales, roadways and individual yards for multiple days. Due to the persistent flooding, the homeowners are unable to use their facilities or flush their toilets.

A storm, Invest 92L, in August 2017 occurred two weeks prior to Hurricane Irma in September 2017. Both events produced a large amount of rain, flash floods, and significantly raised the water table in the community over a two-week period.

The City of Bonita Springs (Grantee) is working cooperatively with the Bonita Springs Utilities, Inc. (BSU). BSU is a not-for-profit entity, separate from the City of Bonita Springs. BSU has invested approximately \$155,000 for engineered construction plans for the wastewater improvement project.

PROJECT DESCRIPTION: The Grantee will construct a wastewater collection system and convert the Sun Village neighborhood from septic tanks to a centralized wastewater system. There are approximately 140 single family units in the Sun Village neighborhood that will be connected to the centralized wastewater system.

The DEP Grant Funds associated with this Agreement were awarded based on local contributions pledged towards the total project costs: \$950,000.00 from the City of Bonita Springs. A summary of the local contributions will be required in the Final Quarterly Progress Report, and financial supporting documentation shall be provided upon request.

TASKS: All documentation should be submitted electronically unless otherwise indicated and should be submitted prior to the expiration of the grant agreement.

Task 1: Bidding and Contractor Selection

Deliverables: The Grantee will prepare a bid package, publish a public notice, solicit bids, conduct pre-bid meetings, and respond to bid questions in accordance with the Grantee's procurement process, to select one or more qualified and licensed contractors to complete construction of a central wastewater collection system in the Sun Village neighborhood.

Documentation: The Grantee will submit: 1) the public notice of advertisement for the bid; 2) the bid package; and 3) a written notice of selected contractor(s).

Performance Standard: The Department's Grant Manager will review the documentation to verify that the deliverables have been completed as described above. Upon review and written acceptance by the Department's Grant Manager, a payment request may be processed.

Payment Request Schedule: The Grantee may submit a payment request for cost reimbursement or match documentation at the conclusion of the task.

Task 2: Construction

Deliverables: The Grantee will construct a central wastewater collection system service in accordance with the final design. The Grantee will submit through the Department's GIS web-interface data collection tool, parcel-level data identifying collection system extensions, lift stations, any parcels connected to sewer, and the parcels where sewer has been made available for connection but not yet connected along with associated grant information.

Pursuant to section 381.00655, Florida Statutes, for any parcels for which sewer was made available, but for which connection has not yet been made, the Grantee will notify in writing owners of such parcels that the system is available for connection and that they must connect to the installed sewer system within 365 days of such written notification.

Documentation: The Grantee will submit: 1) a copy of the final design; 2) a signed summary of activities completed for the period of work covered in the payment request, using the format provided by the Department's Grant Manager. For the final documentation, the Grantee will also submit: 3) an email from the Department's GIS web-interface data collection tool, confirming that data for the project has been submitted; and 4) one copy of a notification letter and a signed statement by the grant manager that notifications to all parcels for which sewer is available, but not yet connected, was sent. Upon request by the Department's Grant Manager, the Grantee will provide additional supporting documentation relating to this task.

Performance Standard: The Department's Grant Manager will review the documentation to verify that the deliverables have been completed as described above. Upon review and written acceptance by the Department's Grant Manager, a payment request may be processed.

Payment Request Schedule: The Grantee may submit a payment request for cost reimbursement or match documentation no more frequently than monthly.

Task 3: Connection to Central Sewer

Deliverables: The Grantee will properly abandon the septic systems and connect approximately 140 single family residences to a central sanitary sewer system for wastewater treatment by the BSU facility. The Grantee will submit through the Department's GIS web-interface data collection tool parcel-level data identifying parcels connected to sewer along with associated grant information.

Documentation: The Grantee will submit: 1) a signed summary of activities completed for the period of work covered in the payment request, using the format provided by the Department's Grant Manager; 2) a list of addresses and types of the properties connected; and 3) proof of septic abandonment and connection for each property, as evidenced by copies of invoices for the abandonments and connections by a licensed plumber, utility contractor, or building contractor. For the final documentation, the Grantee will also submit: 4) an email from the Department's GIS web-interface data collection tool, confirming that data for the project has been submitted.

Performance Standard: The Department's Grant Manager will review the documentation to verify that the deliverables have been completed as described above. Upon review and written acceptance by the Department's Grant Manager, a payment request may be processed.

Payment Request Schedule: The Grantee may submit a payment request for cost reimbursement or match documentation no more frequently than monthly.

PROJECT TIMELINE & BUDGET DETAIL: The tasks must be completed by the corresponding task end date. Cost reimbursable grant funding must not exceed the budget amounts as indicated below. Match funding shall be provided at minimum in the categories indicated below.

Task No.	Task Title	Budget Category	Grant Amount	Match Amount	Task Start Date	Task End Date
1	Bidding and Contractor Selection	Contractual Services	\$2,000	\$2,000	07/01/2021	12/31/2025
2	Construction	Contractual Services	\$2,738,000	\$1,788,000	07/01/2021	03/31/2027
3	Connection to Central Sewer	Contractual Services	\$260,000	\$260,000	07/01/2021	06/30/2028
Total:			\$3,000,000	\$2,050,000		
Percentage Match:			59.41%	40.59%		

Note that, per Section 8 of Attachment 1 in the Agreement, authorization for continuation and completion of work and any associated payments may be rescinded, with proper notice, at the discretion of the Department if the Legislature reduces or eliminates appropriations. Extending the contract end date carries the risk that funds for this project may become unavailable in the future. This should be a consideration for the Grantee with this and future requests for extension.

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Revised Special Audit Requirements
(State and Federal Financial Assistance)

Attachment 5-2

The administration of resources awarded by the Department of Environmental Protection (*which may be referred to as the "Department", "DEP", "FDEP" or "Grantor", or other name in the agreement*) to the recipient (*which may be referred to as the "Recipient", "Grantee" or other name in the agreement*) may be subject to audits and/or monitoring by the Department of Environmental Protection, as described in this attachment.

MONITORING

In addition to reviews of audits conducted in accordance with 2 CFR Part 200, Subpart F-Audit Requirements, and Section 215.97, F.S., as revised (see "AUDITS" below), monitoring procedures may include, but not be limited to, on-site visits by DEP Department staff, limited scope audits as defined by 2 CFR 200.425, or other procedures. By entering into this Agreement, the recipient agrees to comply and cooperate with any monitoring procedures/processes deemed appropriate by the Department of Environmental Protection. In the event the Department of Environmental Protection determines that a limited scope audit of the recipient is appropriate, the recipient agrees to comply with any additional instructions provided by the Department to the recipient regarding such audit. The recipient further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Chief Financial Officer (CFO) or Auditor General.

AUDITS

PART I: FEDERALLY FUNDED

This part is applicable if the recipient is a State or local government or a non-profit organization as defined in 2 CFR §200.330

1. A recipient that expends \$1,000,000 or more in Federal awards in its fiscal year, must have a single or program-specific audit conducted in accordance with the provisions of 2 CFR Part 200, Subpart F. EXHIBIT 1 to this Attachment indicates Federal funds awarded through the Department of Environmental Protection by this Agreement. In determining the federal awards expended in its fiscal year, the recipient shall consider all sources of federal awards, including federal resources received from the Department of Environmental Protection. The determination of amounts of federal awards expended should be in accordance with the guidelines established in 2 CFR 200.502-503. An audit of the recipient conducted by the Auditor General in accordance with the provisions of 2 CFR Part 200.514 will meet the requirements of this part.
2. For the audit requirements addressed in Part I, paragraph 1, the recipient shall fulfill the requirements relative to auditee responsibilities as provided in 2 CFR 200.508-512.
3. A recipient that expends less than \$1,000,000 in federal awards in its fiscal year is not required to have an audit conducted in accordance with the provisions of 2 CFR Part 200, Subpart F-Audit Requirements. If the recipient expends less than \$1,000,000 in federal awards in its fiscal year and elects to have an audit conducted in accordance with the provisions of 2 CFR 200, Subpart F-Audit Requirements, the cost of the audit must be paid from non-federal resources (i.e., the cost of such an audit must be paid from recipient resources obtained from non-federal entities).
4. The recipient may access information regarding the Catalog of Federal Domestic Assistance (CFDA) via the internet at <https://sam.gov/content/assistance-listings>.

PART II: STATE FUNDED

This part is applicable if the recipient is a nonstate entity as defined by Section 215.97(2), Florida Statutes.

1. In the event that the recipient expends a total amount of state financial assistance equal to or in excess of \$750,000 in any fiscal year of such recipient (for fiscal years ending June 30, 2017, and thereafter), the recipient must have a State single or project-specific audit for such fiscal year in accordance with Section 215.97, F.S.; Rule Chapter 69I-5, F.A.C., State Financial Assistance; and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. EXHIBIT 1 to this form lists the state financial assistance awarded through the Department of Environmental Protection by this agreement. In determining the state financial assistance expended in its fiscal year, the recipient shall consider all sources of state financial assistance, including state financial assistance received from the Department of Environmental Protection, other state agencies, and other nonstate entities. State financial assistance does not include federal direct or pass-through awards and resources received by a nonstate entity for Federal program matching requirements.
2. In connection with the audit requirements addressed in Part II, paragraph 1; the recipient shall ensure that the audit complies with the requirements of Section 215.97(8), Florida Statutes. This includes submission of a financial reporting package as defined by Section 215.97(2), Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.
3. If the recipient expends less than \$750,000 in state financial assistance in its fiscal year (for fiscal year ending June 30, 2017, and thereafter), an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, is not required. In the event that the recipient expends less than \$750,000 in state financial assistance in its fiscal year, and elects to have an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, the cost of the audit must be paid from the non-state entity's resources (i.e., the cost of such an audit must be paid from the recipient's resources obtained from other than State entities).
4. For information regarding the Florida Catalog of State Financial Assistance (CSFA), a recipient should access the Florida Single Audit Act website located at <https://apps.fldfs.com/fsaa> for assistance. In addition to the above websites, the following websites may be accessed for information: Legislature's Website at <http://www.leg.state.fl.us/Welcome/index.cfm>, State of Florida's website at <http://www.myflorida.com/>, Department of Financial Services' Website at <http://www.fldfs.com/> and the Auditor General's Website at <http://www.myflorida.com/audgen/>.

PART III: OTHER AUDIT REQUIREMENTS

(NOTE: This part would be used to specify any additional audit requirements imposed by the State awarding entity that are solely a matter of that State awarding entity's policy (i.e., the audit is not required by Federal or State laws and is not in conflict with other Federal or State audit requirements). Pursuant to Section 215.97(8), Florida Statutes, State agencies may conduct or arrange for audits of State financial assistance that are in addition to audits conducted in accordance with Section 215.97, Florida Statutes. In such an event, the State awarding agency must arrange for funding the full cost of such additional audits.)

PART IV: REPORT SUBMISSION

1. Copies of reporting packages for audits conducted in accordance with 2 CFR Part 200, Subpart F-Audit Requirements, and required by PART I of this form shall be submitted, when required by 2 CFR 200.512, by or on behalf of the recipient directly to the Federal Audit Clearinghouse (FAC) as provided in 2 CFR 200.36 and 200.512
 - A. The Federal Audit Clearinghouse designated in 2 CFR §200.501(a) (the number of copies required by 2 CFR §200.501(a) should be submitted to the Federal Audit Clearinghouse), at the following address:

By Mail:

Federal Audit Clearinghouse
Bureau of the Census
1201 East 10th Street
Jeffersonville, IN 47132

Submissions of the Single Audit reporting package for fiscal periods ending on or after January 1, 2008, must be submitted using the Federal Clearinghouse's Internet Data Entry System which can be found at <http://harvester.census.gov/facweb/>

2. Copies of financial reporting packages required by PART II of this Attachment shall be submitted by or on behalf of the recipient directly to each of the following:

- A. The Department of Environmental Protection at one of the following addresses:

By Mail:

Audit Director

Florida Department of Environmental Protection
Office of Inspector General, MS 40
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Electronically:

FDEPSingleAudit@dep.state.fl.us

- B. The Auditor General's Office at the following address:

Auditor General
Local Government Audits/342
Claude Pepper Building, Room 401
111 West Madison Street
Tallahassee, Florida 32399-1450

The Auditor General's website (<http://flauditor.gov/>) provides instructions for filing an electronic copy of a financial reporting package.

3. Copies of reports or management letters required by PART III of this Attachment shall be submitted by or on behalf of the recipient directly to the Department of Environmental Protection at one of the following addresses:

By Mail:

Audit Director

Florida Department of Environmental Protection
Office of Inspector General, MS 40
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Electronically:

FDEPSingleAudit@dep.state.fl.us

4. Any reports, management letters, or other information required to be submitted to the Department of Environmental Protection pursuant to this Agreement shall be submitted timely in accordance with 2 CFR 200.512, section 215.97, F.S., and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.

5. Recipients, when submitting financial reporting packages to the Department of Environmental Protection for audits done in accordance with 2 CFR 200, Subpart F-Audit Requirements, or Chapters 10.550 (local governmental entities) and 10.650 (non and for-profit organizations), Rules of the Auditor General, should indicate the date and time the reporting package was delivered to the recipient and any correspondence accompanying the reporting package.

PART V: RECORD RETENTION

The recipient shall retain sufficient records demonstrating its compliance with the terms of the award and this Agreement for a period of **five (5)** years from the date the audit report is issued, and shall allow the Department of Environmental Protection, or its designee, Chief Financial Officer, or Auditor General access to such records upon request. The recipient shall ensure that audit working papers are made available to the Department of Environmental Protection, or its designee, Chief Financial Officer, or Auditor General upon request for a period of **three (3)** years from the date the audit report is issued, unless extended in writing by the Department of Environmental Protection.

EXHIBIT – 1

FUNDS AWARDED TO THE RECIPIENT PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

Note: If the resources awarded to the recipient represent more than one federal program, provide the same information shown below for each federal program and show total federal resources awarded

Federal Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following:					
Federal Program A	Federal Agency	CFDA Number	CFDA Title	Funding Amount	State Appropriation Category
Original Agreement	Department of the Treasury	21.027	Coronavirus State and Local Fiscal Recovery Funds	\$2,050,000	145110
Amendment 1	Department of the Treasury	21.027	Coronavirus State and Local Fiscal Recovery Funds	-\$2,050,000	145110
Federal Program B	Federal Agency	CFDA Number	CFDA Title	Funding Amount	State Appropriation Category
				\$	

Note: If the resources awarded to the recipient represent more than one federal program, list applicable compliance requirements for each federal program in the same manner as shown below:

Federal Program A	First Compliance requirement: i.e.: (what services of purposes resources must be used for)	
	Second Compliance requirement: i.e.: (eligibility requirement for recipients of the resources)	
	Etc.	
	Etc.	
Federal Program B	First Compliance requirement: i.e.: (what services of purposes resources must be used for)	
	Second Compliance requirement: i.e.: (eligibility requirement for recipients of the resources)	
	Etc.	
	Etc.	

Note: If the resources awarded to the recipient for matching represent more than one federal program, provide the same information shown below for each federal program and show total state resources awarded for matching.

State Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following Matching Resources for Federal Programs:					
Federal Program A	Federal Agency	CFDA	CFDA Title	Funding Amount	State Appropriation Category
Federal Program B	Federal Agency	CFDA	CFDA Title	Funding Amount	State Appropriation Category

Note: If the resources awarded to the recipient represent more than one state project, provide the same information shown below for each state project and show total state financial assistance awarded that is subject to section 215.97, F.S.

State Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following Resources Subject to Section 215.97, F.S.:						
State Program A	State Awarding Agency	State Fiscal Year ¹	CSFA Number	CSFA Title or Funding Source Description	Funding Amount	State Appropriation Category
Amendment 1	Department of Environmental Protection	2023-2024	37.039	Statewide Water Quality Restoration Projects – LI 1712	\$2,474,250	149950
Amendment 2	Department of Environmental Protection	2024-2025	37.039	Statewide Water Quality Restoration Projects – LI 1741	\$525,750	149950
State Program B	State Awarding Agency	State Fiscal Year ²	CSFA Number	CSFA Title or Funding Source Description	Funding Amount	State Appropriation Category

Total Award	\$3,000,000	
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Note: List applicable compliance requirement in the same manner as illustrated above for federal resources. For matching resources provided by the Department for DEP for federal programs, the requirements might be similar to the requirements for the applicable federal programs. Also, to the extent that different requirements pertain to different amount for the non-federal resources, there may be more than one grouping (i.e. 1, 2, 3, etc.) listed under this category.

For each program identified above, the recipient shall comply with the program requirements described in the Catalog of Federal Domestic Assistance (CFDA) [<https://sam.gov/content/assistance-listings>] and/or the Florida Catalog of State Financial Assistance (CSFA) [<https://apps.fldfs.com/fsaa/searchCatalog.aspx>], and State Projects Compliance Supplement (Part Four: State Projects Compliance Supplement [https://apps.fldfs.com/fsaa/state_project_compliance.aspx]). The services/purposes for which the funds are to be used are included in the Agreement’s Grant Work Plan. Any match required by the Recipient is clearly indicated in the Agreement.

¹ Subject to change by Change Order.

² Subject to change by Change Order.

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

**A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA;
APPROVING THE BUDGET AMENDMENT FOR FISCAL YEAR
2024-2025 FOR FLORIDA DEPARTMENT OF ENVIRONMENTAL
PROTECTION CONTRACT AGREEMENT AMENDMENT #2 FOR
THE SUN VILLAGE AND LAKES OF SAN SOUCI SEPTIC TO
SEWER CONVERSION PROJECTS; AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, on September 18, 2024, the City of Bonita Springs adopted the budget for the fiscal year ending September 30, 2025, Fiscal Year 2024-2025; and

WHEREAS, Section 46 (d) of the City Charter allows the transfer for all or part of any unrestricted appropriations from one department to another. Section 46 (a) of the City Charter allows revenues in excess of those estimated in the budget available for appropriation to be made as supplemental appropriations; and

WHEREAS, as outlined in City Council agenda item 25-07-156 the City approves the Florida Department of Environmental Protection Contract Agreement Amendments #2 for additional grant funding to the Sun Village \$525,750 and Lakes of San Souci \$562,500 Septic to Sewer Conversion Projects.

NOW, THEREFORE, be it resolved by the City Council of the City of Bonita Springs, Florida:

Section 1: The above “Whereas” clauses are true, correct, and incorporated herein by reference.

Section 2: The Bonita Springs City Council authorizes a budget amendment as follows:

13.705.3343502 Grant Revenue FLDEP Sun Village	\$(525,750)
13.705.581.0230 Transfer out to CIP	\$ 525,750
30.250.535.6302 Sanitary Sewer Conversion Sun Village	\$ 525,750
30.999.3810013 Transfer in from Grant	\$(525,750)
13.705.3343501 Grant Revenue FLDEP Lakes of San Souci	\$(562,500)
13.705.581.0130 Transfer out to CIP	\$ 562,500
30.250.535.6301 Sanitary Sewer Conversion Lakes of San Souci	\$ 562,500
30.999.3810013 Transfer in from Grant	\$(562,500)

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 16th day of July, 2025.

Attest:

Mayor

City Clerk

Reviewed for legal sufficiency:

By: _____
City Attorney

ITEM TITLE: Approve purchase agreement 2025-001QDD for the Quinn/Downs/Dean West of Imperial Parkway Infrastructure Project.

REQUESTOR: Elly Soto McKuen, Senior Project Manager

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 1) Stormwater Management and Resiliency, 4) Environmental Protection

BACKGROUND: The focus of the Quinn/Downs/Dean West of Imperial Parkway Infrastructure Project is to provide much needed stormwater infrastructure improvements in the neighborhood. The City is using federal U.S. Housing and Urban Development, Community Development Block Grant-Mitigation (HUD CDBG-MIT) funds to acquire parcels for stormwater retention ponds and improvements.

City Council approved a purchase agreement for this location at the March 5, 2025 meeting to purchase a parcel of land to construct a retention pond for stormwater improvements in the neighborhood. Amendment #1 extended the closing date from March 31, 2025 to May 30, 2025. The property owner let Amendment #1 lapse, and the City needs to re-approve the purchase agreement. The purchase price for the property is \$250,000 and will be paid from CIP account number 30.250.538.6810 (Quinn/Downs/Dean Infrastructure Grant Program).

Staff has redacted the homeowner's name and address as outlined in Senate Bill (SB) 966 adopted during the 2020 legislative session. SB 966 provides an exemption from public records requirements for personal identifying information for the purpose of disaster recovery assistance from a presidentially declared disaster. These properties were affected as a result of Hurricane Irma in 2017. Once the property has been transferred to the City's ownership the information will be made public.

STAFF RECOMMENDATION: Approve purchase agreement 2025-001DD for the Quinn/Downs/Dean West of Imperial Parkway Infrastructure

ATTACHMENTS:

1. Agreement 2025.001QDD

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	Matt Feeney



CITY OF BONITA SPRINGS, FLORIDA
IBE/QUINN/DOWNS/DEAN INFRASTRUCTURE PROGRAM

OPTION TO PURCHASE AGREEMENT

THIS OPTION TO PURCHASE AGREEMENT is made this 23 day of June, 2025, by and between the **City of Bonita Springs, FL**, a municipality (hereinafter referred to as "BUYER" or "City") and [REDACTED], husband and wife (hereinafter referred to as "SELLERS")

1. **PROGRAM DESCRIPTION.** The BUYER is acting under a Community Development Block Grant-Mitigation (CDBG-MIT) grant from the U.S. Department of Housing and Urban Development made to FloridaCommerce, administered by the BUYER and hereinafter referred to as the "IBE/Quinn/Downs/Dean Infrastructure Program", to purchase certain Property in the City of Florida in which the SELLERS owns improved or vacant properties located at [REDACTED], Bonita Springs, FL 34135 hereinafter referred to as the "Premises", and shown in Exhibit A which is attached hereto and made a part hereof.

The SELLERS acknowledge that the above-referenced property was impacted by Hurricane Irma, that the SELLERS qualifies for the assistance being granted, and that the SELLERS understands that any potential utilization of eminent domain by the City will not be implemented under this program. In the event the SELLERS are not interested in selling their property, or if the SELLERS and the BUYER cannot reach an amicable agreement for the purchase of the property, the BUYER will not pursue its acquisition under eminent domain.

SELLERS understand this is a voluntary transaction and that SELLERS are not entitled to relocation benefits provided by the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) and will not claim any such benefits. Relocation funding will only be available to any and all displaced tenants, as applicable.

2. **OFFER AND DESCRIPTION.** BUYER agrees to buy, and SELLERS agree to sell all of a certain piece, parcel or lot of land, and other interests buildings, structures and improvements thereon, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the SELLERS' rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the City of Bonita Springs, State of Florida, to-wit more particularly described as follows:

(See Exhibit A attached to this agreement)

More particularly as:

Bonita Springs, FL 34135





CITY OF BONITA SPRINGS, FLORIDA
IBE/QUINN/DOWNS/DEAN INFRASTRUCTURE PROGRAM

The SELLERS agree that they have full right, power, and authority to convey the Premises, and that they will convey to the BUYER the fee simple title together with legal and practical access thereto clear, free, and unencumbered, except subject to the following easements or reservations:

Existing easements for canals, ditches, flumes, pipelines, railroads, public highways and roads, telephone, telegraph, power transmission lines and public utilities.

3. CONSIDERATION. The SELLERS acknowledge the price to be paid for the Premises is the current Fair Market Value that was determined by a certified Florida Appraiser. The purchase price for the real estate properties and improvements above described is TWO HUNDRED FIFTY THOUSAND DOLLARS and Zero Cents (\$250,000.00) based on an appraisal dated June 4, 2025 to be paid at closing, minus any outstanding liens and transaction costs due from SELLERS which are due and payable at the date of settlement. The following caveats must occur prior to closing:
- a. Ninety (90) days prior to closing the BUYER will update the appraisal to reflect the current fair market value of the property.
 - b. Closing will occur following FloridaCommerce's approval of the BUYER's Environmental Review Record (ERR) for the IBE/Quinn/Downs/Dean West of Imperial Parkway Stormwater Project and subsequent issuance of a written Authorization to Use Grant Funds (AUGF).
 - c. The SELLERS agree, so long as this offer remains in effect, not to sell, mortgage, encumber, or otherwise dispose of the property or any part thereof, or interest therein, except to the BUYER.
 - d. Loss or damage to the property by any cause shall be at the risk of the SELLERS until title has been conveyed to the BUYER.
 - e. The SELLERS agree to deliver a good and sufficient general warranty deed conveying marketable title.
 - f. It is understood by all parties that the proceeds from the sale shall first be applied to all liens on the property which are due and payable at the date of settlement. It is further understood that the CDBG-MIT program funds being used for the purchase of the Property cannot and will not duplicate benefits that have been received for the same from any other funds. Duplication of Benefits (DOB) applies if the SELLERS are currently receiving funds for temporary housing from local, state, or federal sources as the BUYER will provide relocation funding to any tenant currently located on premises. DOB includes any Small Business Administration (SBA) loan secured by the SELLERS for relocation purposes. Additionally, SELLERS shall resolve any and all outstanding claims and sign a Subrogation Agreement (Attachment A) which will require the return of any and all monies or payments to either the funding agency or the BUYER, related to this property which may be claimed by SELLERS after settlement, stemming from Hurricane Irma, September 10, 2017 landfall in the City of Bonita Springs, Florida, and any disaster events afterwards.
 - g. AS APPLICABLE SELLERS must work with BUYER to identify displaced tenants prior to closing on the Premises with provisions identified in the Uniform





CITY OF BONITA SPRINGS, FLORIDA
IBE/QUINN/DOWNS/DEAN INFRASTRUCTURE PROGRAM

Relocation Assistance and Real Property Acquisition Policies Act (URA). The URA allows the tenants to receive relocation benefits for up to 42 months. In case the tenants vacate the affected properties in good faith and prior to the sale of said properties, if the SELLERS decide against the sale of the affected properties in benefit of the City, the SELLERS will become financially responsible for fulfilling the URA benefits to the tenants entirely. This financial commitment will also include any payments already made by the City for the benefit of the tenants.

4. ENVIRONMENTAL. To the best of the SELLERS knowledge, the properties are in compliance with Environmental Laws. SELLERS will provide any hazardous permits if applicable to BUYER prior to closing should any hazardous substances, toxic substances, materials or waste, pollutants, or contaminants, including without limitation, petroleum and petroleum products, asbestos and polychlorinated biphenyls (PCBs) have been released, spilled, leaked, discharged, disposed of, pumped, poured, emitted, emptied, injected, leached, dumped or allowed to escape or threatened to release on, at, under, above, through or from the properties in violation of applicable Environmental Laws or in a manner which requires or could require investigation, remediation or any other response action or could result in liability under applicable Environmental Laws.

- a. SELLERS shall attest that the properties are not listed or proposed for listing on the National Priority List promulgated pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, (CERCLA), nor are listed on the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) or on any state list of sites requiring environmental investigation or clean-ups.

5. CONTINGENCIES.

- a. SELLERS shall vacate the property on or before the closing date outlined in Section 16. If SELLERS do not vacate the property, the BUYER shall have the right to void this contract, unless an extension has been agreed upon between SELLERS and the BUYER. The property shall be delivered at settlement free of any tenant or occupancy whatsoever.
- b. SELLERS must work with BUYER to identify displaced tenants prior to closing on the property with provisions identified in the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA).
- c. BUYER shall have the right to perform any and all inspections on the property up until the day of closing (settlement date). If BUYER's inspections are not satisfactory to the BUYER, the BUYER shall have the right to void this contract. BUYER shall also have the right to void this contract if the City's intended use of the property is a violation of any restrictive covenants on the property that cannot be modified.





CITY OF BONITA SPRINGS, FLORIDA
IBE/QUINN/DOWNS/DEAN INFRASTRUCTURE PROGRAM

- d. BUYER and SELLERS acknowledge that the purchase of the property is with U.S. Department of Housing and Urban Development (HUD) funds that are being allocated through FloridaCommerce. The SELLERS acknowledge that this Contract does not constitute a commitment of funds or site approval, and that such commitment of funds or approval may occur only upon satisfactory completion of an environmental review, FloridaCommerce approval of the purchase, the City of Bonita Springs City Council's approval of the purchase, and receipt of the AUGF from FloridaCommerce.
- e. 1031 EXCHANGE. SELLERS may structure this transaction as part of a like-kind exchange. Each party shall reasonably cooperate with the other (at no cost or liability to the cooperating party) in effectuating said like-kind exchange under Section 1031 of the Internal Revenue Code of 1986, as amended, including signing such documents as may be reasonably and customarily necessary to accomplish such exchange.
6. TRANSACTION COSTS. BUYER's Transaction Costs include appraisal fee, property surveys, BUYER's attorney fees, deed preparation, title search, and title insurance and all recording fees, as applicable. SELLERS's Transaction Costs include payoff fees. SELLERS shall be responsible for any costs necessary to deliver a marketable title (including recording of loan satisfaction). If SELLERS are represented by a realtor or attorney, the SELLERS are responsible for all SELLERS realtor and attorney fees.
7. REAL ESTATE TAXES. SELLERS shall provide a paid tax receipt for the most recent tax bill 5 days prior to closing. BUYER shall be responsible for the pro-rata share of prepaid real property taxes allocable to the period subsequent to the vesting of title in the CITY, or the effective date of possession of such real property by the same, whichever is earlier. It shall be the obligation of the SELLERS to pay all taxes and assessments outstanding as liens at the date title vests of record in the BUYER, whether or not such taxes and assessments are then due and payable.
8. ADJUSTMENTS. NONE.
9. CONVEYANCE DATE OF CLOSING/POSSESSION. Conveyance will be made subject to all easements and covenants of record (provided they do not make the title unmarketable or prohibits the City of Bonita Springs from its desired use of the property) and to all governmental statutes, ordinances, rules, and regulations. The SELLERS expressly agree herein to furnish to the BUYER any documents in SELLERS's possession establishing evidence of title including, but not limited to, abstracts, title commitments, title policies and opinions of title, if needed. SELLERS agrees to convey by marketable title with a general warranty deed, free of encumbrances. The deed will be prepared in the name of the City of Bonita Springs, FL and delivered to stipulated place of closing. The Closing Agent shall be authorized to disburse the sales proceeds at the time of settlement.
10. ADDITIONAL COVENANTS OF SELLERS. From and after the date hereof and at all times prior to the end of the Option Period, SELLERS shall:





CITY OF BONITA SPRINGS, FLORIDA
IBE/QUINN/DOWNS/DEAN INFRASTRUCTURE PROGRAM

- a. Maintain the Properties substantially in the condition as it exists on the date hereof and not construct any improvements therein;
- b. Provide the BUYER with prompt written notice of any notice, inquiry, complaint or request for information received from any governmental authority with respect to the Properties including, without limitation, any investigation or request for information regarding an environmental claim or condition or any alleged violation of any applicable laws including, without limitation Environmental Laws;
- c. Not sell, transfer, lease, pledge, hypothecate or otherwise encumber any direct or indirect interest in the Properties or any portion thereof or any direct or indirect interest of SELLERS except to the BUYER;
- d. Not enter into any service or other contracts which are not cancelable upon thirty (30) days or less notice without penalty or which would be binding on BUYER after closing, in either case without the prior written consent of the BUYER;
- e. Notify the BUYER in writing promptly after it becomes aware of any factor or circumstance which makes any representation or warranty herein untrue or misleading in any material respect or jeopardizes or impairs the SELLERS ability to perform any covenant or agreement herein contained.

11. ACKNOWLEDGEMENTS. The SELLERS acknowledge that it has had an opportunity to review this Agreement and that it has had an opportunity, if needed, to contact an attorney of its choice to review this Agreement, and the SELLERS enters into this Agreement fully understanding the nature thereof and saves and holds harmless the BUYER and its agents as a result of this Agreement or any incident to the sale of the referenced real property.

12. FIXTURES AND PERSONAL PROPERTY. At the time of closing (settlement date), this sale includes all property, fixtures, equipment, and improvements of any kind left on the premises. Personal property, such as fixtures, can be removed from the property prior to Vacancy Inspection so long as this removal does not cause health or safety concerns on the premises. After the Vacancy Inspection date, SELLERS shall not be allowed to remove any personal property, fixtures or other items otherwise agreed upon between BUYER and the SELLERS.

13. VACANCY INSPECTION. The SELLERS acknowledge and agree that on the Vacancy Inspection date, the City will require the premises, including all external doors and windows to be secured. If the property is not secured, the Vacancy Inspection and closing may be required to be rescheduled for a later date. The Vacancy Inspection will need to be completed within twenty-four (24) hours prior to closing, unless otherwise agreed upon between the BUYER and the SELLERS.

14. RADON. Radon is a naturally occurring radioactive gas that, when it is accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from the county health department.





CITY OF BONITA SPRINGS, FLORIDA
IBE/QUINN/DOWNS/DEAN INFRASTRUCTURE PROGRAM

- 15. SELLER CLOSING ACTION ITEMS.** The SELLERS agrees that all utilities will be turned off on or before the Vacancy Inspection date. SELLERS shall be responsible for the payment of all utilities up to the date of closing.
- 16. EXPIRATION OF OFFER.** This offer from BUYER will be withdrawn at **11:59 o'clock PM.** (Eastern Standard Time) on or before **July 31, 2025** unless accepted or countered by SELLERS in written form prior to such time. **The SELLER is allowed five (5) business days to accept the BUYER's offer at the price identified in Paragraph 3 – Considerations. Should the SELLER not accept the BUYER's offer, the BUYER has the option to withdraw the offer to purchase the property located at 27850 Edith Lane and further described in Exhibit A.** If SELLERS requires an extension to the time and date stated above to accept or counteroffer the offer presented by the BUYER, a written request with reasonable needs to be submitted to and approved by the BUYER prior to the expiration date.
- 17. FURTHER ASSURANCES.** The SELLERS and BUYER shall execute, acknowledge and deliver to each other such additional assurances and documents as the other may reasonably request to effectuate the purposes of this Agreement.
- 18. ENTIRE AGREEMENT.** This agreement supersedes any and all understandings and agreements between the parties and constitutes the sole and entire agreement between the parties. No oral agreement or representations prior hereto shall be included herein unless set forth in writing. Any change to this Contract shall be in writing.
- 19.** The SELLERS shall close any open building permits and/or resolve any code enforcement proceedings prior to closing.
- 20. EFFECTIVE DATE.** The effective date of this Agreement shall be the date when the last one of the SELLERS and the CITY has signed this Agreement.

Warning: Any person who knowingly makes a false claim or statement to HUD may be subject to civil or criminal penalties under 18 U.S.C. 287, 1001 and 31 U.S.C. 3729.

(This section intentionally left blank.)





CITY OF BONITA SPRINGS, FLORIDA
IBE/QUINN/DOWNS/DEAN INFRASTRUCTURE PROGRAM

IN WITNESS WHEREOF, the SELLERS have hereunto signed their names and affixed their respective seals, as applicable, and therefore the SELLERS for and in consideration of Ten Dollars (\$10.00) hereinabove acknowledge as received, have, and do hereby grant unto the CITY or its authorized representative, or any other office or agent of the CITY authorized to purchase said lands, the option and right to enter into this Agreement and to purchase said lands as herein provided.

Seller/ [REDACTED]

[REDACTED]
Signature

6-23-2025
Date

Seller/ [REDACTED]

[REDACTED]
Signature

6-23-2025
Date

BUYER/ CITY:

CITY OF BONITA SPRINGS, FLORIDA

ATTEST: Michael J. Sheffield, Clerk

By: _____
Clerk

Michael S. Gibson, Mayor

(Seal)

Date: _____

APPROVED AS TO FORM: _____
City Attorney's Office





CITY OF BONITA SPRINGS, FLORIDA
IBE/QUINN/DOWNS/DEAN INFRASTRUCTURE PROGRAM

Exhibit A

Legal Description



Parcel ID: [REDACTED]

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in
anywise appertaining.





CITY OF BONITA SPRINGS, FLORIDA
IBE/QUINN/DOWNS/DEAN INFRASTRUCTURE PROGRAM

Attachment A

PROGRAM SUBROGATION AGREEMENT

Federal law prohibits any person, business, or other entity from receiving Federal funds for any part of such loss as to which they have received financial assistance under any other program, or from insurance or any other source. A duplication of benefits ("DOB") occurs when a beneficiary receives assistance from multiple sources, and the assistance amount exceeds the need for a particular recovery purpose. The DOB prohibition applies to federally funded programs providing financial assistance as a result of a major disaster or emergency.

To comply with federal law, the undersigned SELLERS of benefits under the Rebuild Florida CDBG-MIT IBE/Quinn/Downs/Dean West of Imperial Parkway Infrastructure Program (the "Program") being administered by the City of Bonita Springs (the "City") as a subrecipient of the FloridaCommerce Community Development Block Grant-Mitigation (CDBG-Mitigation) grant, the SELLERS hereby assign to the City all of their future rights to reimbursement and all payments that may be received, or have been previously received and not disclosed, under any Federal Emergency Management Agency ("FEMA") program, Small Business Administration ("SBA") program or any other Federal, State Local or private sources relating to temporary housing provided through the Program relating to the disaster or emergency for which these CDBG-MIT funds are awarded.

The City's rights under this Agreement regarding Proceeds or DOB shall be subject to the following:

- A. If Proceeds are received by the SELLERS between the date of the signed Duplication of Benefits Certification and the date of completion of Program participation (closing), that have not been previously disclosed to the Program, then the SELLERS must repay the City the difference between (i) the total amount of Program disbursements as of the date the Proceeds were received, and (ii) the total amount that would have been made if such Proceeds had been included in the original DOB calculation.
- B. If Proceeds are received by the Recipient after the date of completion of Program participation, then the SELLERS must turn over to the City the total amount of the Proceeds up to, but not exceeding, the amount received under Program benefits.





CITY OF BONITA SPRINGS, FLORIDA
IBE/QUINN/DOWNS/DEAN INFRASTRUCTURE PROGRAM

The SELLERS agree to assist and cooperate with the City should the City elect to pursue any of the claims the Recipient has or may have for benefits or reimbursement under any Federal, State, or private sources. The SELLERS's assistance and cooperation shall include allowing suit to be brought in the name(s) of the SELLERS, giving depositions, providing documents, producing records and other evidence, testifying at trial, and any other form of assistance and cooperation reasonably requested by the City or FloridaCommerce.

If requested by the City, the SELLERS agree to execute such further and additional documents and instruments as may be requested to further and better assign to the City the Proceeds and/or any rights thereunder as contemplated by this Agreement, and to take, or cause to be taken, all actions and to do, or cause to be done, all things requested by the City to consummate and make effective the purposes of this Agreement.

The SELLERS explicitly allows the City to request of any company or entity with which the Recipient held policies, or FEMA, or the SBA, or any other entity from which the SELLERS has applied for or is receiving Proceeds, any nonpublic or confidential information determined to be reasonably necessary by the City to monitor and/or enforce its interest in the rights assigned to it under this Agreement and gives the SELLERS's consent to such company or entity to release said information to the City.

The SELLERS agrees that any lawyer or claims adjuster representing the Recipients in connection with Program benefits or services are authorized and instructed to communicate with the City regarding the nature and status of claims and to share information with the City relating to the claims. The lawyer and claims shall protect the interest of the City in any proceeds resulting from the claim upon receipt of notice of this subrogation.

(This section intentionally left blank)





CITY OF BONITA SPRINGS, FLORIDA
IBE/QUINN/DOWNS/DEAN INFRASTRUCTURE PROGRAM

If the SELLERS hereafter receives any Proceeds for the same purpose as the Program, the SELLERS agree to promptly pay such Proceeds, or an equivalent amount of funds, to the City in accordance with the terms of this Agreement.

In any proceeding to enforce this Agreement, the City shall be entitled to recover all costs of enforcement, including actual attorneys' fees.

Warning: Any person who knowingly makes a false claim or statement to HUD may be subject to civil or criminal penalties under 18 U.S.C. 287, 1001 and 31 U.S.C. 3729.

OWNER/ [REDACTED]

OWNER/ [REDACTED]

[REDACTED]

Signature

[REDACTED]

Signature

[REDACTED]

Print Name

[REDACTED]

Print Name

CITY PROGRAM STAFF/ Elly Soto McKuen

Signature

Elly Soto McKuen

Print Name



ITEM TITLE: Approve 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.

REQUESTOR: Elly Soto McKuen, Senior Project Manager

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 1) Stormwater Management and Resiliency

BACKGROUND: The Florida Division of Emergency Management (FDEM) released their Notice of Funding Opportunity (NOFO) on September 20, 2021. The announcement included funds allocated by the President for emergencies and major disaster declarations that occurred between January 1, 2020 and December 31, 2021. Included in the announcement was funding for HMGP-COVID. The City received a grant award notice on April 17, 2024 in the amount of \$4,282,761.60. The City's match of \$475,862.40 provides a total project cost of \$4,758,624 for the neighborhood acquisition/demolition project.

The focus of the program is to purchase property located in floodways or within neighborhoods that experiences frequent flooding. The purchase agreement for the property reflects the current market value of the property. Once the City purchases the property the structure will be demolished, and the land will be in the City's name in perpetuity.

Staff has redacted the homeowner's name and address as outlined in Senate Bill (SB) 966 adopted during the 2020 legislative session. SB 966 provides an exemption from public records requirements for personal identifying information for the purpose of disaster recovery assistance from a presidentially declared disaster. These properties were affected as a result of Hurricane Irma in 2017. Once the property has been transferred to the City's ownership the information will be made public.

STAFF RECOMMENDATION: Approve 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.

ATTACHMENTS:

1. Agreement #2025-004

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	Matt Feeney



CITY OF BONITA SPRINGS, FLORIDA VOLUNTARY HOME BUYOUT PROGRAM

AGREEMENT FOR PURCHASE

THIS AGREEMENT is made this _____ day of _____, 2025, by and between the **City of Bonita Springs, FL**, a municipality incorporated in the State of Florida (hereinafter referred to as "BUYER" or "City") and [REDACTED] (hereinafter referred to as "SELLER"):

- 1. PROGRAM DESCRIPTION.** The BUYER is acting under a Federal Emergency Management Agency (FEMA) grant from the U.S. Department of Homeland Security, administered by the BUYER and hereinafter referred to as the "Bonita Springs Acquisition/Demolition Project". The BUYER and funding from FEMA is regulated in part by the Robert T. Stafford Disaster Relief and Emergency Assistance Act, (The Stafford Act), 42 U.S.C. § 5121, et seq., identifies the use of disaster relief funds under §5170c, Hazard Mitigation Grant Program, including the acquisition and relocation of structures in the floodplain.

The Hazard Mitigation Grant Program (HMGP) provides a process for a local government, through the State of Florida, to apply for federal funds for mitigation assistance to acquire interests in property, including purchase of structures in the floodplain, to demolish and/or remove the structures, and to maintain the use of the Property as open space in perpetuity.

Florida has applied for and been awarded such funding from the Department of Homeland Security, Federal Emergency Management Agency and has entered into a mitigation grant program Grant Agreement with FEMA and herein incorporated by reference; making it a mitigation grant program grantee. The City of Bonita Springs, acting by and through the Bonita Springs City Council has applied for and been awarded federal funds pursuant to an agreement with Florida Division of Emergency Management dated September 9, 2024, and herein incorporated by reference, making it a mitigation grant program subgrantee;

The terms of the mitigation grant program statutory authorities, Federal program requirements consistent with 44 C.F.R. Part 80, the Grant Agreement, and the State-Local Agreement require that the Grantee agree to conditions that restrict the use of the land to open space in perpetuity in order to protect and preserve natural floodplain values.

The property located at [REDACTED] Lane, Bonita Springs, FL 34135 is located in the City of Bonita Springs, Lee County, FL and further described in Exhibit A, which is attached hereto and made a part hereof, and the City of Bonita Springs participates in the National Flood Insurance Program (NFIP) and is in good standing with NFIP as of the date of the Deed;

The SELLER acknowledges that the above-referenced property qualifies for the assistance being granted, and that the SELLER understands that any potential utilization of eminent domain by the City will not be implemented under this program. In the event the SELLER is not interested in selling their property, or if the SELLER and the BUYER cannot reach an amicable agreement for the purchase of the property, the BUYER will not pursue its acquisition under eminent domain.

SELLER understands this is a voluntary transaction and that SELLER is not entitled to





CITY OF BONITA SPRINGS, FLORIDA VOLUNTARY HOME BUYOUT PROGRAM

relocation benefits provided by the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) and will not claim any such benefits. Relocation funding will only be available to any and all displaced tenants as applicable.

2. OFFER AND DESCRIPTION. BUYER agrees to buy, and SELLER agrees to sell all of a certain piece, parcel or lot of land, and other interests buildings, structures and improvements thereon, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the SELLER' rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the City of Bonita Springs, State of Florida, to-wit more particularly described as follows:

(See Exhibit A attached to this agreement)

More commonly known as:

██████████ Lane
Bonita Springs, FL 34135

The SELLER agree that they have full right, power, and authority to convey, and that they will convey to the CITY the fee simple title together with legal and practical access thereto clear, free, and unencumbered, except subject to the following easements or reservations:

Existing easements for canals, ditches, flumes, pipelines, railroads, public highways and roads, telephone, telegraph, power transmission lines and public utilities.

3. CONSIDERATION. The SELLER acknowledges that the price to be paid for the property is the current Fair Market Value that was determined by a certified Florida Appraiser. The purchase price for the real estate property and improvements described above is Four Hundred Ten Thousand Dollars and Zero Cents (\$410,000.00) to be paid at closing, minus any outstanding liens and transaction costs due from SELLER which are due and payable at the date of settlement.

- a. The SELLER agrees, so long as this offer remains in effect, not to sell, mortgage, encumber, or otherwise dispose of the property or any part thereof, or interest therein, except to the City.
- b. Loss or damage to the property by any cause shall be at the risk of the SELLER until title has been conveyed to the City.
- c. The SELLER agree to deliver a good and sufficient general warranty deed conveying marketable title.
- d. It is understood by all parties that the proceeds from the sale shall first be applied to all liens on the property which are due and payable at the date of settlement. It is further understood that FEMA funds being used for the purchase of the property, cannot and will not duplicate benefits that have been received for the same from any other funds. Duplication of Benefits (DOB) applies if the SELLER is currently receiving funds for temporary housing from local, state, or federal sources as the BUYER will provide relocation funding as described in the following paragraph (refer to Program Incentive). DOB includes any Small Business Administration (SBA) loan secured by the SELLER for relocation purposes. Additionally, SELLER shall resolve any and all outstanding claims and sign a Subrogation Agreement (Attachment A) which will require the return





CITY OF BONITA SPRINGS, FLORIDA VOLUNTARY HOME BUYOUT PROGRAM

of any and all monies or payments to either the funding agency or the City related to this property which may be claimed by SELLER after settlement.

- e. AS APPLICABLE SELLERS must work with BUYER to identify displaced tenants prior to closing on the Premises with provisions identified in the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). The URA allows the tenants to receive relocation benefits for up to 42 months. In case the tenants vacate the affected properties in good faith and prior to the sale of said properties, if the SELLERS decide against the sale of the affected properties in benefit of the City, the SELLERS will become financially responsible for fulfilling the URA benefits to the tenants entirely. This financial commitment will also include any payments already made by the City for the benefit of the tenants.

4. ENVIRONMENTAL. To the best of the SELLERS knowledge, the properties are in compliance with Environmental Laws. SELLERS will provide any hazardous permits if applicable to BUYER prior to closing should any hazardous substances, toxic substances, materials or waste, pollutants, or contaminants, including without limitation, petroleum and petroleum products, asbestos and polychlorinated biphenyls (PCBs) have been released, spilled, leaked, discharged, disposed of, pumped, poured, emitted, emptied, injected, leached, dumped or allowed to escape or threatened to release on, at, under, above, through or from the properties in violation of applicable Environmental Laws or in a manner which requires or could require investigation, remediation or any other response action or could resolute in liability under applicable Environmental Laws.

- A. SELLERS shall attest that the properties are not listed or proposed for listing on the National Priority List promulgated pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, (CERCLA), nor are listed on the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) or on any state list of sites requiring environmental investigation or clean-ups.

5. CONTINGENCIES.

- A. SELLER shall vacate the property on or before the closing date from the date of this contract or by the settlement date, whichever is soonest. If SELLER does not vacate the property, the BUYER shall have the right to void this contract, unless an extension has been agreed upon between SELLER and the BUYER. The property shall be delivered at settlement free of any tenant or occupancy whatsoever.
- B. BUYER shall have the right to perform any and all inspections on the property up until the day of closing (settlement date). If BUYER's inspections are not satisfactory to the BUYER, the BUYER shall have the right to void this contract. BUYER shall also have the right to void this contract if the City's intended use of the property is a violation of any restrictive covenants on the property that cannot be modified.
- C. BUYER and SELLER acknowledge that the purchase of the property is with U.S. Department of Homeland Security Federal Emergency Management Agency funds. The SELLER acknowledges that this Contract does not constitute a commitment of funds or site approval, and that such commitment of funds or approval may occur only upon satisfactory approval by the City of Bonita Springs City Council of the purchase, and receipt and release of funds from FEMA.





CITY OF BONITA SPRINGS, FLORIDA VOLUNTARY HOME BUYOUT PROGRAM

- D. 1031 Exchange. SELLER may structure this transaction as part of a like-kind exchange. Each party shall reasonably cooperate with the other (at no cost or liability to the cooperating party) in effectuating said like-kind exchange under Section 1031 of the Internal Revenue Code of 1986, as amended, including signing such documents as may be reasonably and customarily necessary to accomplish such exchange.
6. TRANSACTION COSTS. BUYER's Transaction Costs include appraisal fee, BUYER's attorney fees, deed preparation, title search, and title insurance and all recording fees, if applicable. SELLER's Transaction Costs include payoff fees. BUYER shall be responsible for BUYER's transaction costs and SELLER's transaction costs. SELLER shall be responsible for any costs necessary to deliver a marketable title (including recording of loan satisfaction). If SELLER is represented by a realtor or attorney, the SELLER is responsible for all realtor and attorney fees.
7. REAL ESTATE TAXES. SELLER shall provide a paid tax receipt for the most recent tax bill 5 days prior to closing. BUYER shall be responsible for the pro-rata share of prepaid real property taxes allocable to the period subsequent to the vesting of title in the CITY, or the effective date of possession of such real property by the same, whichever is earlier. It shall be the obligation of the SELLER to pay all taxes and assessments outstanding as liens at the date title vests of record in the CITY, whether or not such taxes and assessments are then due and payable.
8. ADJUSTMENTS. NONE.
9. CONVEYANCE DATE OF CLOSING/POSSESSION. Conveyance will be made subject to all easements and covenants of record (provided they do not make the title unmarketable or prohibits the City of Bonita Springs from its desired use of the property) and to all governmental statutes, ordinances, rules, and regulations. The SELLER expressly agree herein to furnish to the CITY any documents in SELLER's possession establishing evidence of title including, but not limited to, abstracts, title commitments, title policies and opinions of title, if needed. SELLER agrees to convey by marketable title with a general warranty deed, free of encumbrances. The deed will be prepared in the name of the City of Bonita Springs, FL or as otherwise stipulated by BUYER, and delivered to stipulated place of closing. The Closing Agent shall be authorized to disburse the sales proceeds at the time of settlement. This transaction will be closed *on or before* one hundred eighty-three (183) days of the signing of this contract.
10. ADDITIONAL COVENANTS OF SELLERS. From and after the date hereof and at all times prior to the end of the Option Period, SELLERS shall:
- A. Maintain the Properties substantially in the condition as it exists on the date hereof and not construct any improvements therein;
 - B. Provide the BUYER with prompt written notice of any notice, inquiry, complaint or request for information received from any governmental authority with respect to the Properties including, without limitation, any investigation or request for information regarding an environmental claim or condition or any alleged violation of any applicable laws including, without limitation Environmental Laws;





CITY OF BONITA SPRINGS, FLORIDA VOLUNTARY HOME BUYOUT PROGRAM

- C. Not sell, transfer, lease, pledge, hypothecate or otherwise encumber any direct or indirect interest in the Properties or any portion thereof or any direct or indirect interest of SELLERS except to the BUYER;
- D. Not enter into any service or other contracts which are not cancelable upon thirty (30) days or less notice without penalty or which would be binding on BUYER after closing, in either case without the prior written consent of the BUYER;
- E. Notify the BUYER in writing promptly after it becomes aware of any factor or circumstance which makes any representation or warranty herein untrue or misleading in any material respect or jeopardizes or impairs the SELLERS ability to perform any covenant or agreement herein contained.

11. ACKNOWLEDGEMENTS. The SELLER acknowledges that it has had an opportunity to review this Agreement and that it has had an opportunity, if needed, to contact an attorney of its choice to review this Agreement, and the SELLER enters into this Agreement fully understanding the nature thereof and saves and holds harmless the City and its agents as a result of this Agreement or anything incident to the sale of the referenced real property.

12. FIXTURES AND PERSONAL PROPERTY. At the time of closing (settlement date), this sale includes all property, fixtures, equipment, and improvements of any kind left on the premises. Personal property, such as fixtures, can be removed from the property prior to Vacancy Inspection so long as this removal does not cause health or safety concerns on the premises. After the Vacancy Inspection date, SELLER shall not be allowed to remove any personal property, fixtures or other items otherwise agreed upon between City and the SELLER.

13. VACANCY INSPECTION. The SELLER acknowledges and agrees that on the Vacancy Inspection date, the City will require the premises, including all external doors and windows to be secure. If the property is not secure, the Vacancy Inspection and closing may be required to be rescheduled for a later date. The Vacancy Inspection will need to be completed within twenty-four (24) hours prior to closing, unless otherwise agreed upon between the City and the SELLER.

14. RADON. Radon is a naturally occurring radioactive gas that, when it is accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from the county health department.

15. SELLER CLOSING ACTION ITEMS. The SELLER agrees that all utilities are turned off on or before the Vacancy Inspection date. SELLER shall be responsible for the payment of all utilities up to the date of closing. Attachment B has a number of tips to ensure the necessary steps for the closing process have been completed.

16. EXPIRATION OF OFFER. This offer from BUYER will be withdrawn at **11:59 o'clock PM.** (Eastern Standard Time) *on or before* **September 30, 2025** unless accepted or countered by SELLER in written form prior to such time. If SELLER or BUYER requires an extension to the time and date stated above to accept or counteroffer the offer presented by the SELLER/BUYER, a written request with reasoning needs to be submitted to and approved by the SELLER/BUYER prior to the expiration date.





**CITY OF BONITA SPRINGS, FLORIDA
VOLUNTARY HOME BUYOUT PROGRAM**

- 17. ENTIRE AGREEMENT.** This agreement supersedes any and all understandings and agreements between the parties and constitutes the sole and entire agreement between the parties. No oral agreement or representations prior hereto shall be included herein unless set forth in writing. Any change to this Contract shall be in writing.
- 18.** The SELLER shall close any open building permits or code enforcement proceedings prior to closing.
- 19. EFFECTIVE DATE.** The effective date of this Agreement shall be the date when the last one of the SELLER and the BUYER has signed this Agreement.

Warning: Any person who knowingly makes a false claim or statement to HUD may be subject to civil or criminal penalties under 18 U.S.C. 287, 1001 and 31 U.S.C. 3729.

(This section intentionally left blank)





**CITY OF BONITA SPRINGS, FLORIDA
VOLUNTARY HOME BUYOUT PROGRAM**

IN WITNESS WHEREOF, the SELLER have hereunto signed their names and affixed their respective seals, as applicable, and therefore the SELLER for and in consideration of the Ten Dollars (\$10.00) hereinabove acknowledge as received, have, and do hereby grant unto the CITY or its authorized representative, or any other office or agent of the CITY authorized to purchase said lands, the option and right to enter into this Agreement and to purchase said lands as herein provided.

Seller/ [REDACTED]

Signature

June 18, 2025

Date

BUYER/ CITY:

CITY OF BONITA SPRINGS, FLORIDA

ATTEST: Michael J. Sheffield, Clerk

By: _____
Clerk

Michael S. Gibson, Mayor

(Seal)

Date: _____

APPROVED AS TO FORM: _____
City Attorney's Office





CITY OF BONITA SPRINGS, FLORIDA VOLUNTARY HOME BUYOUT PROGRAM

Exhibit A

Legal Description

[REDACTED]
[REDACTED], Public Records of Lee County, Florida.

Parcel Identification Number: [REDACTED]





CITY OF BONITA SPRINGS, FLORIDA VOLUNTARY HOME BUYOUT PROGRAM

Attachment A

PROGRAM SUBROGATION AGREEMENT

Federal law prohibits any person, business, or other entity from receiving Federal funds for any part of such loss as to which they have received financial assistance under any other program, or from insurance or any other source. A duplication of benefits ("DOB") occurs when a beneficiary receives assistance, the assistance is from multiple sources, and the assistance amount exceeds the need for a particular recovery purpose. The DOB prohibition applies to federally funded programs providing financial assistance as a result of a major disaster or emergency.

To comply with federal law, the undersigned SELLER of benefits under the FEMA Hazard Mitigation Grant Program – COVID funding (the "Program") being administered by the City of Bonita Springs (the "City") as a subrecipient of the Florida Division of Emergency Management ("FDEM") grant, the SELLER hereby assigns to the City all of their future rights to reimbursement and all payments that may be received, or have been previously received and not disclosed, under any Federal Emergency Management Agency ("FEMA") program, Small Business Administration ("SBA") program relating to temporary housing provided through the Program relating to the disaster or emergency for which these HMGP-COVID funds are awarded.

The City's rights under this Agreement regarding Proceeds or DOB shall be subject to the following:

- A. If Proceeds are received by the SELLER between the date of the signed Duplication of Benefits Certification and the date of completion of Program participation (closing), that have not been previously disclosed to the Program, then the SELLER must repay the City the difference between (i) the total amount of Program disbursements as of the date the Proceeds were received, and (ii) the total amount that would have been made if such Proceeds had been included in the original DOB calculation.
- B. If Proceeds are received by the Recipient after the date of completion of Program participation, then the SELLER must turn over to FDEM the total amount of the Proceeds up to, but not exceeding, the amount received under Program benefits.

The SELLER agrees to assist and cooperate with the City should the City elect to pursue any of the claims the Recipient has or may have for benefits or reimbursement under any Federal, State, or private sources. The SELLER's assistance and cooperation shall include allowing suit to be brought in the name(s) of the SELLER, giving depositions, providing documents, producing records and other evidence, testifying at trial, and any other form of assistance and cooperation reasonably requested by the City or FDEM or FEMA.

If requested by the City, the SELLER agree to execute such further and additional documents and instruments as may be requested to further and better assign to the City the Proceeds and/or any rights thereunder as contemplated by this Agreement, and to take, or cause to be taken, all





CITY OF BONITA SPRINGS, FLORIDA VOLUNTARY HOME BUYOUT PROGRAM

actions and to do, or cause to be done, all things requested by the City to consummate and make effective the purposes of this Agreement.

The SELLER explicitly allows the City to request of any company or entity with which the Recipient held policies, or FEMA, or the SBA, or any other entity from which the SELLER has applied for or is receiving Proceeds, any nonpublic or confidential information determined to be reasonably necessary by the City to monitor and/or enforce its interest in the rights assigned to it under this Agreement and gives the SELLER's consent to such company or entity to release said information to the City.

The SELLER agrees that any lawyer or claims adjuster representing the Recipients in connection with Program benefits or services are authorized and instructed to communicate with the City regarding the nature and status of claims and to share information with the City relating to the claims. The lawyer and claims shall protect the interest of the State in any proceeds resulting from the claim upon receipt of notice of this subrogation.

If the SELLER hereafter receives any Proceeds for the same purpose as the Program, the SELLER agree to promptly pay such Proceeds, or an equivalent amount of funds, to the City in accordance with the terms of this Agreement.

In addition to the above, the use of the land once acquired by the BUYER shall be dedicated and maintained in perpetuity as open space for the conservation of natural floodplain functions as outlined in the statutory authorities, Federal program requirements consistent with 44 C.F.R. Part 80. Such uses may include parks for outdoor recreational activities; wetlands management; nature reserves and other uses consistent with FEMA guidance for open space acquisition, Hazard Mitigation Assistance, Requirements for Property Acquisition and Relocation for Open Space.

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**CITY OF BONITA SPRINGS, FLORIDA
VOLUNTARY HOME BUYOUT PROGRAM**

In any proceeding to enforce this Agreement, the City shall be entitled to recover all costs of enforcement, including actual attorneys' fees

Warning: Any person who knowingly makes a false claim or statement to HUD may be subject to civil or criminal penalties under 18 U.S.C. 287, 1001 and 31 U.S.C. 3729.

OWNER [REDACTED]

[REDACTED]

Signature

[REDACTED]

Print Name

PROGRAM STAFF

[REDACTED]

Signature

Elly Soto McKuen

Print Name





CITY OF BONITA SPRINGS, FLORIDA VOLUNTARY HOME BUYOUT PROGRAM

Attachment B

STEPS TO A SUCCESSFUL CLOSING

A City of Bonita Springs representative will assist you through the closing process. Please review the following tips to ensure the necessary steps for the closing process are completed.

The Vacancy Inspection is an important step in the process and is required before the City can take possession of your property.

Please complete the following items before the Vacancy Inspection:

- 1. You or your authorized representative need to be present at the vacancy inspection the day before the scheduled closing.**
- 2. All utilities need to be turned off.** This includes, but is not limited to, electrical, gas, plumbing, cable, and any other recurring services at the property. Please advise the utility company that the property will be demolished.
- 3. All personal property, fixtures, and/or any other items on the premises need to be removed from the property.** This includes, but is not limited to vehicles and vessels, personal items, and items in the household the current owner wishes to keep. After the Vacancy Inspection is complete, all items remaining on the property will become the City's property.
- 4. The property needs to be completely vacated.** At the time of the Vacancy Inspection, no individuals can be living on the property.
- 5. The property needs to be secured and inaccessible to the public.** This includes, but is not limited to, confirming that all doors and windows lock. If windows or doors are not secured, the necessary steps need to be taken to secure the building (such as placing boards over the windows).
- 6. Please ensure that all hazardous items have been removed from the household and properly disposed of.** This includes, but is not limited to, household cleaners, paints, oils, and batteries.
- 7. Provide all property keys to the City:** Please bring your property keys to the closing. If the closing will be accomplished remotely, please ensure the property keys are surrendered to the City as prearranged by closing.



ITEM TITLE: APPROVE A SPECIAL ASSEMBLAGE MASTER PLAN, LOCATED IN THE CIVIC INSTITUTIONAL (C-I) DISTRICT OF THE DOWNTOWN DISTRICT, AT 10701 DEAN STREET, BONITA SPRINGS, FLORIDA, 34135.

REQUESTOR: Mike Fiigon II, Senior Planner, Community Development

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 3) Community Aesthetics

BACKGROUND: The property serves as the site of Bonita Springs Elementary School (historically known as Bonita School). Upon the creation of the Downtown Form-Based Code in 2020, the property was placed in the Civic Institutional (C-I) transect, which is considered a special district. Pursuant to LDC Section 4-876, properties in special districts are required to obtain zoning approval for their concept plan/master plan if intending to redevelop a site. It is the intent of the Lee County School District to redevelop the entirety of the elementary school site, which is reflected in the attached plans.

The Lee County School District has submitted the required plan approval application and drawings, which have been reviewed by Staff. A draft approval document is attached and is required to be ratified by City Council prior to issuance, per LDC Section 4-875(c)(8).

The approval of this plan is required in order for the District to obtain local development order approval, which has been applied for pursuant to LDO25-120604-BOS.

STAFF RECOMMENDATION: Approve, as conditioned by Staff

ATTACHMENTS:

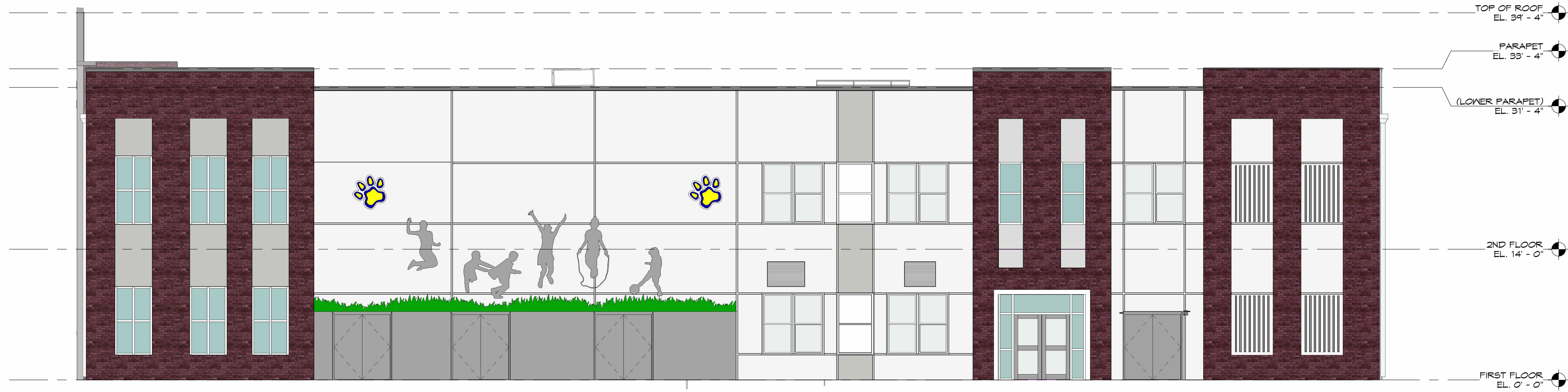
1. Site Plan w/ Architectural Elevations
2. Draft Administrative Approval

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Michael Sheffield
Dept. Director:	John Dulmer, AICP



1 PHASE 1B BUILDING 20 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 PHASE 1B BUILDING 20 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



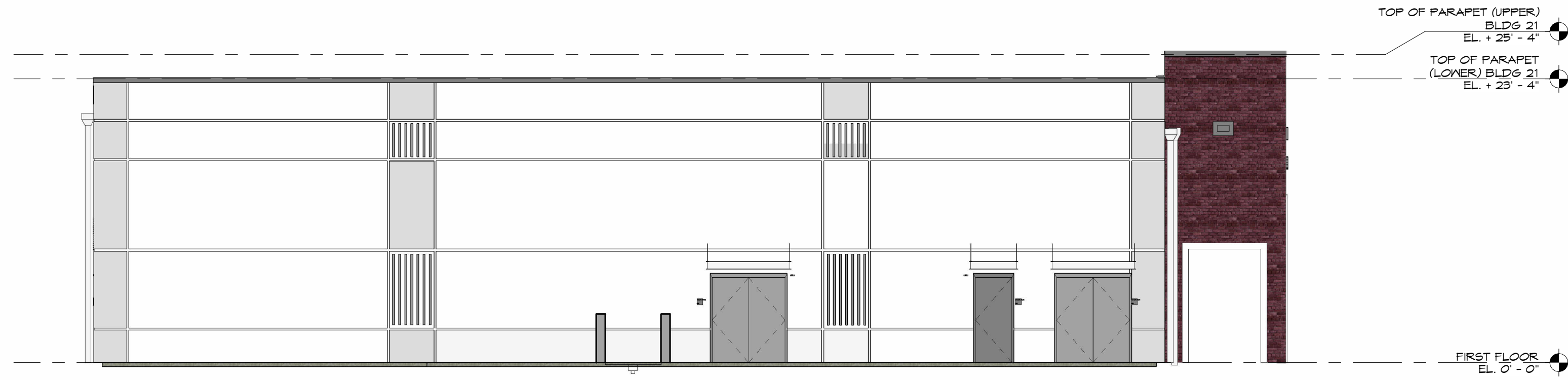
3 PHASE 1B BUILDING 20 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 PHASE 1B BUILDING 20 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



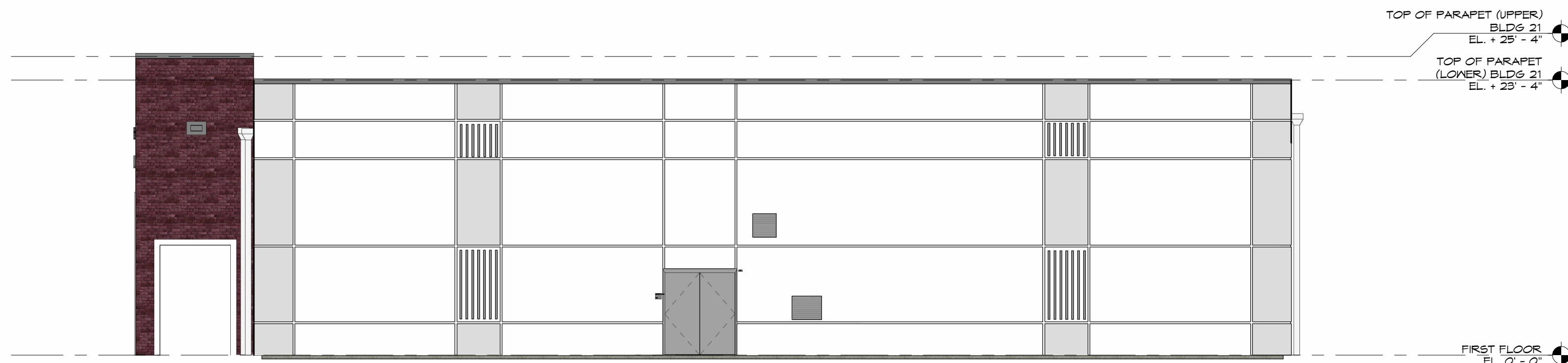
1 PHASE 2B BUILDING 21- EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 PHASE 2B BUILDING 21 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 PHASE 2B BUILDING 21 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 PHASE 2B BUILDING 21 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

UTILITIES PROVIDING SERVICE:

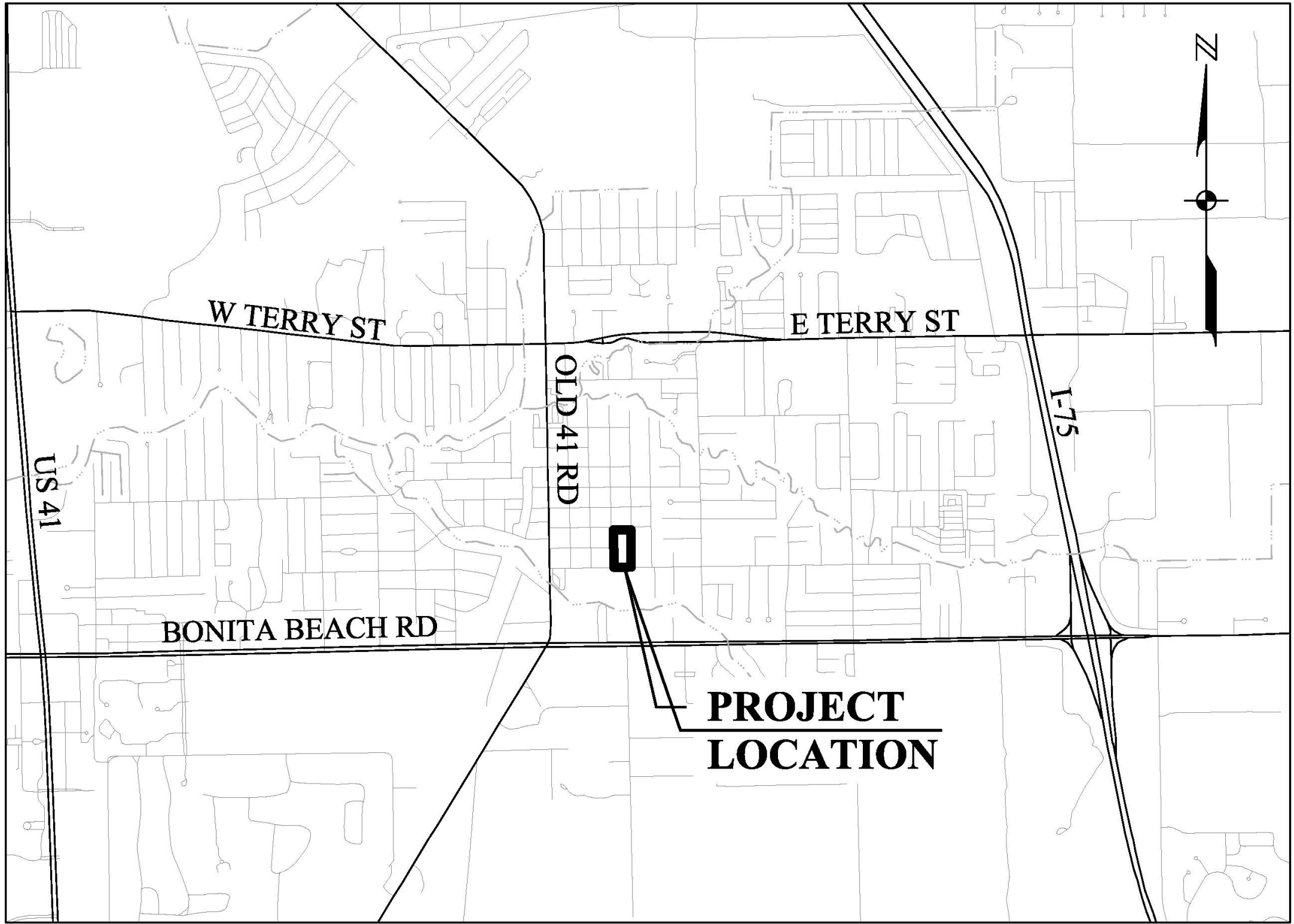
WATER AND SEWER:	BONITA SPRINGS UTILITIES 11900 E. TERRY STREET BONITA SPRINGS, FLORIDA 34135 PHONE: (239) 992-0711
TELEPHONE:	COMCAST 12641 CORPORATE LAKES DRIVE FORT MYERS, FLORIDA 33913 PHONE: (800) 266-2278
CABLE:	COMCAST 12641 CORPORATE LAKES DRIVE FORT MYERS, FLORIDA 33913 PHONE: (800) 266-2278
ELECTRIC:	FLORIDA POWER & LIGHT COMPANY 15834 WINKLER ROAD FORT MYERS, FLORIDA 33908 PHONE: (239) 415-1326
GARBAGE COLLECTION:	WASTE MANAGEMENT 11990 STATE ROAD 82 FORT MYERS, FLORIDA 33913 PHONE: (239) 334-4115
FIRE CONTROL DISTRICT:	BONITA SPRINGS FIRE DISTRICT 27701 BONITA GRANDE DRIVE BONITA SPRINGS, FLORIDA 34135 PHONE: (239) 949-6200 FAX: (239) 949-6207
GAS:	TECO PEOPLES GAS 5801 ENTERPRISE PKWY FORT MYERS, FLORIDA 33905 PHONE: (877) 832-6747

SPECIAL ASSEMBLAGE PLANS
FOR
BONITA SPRINGS ELEMENTARY
SCHOOL - DEMOLITION / REBUILD /
RENOVATION / REMODEL
SECTION 35, TOWNSHIP 25 S., RANGE 25 E.
BONITA SPRINGS, FLORIDA

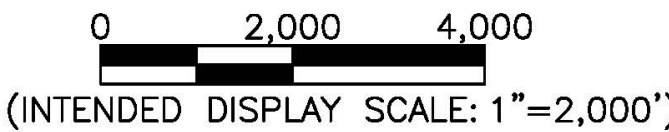
OWNER/DEVELOPER	THE SCHOOL DISTRICT OF LEE COUNTY 2855 COLONIAL BOULEVARD FORT MYERS, FLORIDA 33966
SITE ADDRESS	10701 DEAN ST BONITA SPRINGS FL 34135
STRAP NUMBER	35-47-25-B3-00354.0010
SIZE OF PARCEL	±4.47 ACRES
ZONING	OLD 41 REDEVELOPMENT CORRIDOR (GOVERNMENT / INSTITUTIONAL)
FEMA FLOOD ZONE	ZONE X

INDEX OF PLANS

SHEET NO.	DESCRIPTION
C01	COVER
C02	AERIAL MAP
C03	SITE PLAN / SIGNING & MARKING PLAN
C04	TYPICAL SECTIONS & DETAILS



LOCATION MAP



JUNE 2025

COVER
SCALE: As Shown

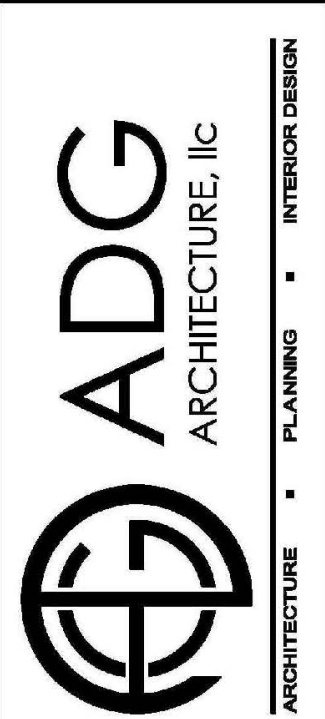
NOTICE TO ALL
CONTRACTORS
IT'S THE LAW IN FLORIDA
2 BUSINESS DAYS BEFORE
YOU DIG
CALL SUNSHINE
1-800-432-4770
STATE, COUNTIES & CITIES
ARE "NOT" PART OF THE
ONE CALL SYSTEM. THEY
MUST BE CALLED
INDIVIDUALLY.



JOHNSON
ENGINEERING
— An Apex Company —

JOHNSON ENGINEERING, LLC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
E.R. #642 & L.B. #642

PROJECT DESCRIPTION FOR:
SCHOOL BOARD OF LEE COUNTY - BONITA SPRINGS ELEMENTARY
DEMOLITION / REBUILD / RENOVATION / REMODEL
10701 DEAN SREET, BONITA SPRINGS, FL 34135



4181 Tamiami Trail #501
Fort Charlotte, Florida 33952
Ph: (813) 659-2650 Fax: (813) 659-2658
3820 Colonial Blvd. #100
Fort Myers, Florida 33916
Ph: (239) 277-4594 Fax: (239) 277-4741
AA-26002422



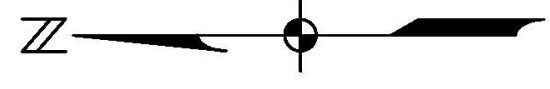
JOHNSON
ENGINEERING
— An Apex Company —
JOHNSON ENGINEERING, LLC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
E.R. #642 & L.B. #642

DANA L. HUME, PE
FL License No. 62421

06/04/2025

C01

PROJECT NO. 2024-J-117



0 15 30 60
(INTENDED DISPLAY SCALE: 1"=30')

HORNE AVE
PROPERTY BOUNDARY

HAMPTON ST

DEAN ST

PULLEN AVE

CROCKETT ST.

AERIAL PHOTOGRAPH SOURCE: MR. FLIGHT YEAR - 2023

AERIAL MAP
SCALE: 1" = 30'

PROJECT DESCRIPTION FOR:
SCHOOL BOARD OF LEE COUNTY - BONITA SPRINGS ELEMENTARY
DEMOLITION / REBUILD / RENOVATION / REMODEL
10701 DEAN SREET, BONITA SPRINGS, FL 34135



4181 Tamiami Trail #501
Fort Charlotte, Florida 33952
Ph (813) 688-2680 Fax (813) 688-2688
3820 Colonial Blvd. #100
Fort Myers, Florida 33905
Ph (239) 377-6594 Fax (239) 377-0741
AA-26002422



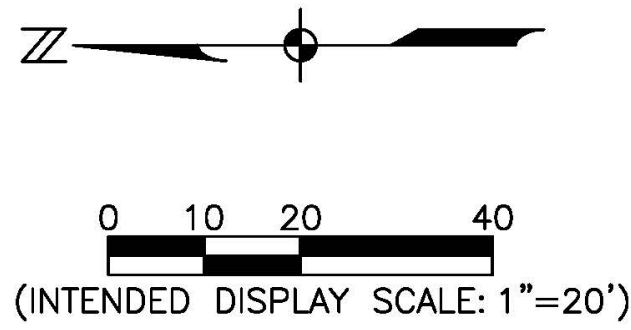
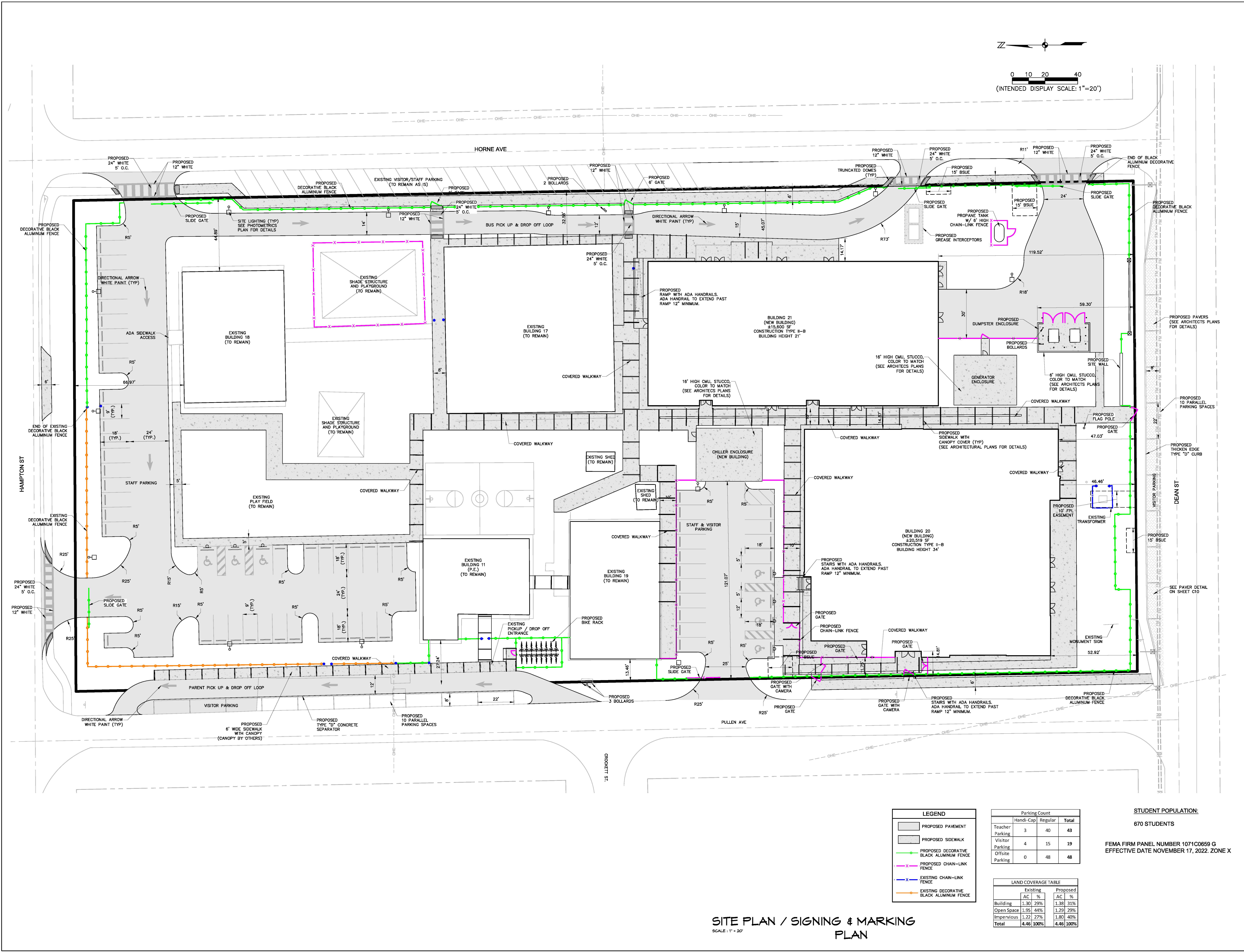
JOHNSON
ENGINEERING
An Apex Company
JOHNSON ENGINEERING, LLC
3122 JOHNSON STREET
FORT MYERS, FL 33904-3801
P: 813.464.2642 F: 813.464.2642

DANA L. HUME, PE
FL License No. 62421

06/04/2025

CO2

PROJECT NO. 2024-J-117



LEGEND	
	PROPOSED PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED DECORATIVE BLACK ALUMINUM FENCE
	PROPOSED CHAIN-LINK FENCE
	EXISTING CHAIN-LINK FENCE
	EXISTING DECORATIVE BLACK ALUMINUM FENCE

Parking Count			
	Handi-Cap	Regular	Total
Teacher	3	40	43
Visitor	4	15	19
Offsite	0	48	48

LAND COVERAGE TABLE			
	Existing	Proposed	
Building	1.30	1.38	29%
Open Space	1.95	1.29	44%
Impervious	1.22	1.80	27%
Total	4.46	4.46	100%

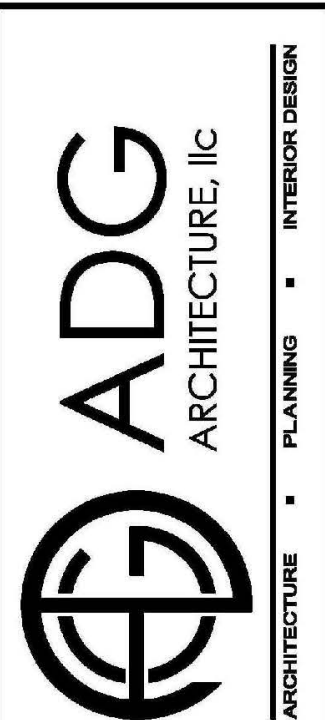
STUDENT POPULATION:
670 STUDENTS

FEMA FIRM PANEL NUMBER 1071C0659 G
EFFECTIVE DATE NOVEMBER 17, 2022. ZONE X

SITE PLAN / SIGNING & MARKING
PLAN

SCALE: 1" = 20'

PROJECT DESCRIPTION FOR:
SCHOOL BOARD OF LEE COUNTY - BONITA SPRINGS ELEMENTARY
DEMOLITION / REBUILD / RENOVATION / REMODEL
10701 DEAN STREET, BONITA SPRINGS, FL 34135



4181 Tamiami Trail #501
Fort Charlotte, Florida 33952
Ph: (813) 698-2680 Fax: (813) 698-2688
3820 Colonial Blvd. #100
Fort Myers, Florida 33906
Ph: (239) 277-4594 Fax: (239) 277-4741
AA-26002422



JOHNSON
ENGINEERING
An Apex Company
JOHNSON ENGINEERING, LLC
1122 JOHNSON STREET
FORT MYERS, FL 33901
E.R. #642 & L.B. #642

DANA L. HUME, PE
FL License No. 62421

06/04/2025

C03

PROJECT NO. 2024-J-117

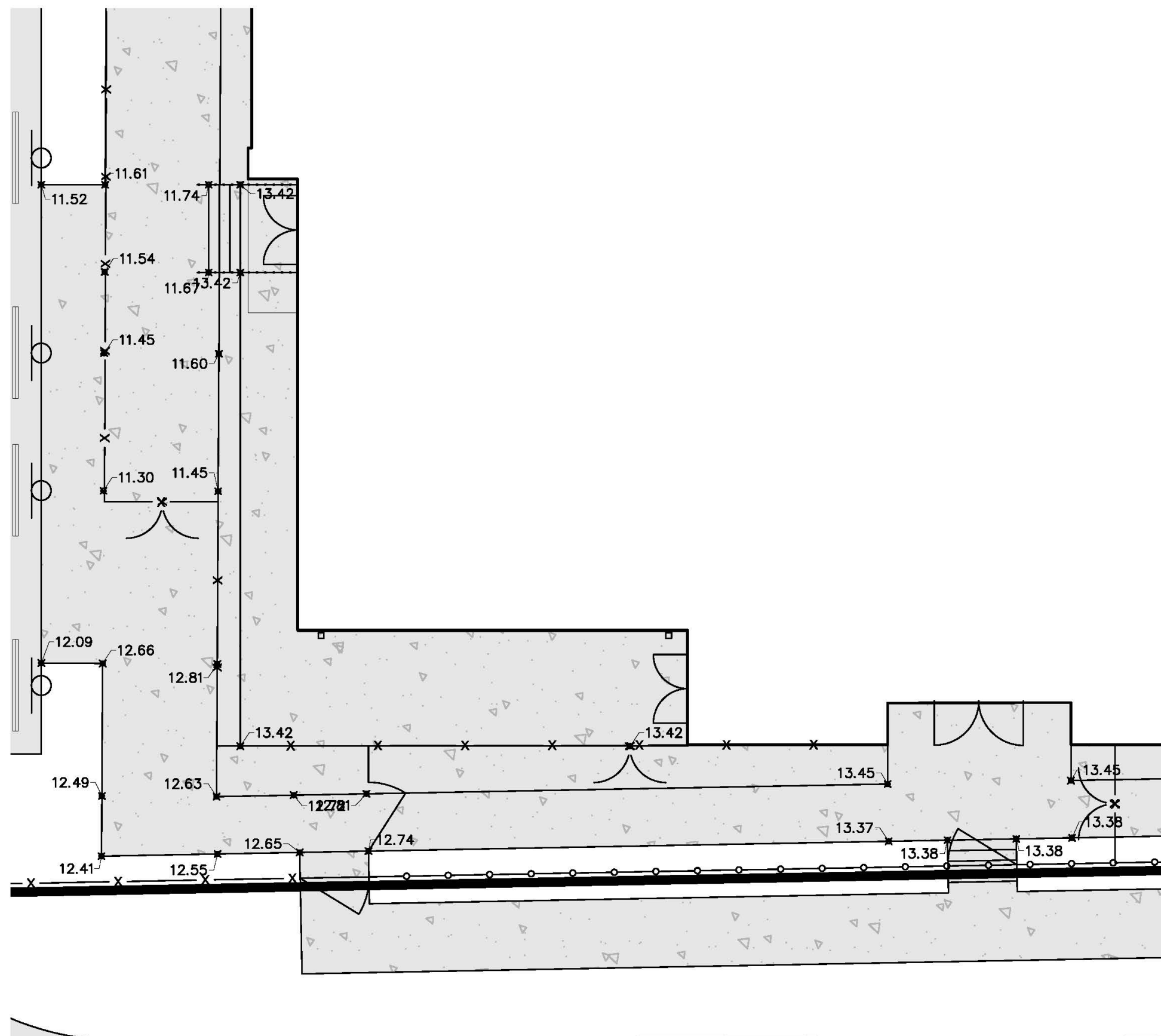


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Date Received: 6/29/2023
Payment Issued By: Johnson Engineering
Comments:

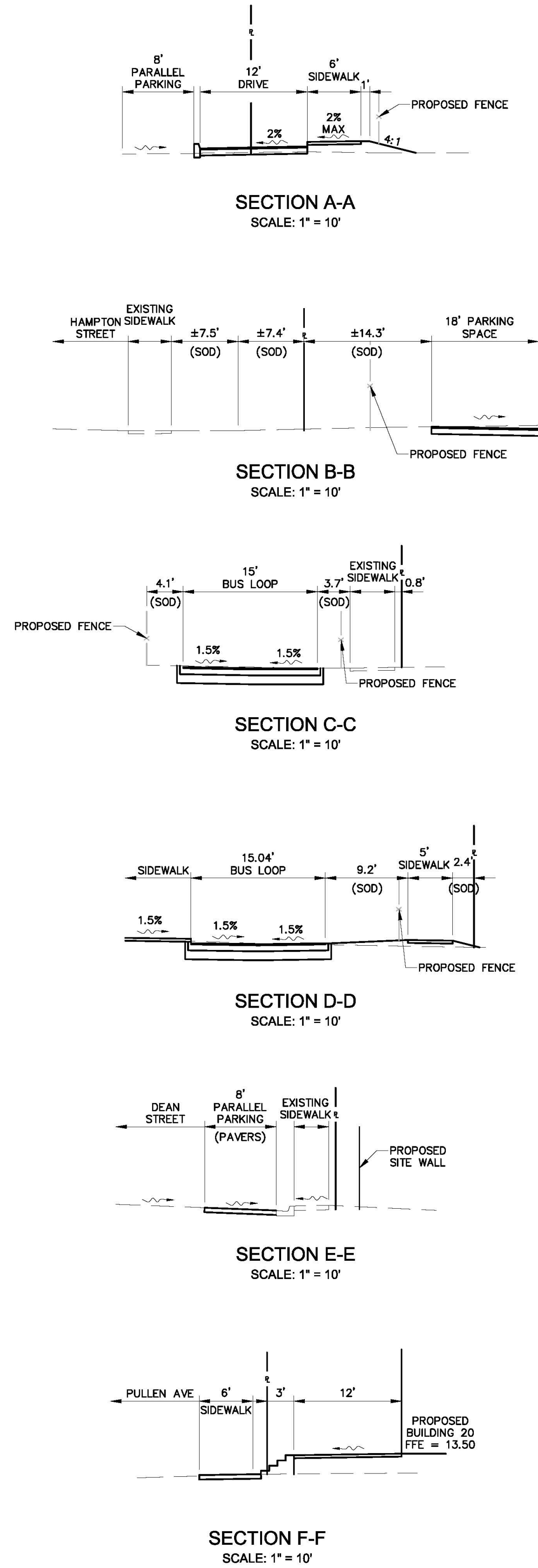
Payment Rec'd By: Disarro
Amount of Payment: \$55.00
Cash/Check #:

FIRE FLOW TEST RESULTS



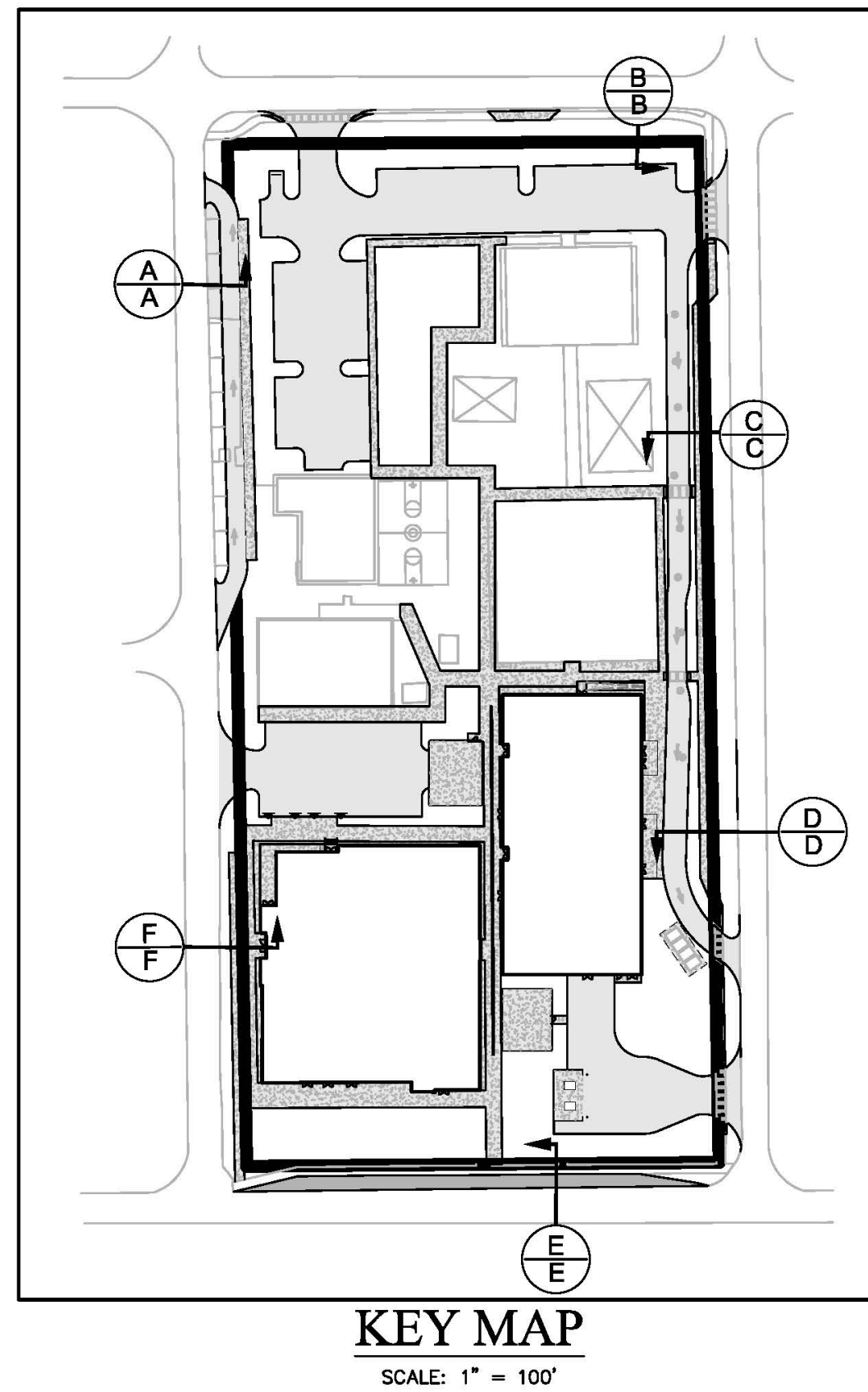
ADA RAMP

SCALE: 1" = 10'



TYPICAL SECTIONS & DETAILS

SCALE: As Shown



KEY MAP

SCALE: 1" = 100'

PROJECT DESCRIPTION FOR:
SCHOOL BOARD OF LEE COUNTY - BONITA SPRINGS ELEMENTARY
DEMOLITION / REBUILD / RENOVATION / REMODEL
10701 DEAN STREET, BONITA SPRINGS, FL 34135

ADG
ARCHITECTURE, LLC

ARCHITECTURE • PLANNING • INTERIOR DESIGN

4181 Tamiami Trail #501
Fort Charlotte, Florida 33952
Ph: (813) 689-2680 Fax: (813) 689-2688

3820 Colonial Blvd. #100
Fort Myers, Florida 33905
Ph: (239) 277-4594 Fax: (239) 277-4741

AA-26002422

JOHNSON
ENGINEERING

An Apex Company
JOHNSON ENGINEERING, LLC
3122 JOHNSON STREET
FORT MYERS, FL 33904-5801
PHONE: (239) 334-4000
FAX: (239) 334-4042

DANA L. HUME, PE

FL License No. 62421

06/04/2025

CO4

PROJECT NO. 2024-J-117

V:\ms\01\Drawings\2025\2025-07-01\Engineering\Drawings\ASSEMBLAGE\2025-07-01\SEC.dwg (Layout (2)) Alex.Kerr Jun 04, 2025 - 2:55pm

5/28/2025 9:36:51 AM



ELEVATION KEYNOTES



SITE WALL

SP107

PROJECT NO. 2024-J-117

**ADMINISTRATIVE ACTION
SPECIAL ASSEMBLAGE PLAN
BONITA SPRINGS ELEMENTARY SCHOOL
CITY OF BONITA SPRINGS, FL 34135
ADD25-124162-BOS**

ADMINISTRATIVE ACTION
BONITA SPRINGS, FLORIDA

WHEREAS, Scott Reichenbacher, Director of Construction Project Management for the School Board of Lee County has filed for administrative action for a special assemblage plan approval within the Downtown District to renovate the Bonita Springs Elementary School site; and

WHEREAS, the subject property is located at 10701 Dean Street; and

WHEREAS, the subject property has a STRAP number of 35-47-25-B3-00354.0010, more particularly described as;

LOTS 1 THROUGH 12, BLOCK 54, AND LOTS 1 THROUGH 12,
BLOCK 45, BONITA SPRINGS, AS RECORDED IN PLAT BOOK 3,
PAGE 26, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

WHEREAS, the subject property is located within the Downtown District according to the Future Land Use Map of the City of Bonita Springs Comprehensive Plan; and

WHEREAS, the subject property is located within a special transect zone known as the Civic Institutional Transect (C-I); and

WHEREAS, properties within this district are required to obtain zoning approval by applying for a special assemblage master plan, pursuant to LDC 4-876; and

WHEREAS, the Applicant has provided the necessary application and documentation for consideration pursuant to LDC 4-875(c)(8), Special Assemblage Plans; and

WHEREAS, the Applicant has also filed for local development order approval, pursuant to permit LDO25-120604-BOS; and

WHEREAS, the development order cannot be approved prior to the Applicant obtaining approval for this special assemblage plan; and

WHEREAS, the Applicant has provided a detailed site plan (Exhibit A) and architectural renderings and elevations (Exhibit B), as required; and

WHEREAS, the project will consist of the demolition of five existing structures, the renovation of existing structures, construction of two new buildings, parking enhancements, infrastructure upgrades, and other related improvements; and

WHEREAS, the project was reviewed and approved by City Council at their public meeting held on July 16, 2025, as required by LDC 4-875(c)(8)(c); and

WHEREAS, the subject application and plans have been reviewed by the City of Bonita Springs Community Development Department and DPZ CoDesign in accordance with the applicable regulations for compliance with all terms of the administrative approval procedures including the provision of innovative design techniques; and

WHEREAS, it is found that the proposed project is compliant with LDC 4-875 of the Downtown District; and

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for a special assemblage plan is **APPROVED subject to the following conditions:**

1. The project shall be generally consistent with the civil plans (Exhibit A) and architectural renderings (Exhibit B).
2. Any changes not covered by this approval may require a new special assemblage plan application packet.
3. Approval of this action does not guarantee local development order approval.

DULY signed this _____ day of _____, A.D., 2025

BY: _____
John Dulmer, AICP
Community Development Director
Department of Community Development

ITEM TITLE: Approve FDOT’s request for use of the Bonita Springs Recreation Center Gymnasium for a public meeting regarding Preferred Alternative for the Old 41 Project Development & Environment study in Lee and Collier Counties.

REQUESTOR: Nicole Perino, Parks and Recreation Director

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 2) Improve Vehicular and Multimodal Transportation Networks; 6) Government Transparency and Efficiency

BACKGROUND:

On June 6, 2025, the Florida Department of Transportation sent a letter to the City Manager requesting use of the Bonita Springs Recreation Center Gymnasium on Thursday, November 20, 2025, from 3 pm to 8 pm including set up and tear down for a public meeting regarding preferred alternative for the Old 41 Project Development & Environment (PD&E) study in Lee and Collier Counties.

The purpose of the study is to address roadway capacity deficiency along CR 887 (Old US 41) from US 41 in Collier County to Bonita Beach Road in the City of Bonita Springs in order to relieve existing congestion and accommodate future travel demand as a result of projected population and employment growth in the area. Other goals of the project include supporting increased industrial and residential development in the area and improving safety conditions for bicyclists and pedestrians.

Historically, the City has granted requests from other governmental agencies, particularly when the targeted outreach is within our community.

STAFF RECOMMENDATION: Approval.

ATTACHMENTS:

1. Letter from FDOT

REVIEWERS:

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



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 6, 2025

Ms. Arleen Hunter
City Manager
City of Bonita Springs
9101 Bonita Beach
Road Bonita Springs,
FL 4135

Subject: Public Information Meeting Venue Request
Old 41 Project Development & Environment (PD&E) Study
Lee County
Financial Project Identification (FPID) No.: 435110-1 and 435347-1

Dear City Manager:

The Florida Department of Transportation (FDOT) requests the use of the Bonita Springs Recreation Center Gymnasium for a public hearing regarding Preferred Alternative for the Old 41 PD&E Study in Lee and Collier Counties on Thursday, November 20, 2025, from 5 p.m. to 7 p.m. The project team will require time to set up and breakdown around the meeting, and we request a total rental time of 3 p.m. to 8 p.m. for this public hearing.

The purpose of the project is to address roadway capacity deficiency along CR 887 (Old US 41) from US 41 in Collier County to Bonita Beach Road in Lee County in order to relieve existing congestion and accommodate future travel demand as a result of projected population and employment growth in the area. Other goals of the project include supporting increased industrial and residential development in the area and improving safety conditions for bicyclists and pedestrians.

FDOT will send notices to nearby property owners, business owners, interested persons, and organizations to provide the opportunity to offer comments and express their views regarding this project and the proposed improvements.

FDOT solicits public participation without regard to race, color, national origin, age, sex, religion, disability, or family status. People who require special accommodations under the Americans with Disabilities Act or who require translation services (free of charge) should contact Cynthia Sykes, District One Title VI Coordinator, at (863) 519-2287, or email at Cynthia.Sykes@dot.state.fl.us at least seven days prior to the public hearing.

If you have any questions or comments about the project, please contact the Project Manager, Steven Andrews, by phone at 863-519-2270, by email at Steven.Andrews@dot.state.fl.us, or U.S. mail at Florida Department of Transportation, 801 N. Broadway Ave., Bartow, FL 33830.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Andrews', with a stylized flourish at the end.

Steven Andrews
Old 41 PD&E Study Project Manager

ITEM TITLE: Adoption of Debt Management Policy

REQUESTOR: Lisa Griggs Roth, CPA, Director of Financial & Administrative Services

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 5) Strengthen City Finances

BACKGROUND:

On April 16, 2025, City Council directed the City's Financial Advisor, Julie Santamaria with PFM Financial Advisors LLC, to begin the process of obtaining a bond rating.

In order to have our most recent financial data available, our financial advisor recommended that we complete our September 30, 2024, audit prior to requesting the rating. These audited financial statements are being presented to City Council today.

Our Financial Advisor has reviewed our City's policies and recommends we adopt a Debt Management Policy and has provided the attached draft.

STAFF RECOMMENDATION: Adopt Debt Management Policy

ATTACHMENTS:

1. Draft Debt Management Policy

REVIEWERS:

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

City of Bonita Springs, Florida

Debt Management Policy

1. Purpose

The purpose of the City of Bonita Springs debt management policy is to manage the issuance of the City's debt obligations and maintain the City's ability to incur debt and other long-term obligations at favorable interest rates for capital improvements, facilities and equipment beneficial to the City and necessary for essential services. As provided in the City Charter, Section 27, the City Council may authorize the borrowing of money by Ordinance.

2. Comprehensive Capital Planning and Financings

The City may plan long and short-term debt issuance to finance its capital improvement program based on its capital projects, cash flow needs, sources of revenue, construction periods, available financing instruments and market conditions. The City's Director of Financial and Administrative Services oversees and coordinates the timing and issuance process.

Capital assets include property, buildings, furniture, equipment, vehicles, software, and infrastructure assets with useful lives in excess of one year. Capital assets used in governmental fund types of the City are recorded at cost if purchased or constructed.

A capital improvement project is defined as a major construction, expansion, renovation, purchase, or major repair/replacement of buildings, streets or other physical structure which has an estimated cost of \$50,000 or more and a life of at least three years.

3. Criteria for the Issuance of Debt

The City may issue debt for the purposes of acquiring or constructing capital improvements and equipment, and for making major renovations to existing capital improvements, for the good of the public. Exceptions will be considered on a case-by-case basis to determine if the contemplated debt is in the best interests of the City. Before issuing new debt, the City will consider the following factors:

- Financial and economic environment, current interest rates, and forecasted interest rates
- Current and anticipated future cash and debt positions
- Availability of funds to repay existing and proposed new debt
- Priority of capital needs

As provided in the City Charter, Section 46, the City legal debt limit caps the amount of outstanding long-term liabilities to 10% of the assessed property value within the City.

City of Bonita Springs, Florida Debt Management Policy

4. Debt Issuance

When the City finances capital projects by issuing bonds, it shall amortize the debt over a term not to exceed the average useful life of the project(s) financed. The City's goal is to keep the maximum maturity of indebtedness at or below 30 years.

The City may utilize a mix of fixed and variable rate debt obligations to lower overall borrowing costs and consider asset-liability matching. Variable rate debt obligations represent securities that pay a rate of interest that varies according to a pre-determined formula or results from a periodic remarketing of the securities. Variable rate debt obligations should not exceed 15% of the City's total outstanding debt obligations. Periodic reviews of outstanding variable rate debt obligations shall be undertaken to determine if it may be in the City's best interest to consider a conversion to fixed rate within the context of this Policy.

Debt obligations are to be sold either (1) to an underwriting syndicate through a competitive bid or a negotiated sale or (2) through a private placement. The selected method of sale shall be that which in the judgment of the Director of Financial and Administrative Services, after consultation with the Financial Advisor, is the most advantageous to the City in terms of lowest net interest rate, most favorable terms in the financial structure used, market conditions, and prior experience.

It is the City policy when issuing debt to engage the services of underwriters and lenders using the Request for Proposal (RFP) process outlined in the City's procurement policy and the relative Consultants' Competitive Negotiation Act (CCNA) contained in Section 287.055, Florida Statutes.

5. Refinancing of Outstanding Debt

The City shall periodically review its outstanding debt for the purpose of determining if the financial marketplace will afford the City the opportunity to refund an issue and lessen its debt service costs. To consider the possibility of refunding of an issue, a net present value savings of at least 3% of the amount of debt refunded should be a guideline. This guideline is a general rule, and there may be exceptions if, for example, debt is being refunded for purposes other than to achieve debt service savings and/or if there is a very short opportunity to achieve savings, such as for short-term maturities.

6. Bond Ratings

The City shall periodically review possible actions to maintain or improve its bond ratings by various rating agencies. The City shall maintain good communications with bond rating agencies about its financial condition.

City of Bonita Springs, Florida
Debt Management Policy

7. Investment of Bond Proceeds

Investment of bond proceeds will be consistent with those authorized by existing state law and by the City's investment policy and applicable bond covenants. When financially in the best interests of the City, bond proceeds shall be invested and tracked separately from other investments.

8. Continuing Disclosure

The City shall fully comply with continuing disclosure rules as prescribed by rule-making authorities such as the Municipal Securities Rulemaking Board (MSRB).

9. Arbitrage Liability Management

It is the City's policy to minimize the cost of arbitrage rebate and yield restriction while complying with the applicable laws. The Finance Director will be responsible for identifying the amount of unspent debt proceeds and, to the extent feasible, ensure the oldest proceeds on hand are spent first.

Because of the complexity of arbitrage rebate regulations and non-compliance penalties, arbitrage calculations will be performed by qualified arbitrage professionals in adherence to applicable laws and regulations. These calculations will be done in accordance with required Internal Revenue Service reporting dates, which are five (5) years after the delivery date of each issue, and each fifth year thereafter until the bonds have been matured, redeemed early or retired.

ITEM TITLE: Nineteenth Amendment to the Agreement between the City and CH2M Hill Engineers for provision of Community Development services.

REQUESTOR: Lisa Griggs Roth CPA, Director of Financial and Administrative Services; John Dulmer, Community Development Director

AGENDA SECTION: Consent

STRATEGIC PRIORITY: 6) Government Transparency and Efficiency

BACKGROUND:

The City of Bonita Springs and CH2M Hill are in the 18th year for provision of Community Development services. The agreement contemplates a yearly revision to the baseline compensation amount.

Attached is the Nineteenth Amendment providing for the baseline compensation amounts for the following:

- Planning & Zoning Services (00.211.515.3435)
 - \$1,880,253.57 for the period between October 1, 2024, until September 30, 2025
 - \$1,946,626.52 from October 1, 2025, until September 30, 2026
- Building and Inspection Review Services (19.210.524.3400)
 - \$2,921,684.71 for from October 1, 2024, until September 30, 2025
 - \$3,024,820.18 from October 1, 2025, until September 30, 2026

The agreement provides for a staff review of building permit fees to ensure they align with current economic conditions, current demand and are comparable with neighboring entities.

The adopted 2024-2025 Budget and proposed 2025-2026 Budget provide funding for this agreement.

STAFF RECOMMENDATION: Approve the Nineteenth Amendment

ATTACHMENTS:

1. Proposed Nineteenth Amendment

REVIEWERS:

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

**NINETEENTH AMENDMENT TO
CITY OF BONITA SPRINGS, FLORIDA AND CH2M HILL ENGINEERS, INC.
COMMUNITY DEVELOPMENT, BUILDING PERMITTING AND
INSPECTIONS AND ADMINISTRATIVE SUPPORT SERVICES AGREEMENT**

THIS NINETEENTH AMENDMENT TO COMMUNITY DEVELOPMENT, BUILDING PERMITTING AND INSPECTIONS AND ADMINISTRATIVE SUPPORT SERVICES AGREEMENT (the "NINETEENTH Amendment"), made and entered into this ____ day of _____ 2025, by and between the **City of Bonita Springs**, a municipal corporation of the State of Florida, acting by and through its City Council, the governing body thereof, (the "City") and **CH2M HILL Engineers, Inc.**, Delaware corporation, (the "Corporation"), heretofore referred to jointly as the "Parties".

WHEREAS, the City Council is the governing body in and for the City of Bonita Springs, Florida; and

WHEREAS, the Parties entered into an agreement for Provision of Community Development, Building Permitting and Inspection and Administrative Support Services ("Agreement") which has an effective date of May 22, 2008; and

WHEREAS, Section 32.2 of the Agreement requires that any amendments to the Agreement must be in writing and be signed by both the City and the Corporation; and

WHEREAS, the First Amendment to the agreement was signed October 22, 2009 establishing a revised Baseline Compensation Amount, a revised date of annual renewal, revisions to Section 9.4 of the Agreement, revised staffing level (Revised Exhibit B Option 1 Startup), and a revised notice provision in Section 36; and

WHEREAS, the Second Amendment to the agreement was signed November 1, 2010 maintaining the Baseline Compensation Amount, deleting Key Performance measures in the scope of services, replacing in the Scope of Services, Exhibit A the following: section 2.3 for contractor licensing, section 3.1, development review related to the Land Development Code; section 3.9, related to comprehensive plan amendments; section 5.2 Eagle monitoring, and section 5.2 Code Enforcement monitoring; and

WHEREAS, the Third Amendment to the agreement was signed October 7, 2011 setting the Baseline Compensation Amount as the same amount as the previous year; and

WHEREAS, a Revised Agreement was approved by the City Council on January 18, 2012; and

WHEREAS, under the Revised Agreement, the Parties agreed to revise the language in Section 7.3, Performance Measures and new Exhibit E and Section 9, Compensation, and

WHEREAS, a Fourth Amendment to the agreement was approved on November 7, 2012 which (1) changed the process of compensation, i.e., the City pay CH2M HILL annual rates with the City of Bonita Springs retaining all fees collected and (2) adding Performance Measures for turnaround times; and

WHEREAS, a Fifth Amendment to the Agreement was approved on May 9, 2013 which provided for the Corporation to perform additional scope for the Conceptual Roadway Plan for Old US 41; and

WHEREAS, a Sixth Amendment to the Agreement was approved on August 12, 2013 to revise language regarding insurance policies and to revise the Baseline Compensation for period and the amount of Baseline Compensation; and

WHEREAS, a Seventh Amendment was approved on April 30, 2014 which increased the compensation to reflect an additional engineering position to assist development services; and

WHEREAS, an Eight Amendment was approved on November 20, 2014 which revised the Baseline Compensation, increased the compensation to reflect onetime cost of office improvements and onetime costs for equipping new CH2M HILL employees, added utilization of outside reprographic service provider, fees collected by Dept. of Economic Opportunity and Dept. of Business and professional Regulation to be split based on percentage, deletion of Amendment Number 4 text, added new Section 9.4 text, deleted and replacement Section 10, and deleted and replaced Section 11.1; and

WHEREAS, a Ninth Amendment was approved on November 4, 2015 to revise the Baseline Compensation Amount and revise portions of the agreement that were outdated, no longer applicable, or do not reflect the mutually agreed upon operation of services by the City and Corporation; and

WHEREAS, a Tenth Amendment was approved on July 1, 2016 for a one-time adjustment in compensation for building and inspection review services and to revise the Baseline Compensation amount for period; and

WHEREAS, an Eleventh Amendment was approved on October 2, 2017 to revise the Baseline Compensation Amount and extend the contract period until September 30, 2021; and

WHEREAS, a Twelfth Amendment was approved on September 26, 2018 to revise the Baseline Compensation Amount and revise the mutually agreed upon operation of services by the City and Corporation related to floodplain administration; and

WHEREAS, a Thirteenth Amendment was approved on August 7, 2019 to revise the Baseline Compensation Amount and delete and replace Section 10; and

WHEREAS, a Fourteenth Amendment was approved on October 21, 2020 to revise the Baseline Compensation Amount; and

WHEREAS, a Fifteenth Amendment was approved on December 15, 2021 to revise the Baseline Compensation Amount; and

WHEREAS, a Sixteenth Amendment was approved on September 26, 2022 to revise the Baseline Compensation Amount, allow for the recovery of costs associated with reprographic services and delete Performance Measures in Exhibit E; and

WHEREAS, a Seventeenth Amendment was approved on March 15, 2023 to revise the Agreement expiration date; and

WHEREAS, an Eighteenth Amendment was approved on November 15, 2023 to revise the Baseline Compensation Amount; and

WHEREAS, the Parties now wish to amend the Agreement;

NOW THEREFORE, in consideration of the sums hereinafter set forth and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, it is hereby agreed as follows:

1. Section 9.1 is deleted in its entirety and replaced with the following:

9.1 The Baseline Compensation Amount for October 1, 2024 to September 30, 2025 shall be One Million Eight Hundred Eighty Thousand Two Hundred Fifty-Three Dollars

and Fifty-Seven Cents (\$1,880,253.57) for planning and zoning services, to be paid in equal monthly installments. The Baseline Compensation Amount for October 1, 2025 to September 30, 2026 shall be One Million Nine Hundred Forty-Six Thousand Six Hundred Twenty-Six Dollars and Fifty-Two Cents (\$1,946,626.52) to be paid in equal monthly installments.

The Baseline Compensation Amount for October 1, 2024 to September 30, 2025 shall be revised to Two Million Nine Hundred Twenty-One Thousand Six Hundred Eighty-Four Dollars and Seventy-One Cents (\$2,921,684.71) for building and inspection review services to be paid in equal monthly installments. The Baseline Compensation Amount for October 1, 2025 to September 30, 2026 shall be Three Million Twenty-Four Thousand Eight Hundred Twenty Dollars and Eighteen Cents (\$3,024,820.18) to be paid in equal monthly installments.

Additionally, from time to time, Corporation may need to utilize an outside reprographic service to provide copies for the public. The public pays the City directly for these costs. As a result of making these copies for the public, the Corporation incurs costs for these reprographic services. Upon receipt of proof of Corporation's payment for outside reprographic services, the City agrees to reimburse the Corporation for those reprographic costs when the City receives payment from the public. These fees will be equal to or less than the City's adopted fee schedule for provide these services.

2. Section 10 is deleted in its entirety and replaced with the following:

This Agreement shall be effective on October 1, 2019 (the "Effective Date") and shall terminate on September 30, 2024, or on a prior date of termination as permitted by the Agreement ("Term"). The Parties agree to further extend the Agreement from October 1, 2024, through September 30, 2034, unless terminated on a prior date as permitted by this Agreement.

3. Section 12.2 is deleted in its entirety and replaced with the following:

12.2 The City may terminate this Agreement in its entirety at its discretion either with or without cause by giving written notice thereof to Corporation; provided, however, that such termination shall not be effective until the sixtieth (60th) calendar day after receipt thereof by Corporation.

4. Section 12.4 is deleted in its entirety and replaced with the following:

12.4 Not used.

5. The City and Corporation agree to review building permit fees to ensure they reflect Florida Statute and align with current economic conditions as well as current demand and a quality level of service. The Corporation is responsible for providing current data and fee comparisons to City staff for review.

6. All other terms and conditions of the Agreement remain the same.

IN WITNESS WHEREOF, Corporation and the City of Bonita Springs have caused their respective agents to execute this instrument on their behalf, at the times set forth below.

CH2M HILL Engineers Inc.,

Signature: _____

By: Jonathan Mantay

Title: Global Director

Date: _____

ATTEST:

Signature: _____

By: Mike Sheffield

Title: City Clerk

Date: _____

CITY OF BONITA SPRINGS

Signature: _____

By: Mike Gibson

Title: Mayor

Date: _____

APPROVED AS TO LEGAL FORM:

Signature: _____

By: Derek Rooney

Title: City Attorney

Date: _____

ITEM TITLE: Approve the Nineteenth Addendum to the Second Agreement with the Lee County Sheriff for Enhanced Law Enforcement Services.

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

AGENDA SECTION: Consent

STRATEGIC PRIORITY: #6 Government Transparency and Efficiency

BACKGROUND:

The Lee County Sheriff's Office has submitted the Nineteenth Addendum to the Second Agreement to provide enhanced law enforcement services (Bonita Springs Community Policing Unit) for FY 2025-2026 (October 1, 2025, to September 30, 2026).

The total cost of the agreement for FY 2025-2026 is \$3,639,440.66. This cost has been allocated in the proposed FY 2025-2026 budget (00.220.521.3436). The addendum aligns with the agreement previously approved by City Council on April 2, 2025, as outlined in the Eighteenth Addendum.

STAFF RECOMMENDATION: Approve the Nineteenth Addendum to the Second Agreement.

ATTACHMENTS:

1. Nineteenth Addendum to Second Agreement for Enhanced Law Enforcement Services
2. Second Agreement to the Interlocal Agreement (2010)

REVIEWERS:

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

NINETEENTH ADDENDUM

TO THE

SECOND AGREEMENT

BY AND BETWEEN

CARMINE MARCENO, LCSO OF LEE COUNTY, FLORIDA

AND

THE CITY OF BONITA SPRINGS

FOR ENHANCED LAW ENFORCEMENT SERVICES

COMES NOW the parties hereby enter into this Nineteenth Addendum (the “**Nineteenth Addendum**”) to the Second Agreement by and between Carmine Marceno, Sheriff, Lee County, Florida and the City of Bonita Springs, Florida for Enhanced Law Enforcement Services, which has an effective date of October 1, 2010 (the “**Second Agreement**”);

WHEREAS, the Parties hereto may amend this Agreement pursuant to Article XXI (20.1), of the Agreement;

WHEREAS, the Parties hereto desire to amend the Agreement in the following manner;

NOW THEREFORE, in consideration of the mutual promises and conditions set forth herein, which the Parties hereto deem and acknowledge sufficient consideration, **the Parties agree as follows:**

1. The Recitals above are adopted and incorporated herein as if fully restated.
2. Exhibit “A” of the Agreement is deleted in its entirety and replaced with the following:

**EXHIBIT A
FISCAL YEAR 25/26**

- a. Under the Nineteenth Addendum to the Second Agreement, The City of Bonita Springs will fulfill its obligation to pay the total of \$3,639,440.66 in three equal quarterly payments to the Sheriff for the period starting on October 1, 2025 and ending on September 30, 2026 for the established 1 Community Service Officer, 18 Deputy Sheriffs, 3 Detectives, and 3 Sergeants.
 - b. Vehicles and all equipment are included into the cost for Deputy Sheriffs, Detectives and Sergeants.
4. The effective date of this Nineteenth Addendum is October 1, 2025.

6. All other terms and conditions of the Second Agreement, as amended, and not otherwise inconsistent with this Nineteenth Addendum, shall remain in full force and effect.

[signature page follows]

IN WITNESS WHEREOF, the parties have caused their respective agents to execute this Nineteenth Addendum on their behalf, on the dates set forth below.

SHERIFF OF LEE COUNTY

 *(for SHERIFF OF LEE COUNTY)* 5-8-25
JOHN HOLLOWAY, UNDERSHERIFF Date


ABBI J. SMITH
CHIEF COUNSEL
Approved as to form
05.08.25
Date

CITY OF BONITA SPRINGS

Attest:

MIKE GIBSON, MAYOR

MIKE SHEFFIELD, CITY
CLERK

APPROVED AS TO LEGAL FORM:

DEREK P. ROONEY, CITY ATTORNEY

CITY OF BONITA SPRINGS
ENHANCED LAW ENFORCEMENT SERVICES
EXHIBIT A
FISCAL YEAR 25/26

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

POSITIONS	UNIT COST	FTE	TOTAL COST
SERGEANT (Certified)	\$187,527.29	3	\$562,581.87
DETECTIVES (Certified)	\$141,778.99	3	\$425,336.97
DEPUTY SHERIFF (Certified)	\$141,778.99	18	\$2,552,021.82
COMMUNITY SERVICE OFFICER (Civilian)	\$99,500.00	1	\$99,500.00
FY26 CONTRACT TOTAL		25	\$3,639,440.66

SECOND AGREEMENT

BY AND BETWEEN MIKE SCOTT, LCSO OF LEE COUNTY, FLORIDA AND THE CITY OF BONITA SPRINGS FOR ENHANCED LAW ENFORCEMENT SERVICES

THIS AGREEMENT, by and between the CITY OF BONITA SPRINGS, a municipal corporation organized and existing under the laws of the State of Florida, hereinafter referred to as "CITY," and Mike Scott, Sheriff of Lee County, Florida, hereinafter referred to collectively as "LCSO."

WITNESSETH:

WHEREAS, the CITY is desirous of maintaining a high level of competent professional police service in conjunction and harmony with its fiscal policies of sound, economical management; and

WHEREAS, LCSO and CITY previously agreed on a basic services agreement with a continuing high level of professional police service, and the CITY is desirous of enhancing such services upon the terms and conditions hereinafter set forth; and

WHEREAS, CITY is desirous of enhancing daily police services above and beyond basic services already rendered through contractual relationship with LCSO.

NOW THEREFORE, in consideration of the sums hereinafter set forth and for other good and valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged, it is hereby agreed as follows:

ARTICLE I

DEFINITIONS

For the purposes of this Agreement, the following terms shall have the respective meanings hereinafter set forth:

1.1 Agreement shall mean this Agreement for Law Enforcement Services between the CITY and LCSO. This Agreement does not replace or supplant the basic services provided by the Sheriff but is to provide enhanced services above and beyond the basic services provided through general ad valorem revenues and other regular funding. However, nothing contained within this definition should prohibit Community Outreach Program (COPS) funding if available.

1.2 LCSO shall mean the duly elected and qualified Sheriff of Lee County, Florida.

1.3 LCSO'S Address shall mean Lee County Sheriff's Office, 14750 Six Mile Cypress Parkway, Ft. Myers FL 33912, (239) 477-1200.

1.4 CITY shall mean the City of Bonita Springs, Florida, a municipal corporation organized and existing under the laws of the State of Florida and located within the boundaries of Lee County, Florida.

1.5 CITY'S Address shall mean 9101 Bonita Beach Road, Bonita Springs FL 34135, (239) 949-6262.

1.6 CITY Boundaries shall mean the area within the municipal boundaries of the CITY.

1.7 City Manager shall mean the duly appointed and validly existing City Manager of the CITY. In the absence of the City Manager, the person acting in the capacity of City Manager shall have the same authority as that of the City Manager.

1.8 Deputy Sheriff shall mean an employee who is appointed by the Sheriff in accordance with Fla. Stat. 30.07 and who has executed any necessary oath which is required by law. This position consists of shift related duties which includes: arrest and citation of violators, crime prevention, traffic control, courtroom testimony, community policing, high visibility patrol, and others as determined by LCSO.

1.9 District Commander shall mean the individual appointed under Article XVI who is responsible for all employees and activities of the Bonita Springs Patrol Zone. The district commander shall hold the rank of Deputy Sheriff Captain. The duties of the district commander include compliance with provisions of this contract for law enforcement service, serve as liaison between the CITY and LCSO, and insure the maintenance of effective morale, discipline, and law enforcement service.

1.10 Patrol Unit shall mean one (1) marked car which shall be manned by one (1) Uniformed Officer and containing all standard support equipment and who is assigned to a Patrol within the City of Bonita Springs. Any patrol unit purchased by the CITY shall prominently display the City of Bonita Springs official seal and on the vehicle's exterior the legend "paid for by the City of Bonita Springs" in letters at least two (2) inches in height, to be paid for by the CITY.

1.11 Patrol Zone is the incorporated boundaries of the CITY that is part of the South District.

1.12 Salaries shall include wages, employer expenses (FICA), and employee benefits including, but not limited to, retirement benefits, health insurance benefits, workers compensation, vacation, compensatory time, and sick leave benefits.

1.13 Sworn Personnel shall mean any appointed deputy of the Sheriff, irrespective of the rank (i.e. Deputy Sheriff Sergeant, Deputy Sheriff Lieutenant, Deputy Sheriff Captain).

1.14 Uniformed Deputy means a Deputy Sheriff employed by LCSO who wears a LCSO uniform.

ARTICLE II

TERM

2.1 This Service Agreement shall remain in full force and effect commencing October 1, 2010 through September 30, 2011, the present term for Sheriff Mike Scott, all dates inclusive, conditioned upon the party's agreement as to the consideration to be paid by the City in each applicable fiscal year.

2.2 The CITY shall have the option to extend the Term for four (4) additional one (1) year terms, upon the same terms and conditions contained herein, except that the Consideration payable hereunder shall be subject to mutual agreement.

2.3 Either party may terminate this Service Agreement for any reason by giving no less than ninety (90) days prior written notice to the other party.

2.4 In the event of termination, both parties shall render such aid, coordination, and cooperation that might be required for an expeditious and efficient termination of service.

ARTICLE III

MANNER OF PERFORMANCE OF SERVICES

3.1 It is the intent of LCSO to provide to the CITY it's current, enhancing existing competent professional police protection within and throughout the corporate limits of the CITY as set forth in Exhibit A to this Agreement.

3.2 In recognition of the CITY's need to be informed of LCSO'S activities, LCSO'S District Commander and the City Manager will develop a mutually agreed upon reporting format(s) and reporting period(s), whereby LCSO will report its activities to the

City Manager. At any time during the term of this Agreement, the City Manager shall have the right to make reasonable modifications to the reporting format(s) and reporting period(s).

3.3 LCSO will ensure the courtesy and professional demeanor of the assigned Deputies through internal policies and staff inspections, in-service training, and diversity training.

ARTICLE IV

STAFFING STRUCTURE

4.1 Commencing October 1, 2010, the enhanced staffing structure of deputies of the Bonita Springs Patrol Zone in the South District shall be as set forth in Exhibit A attached hereto.

4.2 It is the responsibility of the District Commander or designee, in consultation with the City Manager, to properly assign personnel to adequately provide enhanced law enforcement services in the Bonita Springs Patrol Zone, pursuant to this Agreement.

ARTICLE V

PATROL UNITS

5.1 Each Uniformed Deputy Sheriff patrolling the Patrol Zone shall be assigned by the District Commander and work scheduled time, not to exceed forty-two hours per week, excepting holidays, overtime, off-duty detail, vacation leave, required training, court appearances, authorized sick leave, and such other absences as may be authorized by the SHERIFF or his designee.

5.2 The parties recognize that a law enforcement agency requires flexibility in order to meet society's challenge to combat crime and other social conditions. Therefore, the District Commander or his designee shall have the discretion to determine patrol staffing levels to provide adequate police services to the CITY subject to the requirements of paragraph 5.1. The LCSO recognizes that the Agreement is for enhanced services and nothing in this paragraph shall be construed as to replace community policing activities unless the circumstances warrant the modification because of lack of regular and basic patrol staffing levels in Bonita Springs and the immediate adjacent areas. Use of this discretion should be the exception and not the rule.

5.3 A professional level of service shall be provided by the patrol services contemplated by this Agreement. This professional level of service shall be in accordance with applicable laws and accepted police practices, including LCSO policies and procedures.

5.4 These patrol services shall be supervised within the discretion of the on-duty uniform patrol supervisor, with the understanding that the patrol services are enhanced services to provide community policing.

5.5 LCSO, through its Deputy Sheriffs assigned to the City of Bonita Springs, at the request of the City Manager, will provide additional enhanced services as agreed upon with the District Commander.

ARTICLE VI

CITY COUNCIL MEETINGS

6.1 At the request of the City Manager and in conformity with paragraph 5.1, one (1) Deputy Sheriff shall be present for the purpose of maintaining order at each regular or special City Council meeting during the regular shift of attending deputy.

ARTICLE VII

EMPLOYMENT RESPONSIBILITY

7.1 Any employees utilized by LCSO to fulfill the terms and conditions of this Agreement shall be deemed as employees of LCSO, not of the CITY.

7.2 Accordingly, the CITY shall not be responsible for or assume any liability for any employee's salaries, wages, or other compensation, contributions to pension funds, insurance premiums, workers compensation funds (Chapter 441, Florida Statutes 2002), vacation, compensatory time, sick leave benefits or any other amenities of employment to any LCSO Personnel performing services, duties and responsibilities hereunder for the benefit of said CITY and the residents thereof or any other liabilities whatsoever.

7.3 Further, unless otherwise specifically provided to the contrary herein, the CITY shall not be liable for compensation, contribution, indemnity to LCSO or the employees thereof for any injury or illness, of any kind whatsoever, arising out of such employment and the performance of the service, duties, and responsibilities contemplated herein.

ARTICLE VIII

EMPLOYMENT: RIGHT OF CONTROL

8.1 LCSO shall have and maintain sole responsibility and control over the rendition of services, training, standards of performance, discipline of personnel, and other matters incident to the performance of its services, duties, and responsibilities

described and contemplated herein, provided said control does not result in a permanent reduction in the staffing levels as provided in Article IV.

8.2 The parties acknowledge that it is important for the CITY to have LCSO personnel who are acquainted with the general make-up of the CITY including its geography; its industrial, business, and residential composition; and its law enforcement issues.

ARTICLE IX

EMPLOYMENT: AUTHORITY TO ACT

9.1 The CITY recognizes that LCSO shall be required to appoint employees as deputy sheriffs to act within the City for the purpose of enforcing this Agreement. The LCSO will endeavor to maintain units as described in Exhibit A attached hereto in the Bonita Springs Patrol Zone.

9.2 The CITY does hereby vest in any LCSO employee, who is appointed by the Sheriff as a deputy sheriff and certified as a law enforcement officer within Chapter 943, Florida Statutes 2002, the police powers which are necessary to implement and carry forth the services, duties, and responsibilities imposed upon LCSO by this Agreement, for the sole and limited purpose of giving official and lawful status and validity to the performance thereof by such sworn officers. Every sworn officer of LCSO so empowered hereby and engaged in the performance of the services, duties, and responsibilities described and contemplated herein shall be deemed to be a sworn officer of the CITY while performing such services, duties, and responsibilities which constitute municipal functions and are within the scope of this Service Agreement.

9.3 Accordingly, such sworn officers of LCSO are hereby vested with the power to enforce the ordinances of the CITY, to make arrests incident to the enforcement thereof, and to do such other things and perform such other acts as are necessary with respect thereto.

ARTICLE X

CONSIDERATION

10.1 The CITY agrees to pay LCSO, in consideration for the services described herein, for the fiscal year 2010/2011, the sum set forth in Exhibit "A" attached hereto. Exhibit "A" shall be amended from year to year as made necessary by the increased costs and expenses of staffing and maintaining a Deputy Sheriff.

10.2 The consideration payable by the CITY for fiscal year 2010/2011 shall be subject to an annual percentage adjustment, not to exceed a ten percent (10%) increase of the contractual consideration for the preceding year. Such increases shall

only be approved after LCSO has provided detailed financial back-up justifying the increase to the CITY.

10.3 LCSO shall have the right to temporarily fill any vacancy within the Bonita Springs District, provided the vacant position is filled by a LCSO employee that possesses skills, training and experience at least equivalent to the absent Bonita Springs Patrol Zone Deputy.

10.4 The consideration recited herein constitutes the entire consideration to be paid hereunder and upon the payment thereof, in the manner and at the times described herein, the CITY shall have no further monetary obligations to LCSO or any third party providing services described in this Service Agreement.

10.5 In the event that the CITY desires to add additional deputies, this agreement shall be provided for in writing, signed by both parties and added hereto as an addendum.

10.6 Capital equipment associated with the patrol units and the Bonita substation will be replaced on an as needed basis based on the maintenance costs and factors as deemed necessary by LCSO.

ARTICLE XI

ADDITIONAL SERVICES

11.1 The City Manager may request additional law enforcement services (i.e. K-9, motorcycles, foot patrol, special details) necessary to the CITY during the tenure of this Agreement.

11.2 LCSO agrees to make every reasonable effort to provide these services to the CITY.

ARTICLE XII

AUDIT OF RECORDS

12.1 LCSO shall maintain an accurate record of all LCSO personnel employed in the Bonita Springs Patrol Zone, and their hours of actual employment. Upon request of the City Manager, LCSO agrees to provide the CITY with payroll records concerning hours of actual employment for LCSO'S Bonita Springs District personnel.

12.2 LCSO agrees to provide for inspection and audit any other financial records relating to this Agreement, subject to public records exemptions.

ARTICLE XIII

FINES, FORFEITURES; PAYMENT

13.1 All law enforcement education funds levied and collected by the Clerk of the Court pursuant to Section 943.25, Florida Statutes, may be used by the LCSO for the law enforcement education purposes authorized in said Statutes. Apart from such funds, LCSO shall have no claim or right to any other monies or things of value which the CITY receives or may hereinafter receive by way of entitlement programs, grants or otherwise in connection with law enforcement activities.

13.2 It is hereby acknowledged between the CITY and LCSO that on occasion LCSO may receive equipment from the CITY pursuant to a grant or some other funding device which may be utilized at the sole discretion of the CITY. Prior to the purchase of any such equipment, the City Manager and District Commander shall mutually agree, in writing, to the specifications, maintenance responsibilities, and disposition procedures related to such equipment. In all cases, LCSO shall be responsible for any and all repairs or replacements necessitated by LCSO's abuse or neglect of the equipment.

ARTICLE XIV

DISTRICT COMMANDER

14.1 The District Commander shall, among other specified duties, act as liaison between the CITY and LCSO.

14.2 The parties hereby acknowledge and agree that LCSO retains the right to discipline and remove from office the District Commander or any Deputy Sheriff.

ARTICLE XV

INSURANCE

15.1 LCSO shall be self insured or maintain insurance coverage for the liabilities assumed by LCSO under this Agreement. The insurance coverage shall be in the amounts hereinafter described:

General Liability	\$100,000/200,000.00
Automobile Liability	\$100,000/200,000.00

15.2 LCSO shall maintain the respective coverage throughout the term of this Service Agreement, as the same may be extended in accordance with the provisions hereof.

15.3 LCSO shall provide CITY with adequate documentation concerning the coverage required hereunder, in order that the CITY, through the office of the City Clerk, may keep such documentation on file for the benefit of the public and inspection of the citizenry of CITY.

ARTICLE XVI

HOLD HARMLESS

16.1 Each party (indemnitor) hereby shall to the extent permitted by law indemnify from any liability and hold harmless the other party (indemnitee), its employees, agents, or servants against liability arising from any actions, causes of action, suits, trespasses, damages, judgments, executions, claims and demands of any kind whatsoever, in law or in equity, brought against the indemnitee its employees, agents, and servants as a result of the indemnitor, its employees, agents, or servants negligent acts or negligent omissions, or willful misconduct in the performance of its obligations under this Agreement.

16.2 If the indemnitee defends any actions, causes of action, suits, trespasses, damages, judgments, executions, claims and demands of any kind whatsoever, in law or in equity, directly or approximately caused by the negligent acts or negligent omissions or willful misconduct of indemnitor, its agents, servants, or employees, indemnitor agrees to reimburse the indemnitee for all expenses, attorneys' fees, and court costs incurred in defending such actions, causes of action, suits, trespasses, damages, judgments, executions, claims and demands.

16.3 Notwithstanding anything to the contrary contained herein, LCSO and the CITY shall, at all times, be entitled to the benefits of sovereign immunity as provided in Section 768.28, Florida Statutes, and common law. Nothing contained in this Agreement to the contrary shall be construed as a waiver of sovereign immunity.

ARTICLE XVII

INDEPENDENT CONTRACTOR

17.1 LCSO, for the purposes of this Service Agreement, is and shall remain an independent contractor; provided, however, such independent contractor status shall not diminish the power and authority vested in LCSO and its sworn officers pursuant to Article XI.

ARTICLE XVIII

AUTHORITY TO EXECUTE; NO CONFLICT CREATED

18.1 The Sheriff, pursuant to the powers under Article VIII of the Constitution of the State of Florida and the Statutes of the State of Florida, hereby represents that full power and authority exists to execute this Service Agreement. This includes the following:

- (a) His making and execution hereof shall create a legal obligation on the part of the Sheriff's Office of Lee County, Florida.
- (b) The same shall be enforceable by the CITY according and to the extent of the provisions hereof.

Nothing herein contained or no obligation on the part of LCSO to be performed hereunder shall in anyway be contrary to or in contravention of any policy of insurance or surety bond required of LCSO pursuant to the Laws of the State of Florida.

18.2 The Mayor and City Clerk, by their respective executions hereof, do each represent the following to LCSO:

- (a) They collectively have full power and authority to make and execute this Service Agreement on behalf of the City of Bonita Springs, pursuant to the Resolution of the City Council of CITY.
- (b) Nothing herein contained is in any way contrary to or in contravention of the Charter of the City of Bonita Springs or the Laws of the State of Florida.

ARTICLE XIX

NOTICE

19.1 All notices required hereunder shall be by regular U.S. Mail and or facsimile, and any notice required hereunder shall be addressed to the party intended to receive same at the following addresses:

CITY: City Manager
City Hall
City of Bonita Springs

9101 Bonita Beach Road
Bonita Springs, Florida 34135

c/o City Attorney
City Hall
City of Bonita Springs
9101 Bonita Beach Road
Bonita Springs, Florida 34135

LCSO: Sheriff of Lee County
Lee County Sheriff's Office
14750 Six Mile Cypress Parkway
Fort Myers, Florida 33912

Legal Director
Lee County Sheriff's Office
14750 Six Mile Cypress Parkway
Fort Myers, Florida 33912

ARTICLE XX

NON-ASSIGNABILITY

LCSO shall not assign any of the obligations or benefits imposed hereby or contained herein, unless upon the written consent of the City Council of the CITY, which consent must be evidenced by a duly passed Resolution.

ARTICLE XXI

ENTIRE AGREEMENT; AMENDMENT

20.1 The parties acknowledge, one to another, that the terms hereof constitute the entire understanding and agreement of the parties with respect hereof. No modification hereof shall be effective unless in writing, executed with the same formalities as this Agreement is executed.

ARTICLE XXII

BINDING EFFECT

21.1 This Agreement shall inure to the benefit of and be binding upon the respective parties' successors.

IN WITNESS WHEREOF, the parties hereto have caused their respective agents to execute this instrument on their behalf, at the times set forth below:

SHERIFF OF LEE COUNTY



MIKE SCOTT

9/20/10

Date

BY: 

BARRY R. HILLMYER
Legal Advisor, LCSO



CITY OF BONITA SPRINGS
BEN L. NELSON, JR., MAYOR

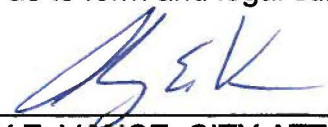
9-16-10

Date

ATTEST:


DIANNE LYNN, CITY CLERK

Approved as to form and legal sufficiency

BY: 

AUDREY E. VANCE, CITY ATTORNEY

Approved as to form and legal
sufficiency subject to execution
By the parties:

BONITA CONTRACT

EXHIBIT "A" FISCAL YEAR 10/11

Full Year Funding		Unit	LS
Deputies	14	\$ 80,639.00	\$ 1,128,946.00
Sergeants	2	\$ 107,108.00	\$ 214,216.00
Deputy/SRO	0	\$ -	\$ -
Bonita Sub Station	1	\$ 264,673.00	\$ 264,673.00
Rental Vehicles	2	\$ 7,100.00	\$ 14,200.00
TOTAL FY 2010/2011			\$ 1,622,035.00

BONITA CONTRACT

EXHIBIT "A" **FISCAL YEAR 11/12**

Description	Unit	Cost per Unit	Extended Cost
Deputies	14	\$80,639.00	\$1,128,946.00
Sergeants	2	\$107,108.00	\$214,216.00
Deputy/SRO	0	-	-
Bonita Sub Station	1	\$264,673.00	\$264,673.00
Rental Vehicles	2	\$7,100.00	\$14,200.00
New Vehicles	3 or 4	Cost TBD	NTE \$80,000.00
Grand Total			\$1,702,035.00

ITEM TITLE: Approve a Resolution accepting the resignation of a member of the Art in Public Places Board.

REQUESTOR: Mike Sheffield, City Clerk

AGENDA SECTION: Consent

STRATEGIC PRIORITY: N/A

BACKGROUND:

Melissa Layner submitted her resignation from the Art in Public Places Board via email on July 11, 2025, citing a career move to another community. She expressed appreciation for the opportunity to serve and wished the community well.

STAFF RECOMMENDATION: Approve Resolution

ATTACHMENTS: Draft resolution

REVIEWERS:

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

CITY OF BONITA SPRINGS, FLORIDA

RESOLUTION NO. 25 -

**A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA;
ACCEPTING THE RESIGNATION OF A MEMBER OF THE ART IN PUBLIC
PLACES BOARD, AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, on July 11, 2025, Melissa Layner submitted her resignation from the Art in Public Places Board via email, citing a career move to another community.

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

1. The resignation of Melissa Layner from the Art in Public Places Board is hereby accepted.
2. This Resolution shall become effective immediately upon its adoption by City Council.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 16th day of July, 2025.

AUTHENTICATION:

Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney

Date filed with the City Clerk: _____

ITEM TITLE: Approve a Resolution appointing one member to the Veterans Advisory Committee.

REQUESTOR: Council Member Nigel P. Fullick

AGENDA SECTION: Mayor and Council Items

STRATEGIC PRIORITY: 6) Government Transparency and Efficiency

BACKGROUND:

The Veterans Advisory Committee is comprised of nine appointed members, each holding the following seats, unless a member from the named agency is not able to serve, allowing for a Veteran member at-large to serve in their place:

1. Member of the American Legion
2. Member of the Veterans of Foreign Wars
3. Member of the Sons of the American Legion
4. Member of the American Legion Ladies Auxiliary
5. Member of the Veterans of Foreign Wars Ladies Auxiliary
6. Veteran Member at Large
7. Veteran Member at Large
8. Veteran Member at Large
9. Veteran Member at Large

The following qualified resident of Bonita Springs submitted an application to the City Clerk to serve on the Veterans Advisory Committee: Adam Prentki.

The Veterans Advisory Committee currently consists of the following members: Roy Flanders, Jan Farrington, Bobby Hunter, Ron Libby, Ana Malkowski, Ray Sandelli, and Willie Stoll.

RECOMMENDATION: Approve a Resolution appointing Adam Prentki to the Veterans Advisory Committee.

ATTACHMENTS:

1. Draft Resolution
2. Advisory committee application submitted by Adam Prentki.

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	Lora Taylor

CITY OF BONITA SPRINGS, FLORIDA
RESOLUTION NO. 25-

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA, APPOINTING A MEMBER TO THE VETERANS ADVISORY COMMITTEE.

WHEREAS, on November 7, 2007, the City Council approved Resolution 07-123, establishing the City of Bonita Springs Veterans Advisory Committee with seven members, and subsequently amended the composition to nine members on May 18, 2022, through Resolution 22-41; and

WHEREAS, vacancies currently exist on the Veterans Advisory Committee; and

WHEREAS, a qualified veteran and resident, Adam Prentki, has submitted an application to serve on the Veterans Advisory Committee; and

WHEREAS, Council Member Nigel P. Fullick, City Council's liaison to the Veterans Advisory Committee, has recommended the appointment of Adam Prentki.

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

Section One: Adam Prentki is hereby appointed to the Veterans Advisory Committee for a term from the date of appointment to dissolution.

Section Two: This Resolution shall become effective immediately upon its adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 16th day of July, 2025.

AUTHENTICATION:

Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney

Date filed with City Clerk: _____

**City of Bonita Springs
Advisory Committee Application**

(PLEASE TYPE OR PRINT)

Received

JUN 26 2025

Office of the City Clerk
City of Bonita Springs, FL

PLEASE BE ADVISED THAT ALL INFORMATION CONTAINED IN THIS APPLICATION BECOMES PUBLIC RECORD ONCE SUBMITTED.

Note: Applications will be kept on file and active for a period of one year from date received.

City Council District # _____

DATE: June 26 2025

Please Complete All Sections		
NAME: <u>Prentki III</u>	<u>Adam</u>	<u>A</u>
Last	First	Middle Initial
RESIDENCE ADDRESS:		
<u>9321 Lake Abby Ln</u>	<u>Bonita Springs FL</u>	<u>34135</u>
Street	City	Zip Code
BUSINESS ADDRESS:		
Street	City	Zip Code
MAILING ADDRESS:		
<u>9321 Lake Abby Ln</u>	<u>Bonita Springs FL</u>	<u>34135</u>
Street	City	Zip Code
PHONE NO.		
CELL PHONE # <u>239 - 272 - 1441</u>		
E-MAIL ADDRESS: <u>a2atbs@aol.com</u>		
FAX:		

I hereby submit my name for consideration to serve in an advisory capacity to the City of Bonita Springs on the following Advisory Committee:

Veterans Advisory Committee
NAME OF ADVISORY COMMITTEES

OCCUPATION: Retired

CIVIC/PROFESSIONAL ACCOMPLISHMENTS/OFFICES HELD:

Previously served on the VAC
Current Commander of American Legion Post 303 Bonita Springs

Do you reside in Bonita Springs?

☒ Yes
☐ No

**APPLICATION TO SERVE ON A
CITY OF BONITA SPRINGS ADVISORY COMMITTEE – CONTINUED**

My qualifications to be eligible are as follows:

Ten years of Military Service. Previously served on the VAC.
Several years as American Legion Post 303 Commander,
Serving Veterans and their Families.

If applicable, please indicate any employment, contractual relationship or status that you may have, or have had within the past 12 months, with any private business entity that rents, leases or sells any realty, or provides any goods or services to the City or that is conducting any business with the City.

N/A

If you have previously served on a City of Bonita Springs Advisory Committee or are currently serving and seeking reappointment, please indicate the number and general nature of any voting conflict disclosure memorandum filed (Form 8B) while serving on the committee:

N/A

If applicable, attach a résumé of additional personal and professional qualifications and experience that pertains to the above.

I understand that:

- 1.) Some of the Boards and Committees appointed by the City Council are required to comply with Chapter 112, Florida Statutes, the Financial Disclosure Law and you may be required to file a Form 1 Financial Disclosure.
- 2.) City of Bonita Springs, an equal opportunity/affirmative action employer, considers the selection and appointment of persons to advisory committees in a non-discriminatory manner consistent with the requirements of Federal, State and Local non-discrimination laws.


Signature

June 26, 2025
Date

**PLEASE SUBMIT THIS FORM VIA EMAIL TO:
OR
RETURN THIS COMPLETED FORM TO:**

CLERK@CITYOFBONITASPRINGS.ORG

**City of Bonita Springs
City Clerk's Office
9101 Bonita Beach Road
Bonita Springs, FL 34135**

CITY OF BONITA SPRINGS

Committee ID# _____
(Office Use Only)

The City of Bonita Springs complies with Local State and Federal laws, regulations and guidelines that prohibit discrimination based on race, sex, color, national origin, handicap, age or marital status

STATUTORILY CREATED REQUIRED COMMITTEE REPORTING DATA

The City of Bonita Springs is required by the State of Florida to collect and maintain the information requested below for statistical reporting purposes only. This information will be maintained separately from your application and will not be considered in the application evaluation process.

The information provided is required by State Statute, however, you have the right not to disclose any or all of this information. This form must be returned to the City of Bonita Springs.

Gender:	☒ Male	☐ Female	☐ Choose Not to Disclose
Handicapped/Disabled	☐ Yes	☒ No	☐ Choose Not to Disclose

If you wish to request special assistance or accommodations, please contact the City Clerk at 239-949-6262 or specify here:

+++++
RACIAL/ETHNIC DATA (CHECK ONE)

- ☒ **WHITE: (Not of Hispanic Origin):** All persons having origins in any of the original people of Europe, North Africa or the Middle East.
- ☐ **BLACK: (Not of Hispanic Origin):** All persons having origins in any of the Black racial groups of Africa.
- ☐ **ASIAN OR PACIFIC ISLANDER:** All persons having origins in any of the original Peoples of the Far East, Southeast Asia, the Indian Subcontinent or the Pacific Islands. This area includes, for example: China, Japan, Korea, the Philippine Islands and Samoa.
- ☐ **AMERICAN INDIAN OR ALASKAN NATIVE:** All persons having origins in any of the original Peoples of North America and who maintain cultural identification through tribal affiliation or community recognition.
- ☐ **HISPANIC:** All persons of Mexican, Puerto Rican, Cuban, Central or South American, or other Spanish culture or origin regardless of race.
- ☐ **CHOOSE NOT TO DISCLOSE**

ITEM TITLE: Approve a Resolution affirming the Mayor's appointment of Amy Quaremba as Chairperson of the Art in Public Places Board.

REQUESTOR: Mayor Mike Gibson; City Clerk Mike Sheffield

AGENDA: Mayor and Council Member Items

STRATEGIC PRIORITY: 6) Government Transparency and Efficiency

BACKGROUND:

In accordance with Administrative Code AC-1-6 for Advisory Boards, on January 15, 2025, City Council affirmed the Mayor's annual appointments of chairpersons of advisory boards and committees, which included the appointment of Melissa Layner as Chair of the Art in Public Places Board.

Ms. Layner resigned from the Art in Public Places Board on July 11, 2025, due to her move to another community for professional reasons.

Mayor Mike Gibson wishes to appoint the Vice Chair of the Art in Public Places Board, Amy Quaremba, as the new chairperson. If affirmed by City Council, Mr. Quaremba's appointment as Chair will commence upon approval of the Resolution and expire December 31, 2025. The Art in Public Places Board will select a new vice chair from among its members.

STAFF RECOMMENDATION: Approve Resolution affirming the Mayor's appointment of Amy Quaremba as Chairperson of the Art in Public Places Board.

ATTACHMENTS:

1. Resolution

REVIEWERS:

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

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

**A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA;
RELIEVING THE PREVIOUSLY APPOINTED CHAIR OF THE ART IN
PUBLIC PLACES BOARD AND AFFIRMING THE MAYOR'S APPOINTMENT
OF A NEW CHAIR.**

WHEREAS, Rule 4.01(C) of Administrative Code AC-1-6, states the Mayor shall appoint a Chair of each Advisory Board from among its members every January; and

WHEREAS, on January 15, 2025, City Council affirmed the Mayor's annual chair appointments, including Melissa Layner as Chair of the Art in Public Places Board; and

WHEREAS, On July 11, 2025, Ms. Layner submitted to the City Clerk her resignation from the Art in Public Places Board; and

WHEREAS, Mayor Mike Gibson informed the City Clerk of his decision to appoint as the new chair Amy Quaremba, a member of the Art in Public Places Board who serves as the Vice Chair.

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

Section 1: Melissa Layner is hereby relieved of her appointment as Chair.

Section 2: Mayor Mike Gibson hereby appoints Amy Quaremba as Chair of the Art in Public Places Board, and said appointment is hereby affirmed by City Council.

Section 3. Said appointment shall commence upon approval of this Resolution and expire December 31, 2025.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 16th day of July, 2025.

AUTHENTICATION:

Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney

Date filed with City Clerk: _____

ITEM TITLE: Consider the proposal submitted by Zap & Co., LLC in response to RFP 25-15, Production and Management of the Fiesta Bonita event.

REQUESTOR: Jesse Purdon, Council Member, District 2

AGENDA SECTION: Mayor and Council Member Items

STRATEGIC PRIORITY: 6) Government Transparency and Efficiency

BACKGROUND:

The City of Bonita Springs issued a Request for Proposals for the production and management of the Fiesta Bonita event, which is scheduled for September 20, 2025, at Liles Hotel Plaza.

One (1) proposal was received from Zap & Co, LLC.

\$20,000 is available for Fiesta Bonita for fiscal year 2025 in line item 00.430.574.4832.

STAFF RECOMMENDATION: Review proposal from Zap & Co., LLC, for RFP 25-15 to host the Fiesta Bonita Event and provide further direction.

ATTACHMENTS: Proposal from Zap & Co., LLC.

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	Lora Taylor



May 29, 2025
REQUEST FOR PROPOSAL
FOR WORK TO BE PERFORMED
RFP # 25-15
DUE: June 26, 2025 at 2:00 p.m.

RE: Request for Proposals for Fiesta Bonita Springs

Dear Prospective Proposer:

The City of Bonita Springs is requesting sealed proposals for the production and management of the Fiesta Bonita Event to be held in 2025 and 2026 at Riverside Park in Bonita Springs. The event for 2025 will need to be held at the Liles Hotel Plaza area in September 2025 due to construction. The date for 2026 is TBD. Funding for 2025 has been approved, and there is no guarantee of funding for year 2026.

The intent of this RFP is to find an independent festival event producer to organize, stage and manage this event. The aim of this event is to foster awareness and inclusion of all ethnicities and cultures within the City of Bonita Springs. Event admittance will be free for attendees.

Proposals will be ranked on the combined basis of qualifications and the proposer's ability to provide services for this RFP.

The submittals will be provided to City Council for selection. City Council will make the final award selection. Organizers should submit with their proposal an event timeline, examples of past events, a promotional plan, a safety plan for the event and any other pertinent information. Organizers are responsible for making themselves familiar with the City of Bonita Springs and for all costs related to the Fiesta Bonita Event. Although there is no guarantee of reimbursement, an organizer may submit invoices for consideration for reimbursement up to \$20,000.00.

Upon City approval, the selected organizer will be put under contract to coordinate with City staff and the Outreach Committee to host the Fiesta Bonita 2025 event and if approved in the city budget for 2026, for the 2026 Fiesta Event.

Scope: The City of Bonita Springs is seeking an innovative, creative, and experienced organizer or firm to plan, manage, and execute a large-scale Fiesta Bonita Event to be held at Riverside Park in Bonita Springs.

There are three objectives for the event

1. To celebrate all the diversity of the Bonita Springs community.
2. To offer a wholesome, family event.
3. To provide a financially, self-sustaining event.

A responsible proposer will illustrate how this event can be taken to the next level, utilizing past managed events to demonstrate how this has been done for other clients.

A suitable proposal will demonstrate proven experience and ability to create programs to attract sponsors, secure sponsorship funding and to grow an event.

Bonita Springs Riverside Park is located on Old 41 Road in Old Bonita and sits on the Imperial River. The Liles Hotel Plaza is next to Riverside Park. The city oversees approximately 60 annual events. Past park events have hosted up to 10,000 guests and have included holiday celebrations, national juried art shows, concerts and festivals, Movies in the Park and the Celebrate Bonita Festival. Amenities include a performance friendly band shell, sheltered picnic tables, park benches and rest rooms. Also, on the grounds are the historic Liles Hotel and the Imperial River fishing cottages, restored as part of a downtown redevelopment.

The organizer shall inspect the site to fully understand the scope of the project.

Timeline for Proposal Selection

Action	Date
Post RFP to Vendors	5/29/25
RFP due by 2:00 p.m. on this date	6/26/25
Final Vendor Selection (pending council decision)	7/16/25
Notice to proceed (pending council decision)	7/17/25

Anticipated project schedule:

Sealed proposals should be submitted to City by June 26, 2025, at 2:00 p.m. Contract, Insurance and Notice to Proceed: July 17, 2025

Submission Requirements

1. Letter of interest – please summarize your qualifications and qualities relevant to the event in a letter of interest, no longer than one (1) typed page.
2. Proposal – A narrative illustrating a family friendly music and food celebration observing the diverse make-up of Bonita Springs. Include supplemental information, such as
 - o Promotional plan (social media, press release, other). How will you convey inclusion when promoting the event?
 - o Safety plan and rain date
 - o Preliminary itemized budget (including items you intend to use city funding toward, if event won't be self-sustained)
 - o Anticipated event attendance
 - o Timetable leading up to and for the day of event. Anticipated project schedule and method of communication prior to the event with weekly updates leading up to the event.
 - o Overview of similar events managed over the past two years – with summary of attendance, attractions, types of vendors and planning timetable. What made the event a great event?
 - o Criteria and overview for choosing partners for the event. List any known partners who would be co-partnering to host the event.
 - o Experience with securing support and commitments from the private sector, including corporate sponsors and/or philanthropic donors
 - o Event clean-up plan to return park to original state after event
3. Professional resume – Please outline your experience as an event organizer (no longer than four (4) typed pages. In the event of a team application, please include resumes for each team member. Indicate who will be main point of contact for the event.
4. Professional References- Please provide the names and contact information of three individuals or entities with whom you have worked or have hosted events for. This information can be included as part of **Attachment J – Statement of Experience of Vendor**, but must include contact information. Actual letters of reference are not required.
5. Completed City of Bonita Springs Application Packet (attachment N)
6. **Please note:** Per the Bonita Springs Special Event Ordinance 18-02 (attached pgs. 43-53), non-profits will be required to provide either a form 990 or a financial report to the city showing revenue from the event where at least 10% of the proceeds will remain within the Bonita Springs area, supporting the community or charities, within 60 days of the date of the event. If you are a non-profit, show how this will be achieved.

Please submit one (1) original proposal and one (1) electronic version of proposal.

Attachments:

- Attachment A – Proposal Form
- Attachment B – Insurance Requirements
- Attachment B-1 – Vendor's Insurance/Indemnification Statement
- Attachment C – Affidavit Certification Immigration Laws
- Attachment C-1 – Affidavit for E-Verification Exemption
- Attachment D – Solicitation Response Form
- Attachment E – Preference to Local Business
- Attachment F – Removed
- Attachment G – Vendor Checklist and Solicitation Label
- Attachment H – Contract Sample
- Attachment I – Conflict of Interest Affidavit
- Attachment J – Statement of Experience of Vendor
- Attachment K – W-9
- Attachment L – Debarment Form
- Attachment M – Scrutinized Companies Statement
- Attachment N – City of Bonita Springs Special Event Permit Application

The City reserves the right to request references pertaining to this requirement.

A performance bond is not required.

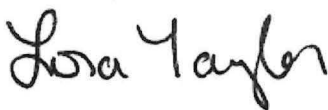
All firms are hereby placed on **NOTICE** that the City does not wish to be lobbied, either individually or collectively, about a project for which a firm has submitted a bid. Firms and their agents are not to contact any members of the City's selection review team(s) for such purposes as meetings of introduction, luncheons, dinners, etc.

During the process, **from the posting of any Solicitation to final Council approval**, no firm or their agent shall contact any person at the City of Bonita Springs involved with selection review (including staff, consultants, advisory boards, if applicable, and the elected officials) in reference to this bid, with the exception of the Project Manager handling the project. Failure to abide by this provision may serve as grounds for disqualification for award of this Contract to the firm.

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to the City of Bonita Springs; may not submit a bid, proposal, or reply on a contract with the City of Bonita Springs for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases or real property to the City of Bonita Springs; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with the City of Bonita Springs; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Questions regarding this RFP offering can be directed to Bob Franceschini at procurementmgr@cityofbonitasprings.org. The last date for questions pertaining to this proposal is June 19, 2025. Questions received after this date will not be answered.

Sincerely,



Lora Taylor
Director of Communications

Enclosures

ATTACHMENT A

Proposal Form
Fiesta Bonita Event RFP
25-15
Due June 26, 2025 at 2:00
p.m.

ANTICIPATED TOTAL REQUEST OF REIMBURSEMENT TOWARDS EVENT (express in words and numerals) _____

Twenty Thousand (\$ 20,000)

The following must be included with this form. Failure to include any of the following will delay the consideration and review of your submission and could result in your proposal response being disqualified:

- Attachment B-1
- Attachment C or C-1
- Attachment D
- Attachment E
- Attachment I
- Attachment J
- Attachment K
- Attachment L
- Attachment M
- Attachment N
- City of Bonita Springs Special Event Permit Application

Submitted By:

ZAP & Co LLC
Company Name
4850 Tamiami Trl N. #301
Address
Naples FL 34103.
City, State & Zip Code
239 250 3189
Phone & Fax Numbers
Andres F. Paz.
Signature
Andres Paz CEO
Name & Title
06.26.2025
Date

PLEASE COMPLETE AND SUBMIT WITH RFP
>>>>Failure to submit this form with your RFP response may disqualify your submittal. <<<<

ATTACHMENT B

Insurance and Bonding Requirements

For this attachment, Contractor will be referred to as "Vendor". The Vendor shall at its own expense, carry and maintain insurance coverage from responsible companies duly authorized to do business in the State of Florida as set forth in Insurance and Bonding Requirements of this solicitation.

The Vendor shall procure and maintain property insurance (Builder's Risk, Installation Floaters etc.) upon the entire project, if required, to the full insurable value of the Scope of Work. The City and the Vendor waive against each other and the City's separate Vendors, Contractors, Design Consultants, Subcontractors, agents and employees of each and all of them, all damages covered by property insurance provided herein, except such rights as they may have to the proceeds of such insurance. The Vendor and City shall, where appropriate, require similar waivers of subrogation from the City's separate Vendors, Design Consultants and Subcontractors and shall require each of them to include similar waivers in their contracts. All deductibles for property insurance procured by the Vendor shall be the responsibility of the Vendor.

Certificates issued as a result of the award of this Solicitation must identify: "For any and all work performed on behalf of the City of Bonita Springs."

The General Liability Policy provided by Vendor to meet the requirements of this Solicitation shall name the City of Bonita Springs, Florida, as an additional insured including completed operations (and products if applicable). The policy shall be endorsed to be primary to any similar coverage carried by the City.

The Certificate Holder shall be named as: City of Bonita Springs. The Certificates of Insurance must state the Contract Number, or Project Number, or specific project description, or must read: "For any and all work performed on behalf of the City of Bonita Springs."

The amounts and types of insurance coverage shall conform to the minimum requirements set forth in Insurance and Bonding Requirements with the use of Insurance Services Office (ISO) forms and endorsements or their equivalents. If Vendor has any self-insured retentions or deductibles under any of the below listed minimum required coverage, Vendor must identify on the Certificate of Insurance the nature and amount of such self-insured retentions or deductibles and provide satisfactory evidence of financial responsibility for such obligations. All self-insured retentions or deductibles will be Vendor's sole responsibility.

Coverage(s) shall be maintained without interruption from the date of commencement of the work until at least thirty (30) days beyond the date of completion or warranty period, whichever is greater, or otherwise as specified in this solicitation if longer.

The Vendor and/or its insurance carrier shall provide thirty (30) days written notice to the City of policy cancellation or non-renewal on the part of the insurance carrier or the Vendor except for non-payment which shall be ten (10) days. The Vendor shall also notify the City, in a like manner, within twenty-four (24) hours after receipt, of any notices of expiration, cancellation, non-renewal or material change in coverage or limits received by Vendor from its insurer and nothing contained herein shall relieve Vendor of this requirement to provide notice.

Should at any time the Vendor not maintain the insurance coverage(s) required herein, the City may terminate the Contract or at its sole discretion shall be authorized to purchase such coverage(s) and charge the Contractor for such coverage(s) purchased. If Vendor fails to reimburse the City for such costs within thirty (30) days after demand, the City has the right to offset these costs from any amount due Vendor under this Contract or any other agreement between the City and Vendor. The City shall be under no obligation to purchase such insurance, nor shall it be responsible for the coverage(s) purchased or the insurance company or companies used. The decision of the City to purchase such insurance coverage(s) shall in no way be construed to be a waiver of any of its rights under the Contract Documents.

If the initial or any subsequently issued Certificate of Insurance expires prior to the completion of the Scope of Work, the Contractor shall furnish to the City renewal or replacement Certificate(s) of Insurance not later than ten (10) calendar days after the expiration date on the certificate. Failure of the Vendor to provide the City with such renewal certificate(s) shall be considered justification for the City to terminate any and all contracts.

Insurance and Bonding Requirements

All policies shall be Best's Rated "A-" or better or subject to approval

Insurance / Bond Type	Required Limits
☒ Worker's Compensation	Statutory Limits of Florida Statutes, Chapter 440 and all Federal Government Statutory Limits and Requirements. ☒ The policy shall be endorsed to provide a waiver of subrogation in favor of the City. NOTE: Any "non-construction industry" company employing more than 3 employees (not including a sole proprietor owner) must have workers' compensation coverage. ALL "construction industry" (as defined by FL Rule # 69L-6.021) companies with ANY employees must have coverage or if no statutory employees, then up to three officers or a sole proprietor MUST have a current exemption certificate from the Division of Workers' Compensation on file.
☒ Employer's Liability	<u>\$1,000,000</u> single limit per occurrence (Workers' Compensation Part B)
☒ Commercial General Liability (Occurrence Form) patterned after the current ISO form	Bodily Injury and Property Damage ☒ <u>\$1,000,000</u> per occurrence, <u>\$1,000,000</u> aggregate (Per Project) for Bodily Injury Liability and Property Damage Liability. This shall include Premises and Operations; Independent Contractors; Products and Completed Operations and Contractual Liability.
☒ Indemnification	To the fullest extent permitted by Florida law, the Contractor/Vendor/Consultant shall be liable and agrees to be liable for and shall defend, indemnify and hold harmless the City, its officers and employees from any and all liabilities, damages, losses and costs, to person or property including, but not limited to, reasonable attorneys' fees arising out of or caused in whole or in part by any act omission, error or default by the Contractor/Vendor/Consultant, its subcontractors, materialmen, or agents of any tier or their employees arising out of this agreement or its performance. This indemnification obligation shall not be construed to negate, abridge or reduce any other rights or remedies which otherwise may be available to an indemnified party or person described in this paragraph. This section does not pertain to any incident arising from the sole negligence of the City.
☒ Automobile Liability	☒ <u>\$ 1,000,000</u> Each Occurrence; Bodily Injury & Property Damage, Owned/Non-owned/Hired; Automobile Included
☐ Other insurance as noted:	☐ Watercraft \$ _____ Per Occurrence ☐ United States Longshoreman's and Harbor Worker's Act coverage shall be maintained where applicable to the completion of the work. STATUTORY ☐ Maritime Coverage (Jones Act) shall be maintained where applicable to the completion of the work. \$ _____ Per Occurrence ☐ Property Insurance (Or Builder's Risk) Full insurable value of the Scope of the Work ☐ Pollution \$ _____ Per Occurrence

☐ Professional Liability \$ _____ per claim and in the aggregate

☐ Umbrella Excess \$ _____ Per Occurrence

☐ Railroad Right of Way

☐ Railroad Protective Liability Insurance per occurrence limit of not less than **Two Million Dollars (\$2,000,000)** and aggregate limits of **Six Million Dollars (\$6,000,000)** to include Seminole Gulf Railway LP and CSX Transportation, Inc. as a named Insured. Seminole Gulf Railway also requires your General Liability policy coverage to be \$5,000,000. They require you to include Seminole Gulf Railway LP and CSX Transportation, Inc. as a named Additional Insured for General Liability and the policy must include the endorsement CG 2417, Contractual Liability and must not exclude underground coverage.

For additional information on their insurance requirements and other requirements such as payment for and scheduling Railroad Inspector / Flagman, please contact Seminole Gulf Railway LP, 4110 Centerpointe Dr. Suite 207, Ft. Myers FL 33916, Phone # 239-275-6060 and FAX 239-275-0581.

☐ Bid bond

Shall be submitted with bid response in the form of certified funds, cashiers' check or an irrevocable Letter of Credit, a cash bond posted with the City Clerk, or bid bond in a sum equal to 5% of the cost bid. All checks shall be made payable to the City of Bonita Springs on a bank or trust company located in the State of Florida and insured by the Federal Deposit Insurance Corporation.

☐ Performance and Payment Bonds

If the box is checked for a project less than \$200,000, a performance bond will be required. For projects in excess of \$200,000, bonds shall be submitted with the executed contract by Proposers receiving award, and written for 100% of the Contract award amount, the cost borne by the Proposer receiving an award. The Performance and Payment Bonds shall be underwritten by a surety authorized to do business in the State of Florida and otherwise acceptable to Owner; provided, however, the surety shall be rated as "A-" or better as to general policy holders rating and Class V or higher rating as to financial size category and the amount required shall not exceed 5% of the reported policy holder's surplus, all as reported in the most current Best Key Rating Guide, published by A.M. Best Company, Inc. of 75 Fulton Street, New York, New York 10038.

Per FS §255.05, the Contractor shall provide a certified copy of the recorded bond to the City.

☒ Vendor shall ensure that all subcontractors comply with the same insurance requirements that he is required to meet. The same Vendor shall provide City with certificates of insurance meeting the required insurance provisions.

☒ The City of Bonita Springs must be named as "**ADDITIONAL INSURED, INCLUDING PRODUCTS AND COMPLETED OPERATIONS**" on the Insurance Certificate for Commercial General Liability.

☒ The Certificate Holder shall be named as the City of Bonita Springs. The Certificates of Insurance must state the Contract Number, or Project Number, or specific Project description, or must read: "For any and all work performed on behalf of the City of Bonita Springs."

☒ **Thirty (30) Days Cancellation Notice (Except for Non-Payment of Premium which is ten (10) days)** Provided by the Insurance Carrier and/or the Vendor.

Policy shall be endorsed for Thirty (30) Days' Notice of Cancellation by the Insurance Carrier and a copy of the endorsement provided to the City of Bonita Springs.

☒ Sign the Vendor's Insurance/Indemnification Statement on the next page.

ATTACHMENT B-1

Vendor's Insurance/Indemnification Statement

We understand the insurance/indemnification requirements of these Specifications and that the evidence of insurability may be required within seven (7) days of the award of this Solicitation.

Name of Firm Zap & Co Date 06.26.2025

Vendor Signature Andres T. Paz

Print Name Andres Paz

Insurance Agency TBD.

Agent Name TBD. Telephone Number TBD.

PLEASE COMPLETE AND SUBMIT WITH RFP

>>>>Failure to submit this form with your RFP response may disqualify your submittal. <<<<

ATTACHMENT C

Affidavit Certification Immigration Laws

SOLICITATION NO.: RFP 25-15

PROJECT NAME: Fiesta Bonita Event

IMMIGRATION LAW COMPLIANCE

Consistent with Bonita Springs Code §36.22 effective June 1, 2009, Contractors/Consultants providing services to the City, as a condition of each contract, must use E-Verify to verify the employment of: any person hired during the contract term by the Contractor/Consultant and assigned by the Contractor/Consultant to perform work for the City. **Before any contract with the City is signed, proof of enrollment with E-Verify must be provided.** To register with E-Verify, go to www.uscis.gov/e-verify for information and instructions.

The Contractor/Consultant acknowledges that he is independently responsible for his own employment decisions, including hiring, disciplinary and termination decisions. The Contractor/Consultant acknowledges that he will comply with the Immigration Reform and Control Act of 1986 and is committed to employing only those individuals who are authorized to work in the United States, by hiring employees who properly complete, sign and date the first section of the Immigration and Naturalization Services (INS) Form I-9 and presenting to the Contractor/Consultant the original necessary document(s) to prove identity and employment eligibility.

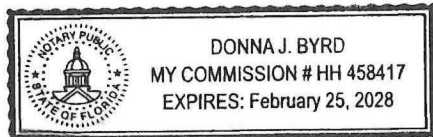
The Contractor/Consultant shall also be responsible for entering into an agreement with each and every vendor and subcontractor that states that vendors, and subcontractors (and their vendors) are independently responsible for its own employment decisions, including hiring, disciplinary and termination decisions, and will comply with the Immigration Reform and Control Act of 1986. The agreements shall also state that each business is responsible of its own I-9 and other employment record-keeping requirements, and with compliance with all immigration laws.

COMPANY NAME: Zap & Co LLC
Andreas F. Paz CEO 06.26.25
Signature Title Date

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was signed and acknowledged before me this 26 day of June, 2025, by Andreas F Paz, FL Drivers License as who is personally known to me, or has produced identification and who did (did not) take an oath.

Notary Public Seal



Donna Byrd
Signature of Notary Public
Donna Byrd
Printed Name of Notary Public

See **Attachment C-1** if qualified for E-Verification Exemption

PLEASE COMPLETE AND SUBMIT WITH RFP

>>>>Failure to submit this form with your RFP response may disqualify your submittal. <<<<

ATTACHMENT C-1

**Affidavit for E-Verification Exemption
Individuals without Employees**

I, (please print) Andres F. Paz, being sworn, certify that the following statements are true:

1. I am an individual service provider hired for the following Bonita Springs project or contract: Fiesta Bonita Springs.
2. No one else will be hired to perform the work.
3. In the future, should I retain any employees or additional assistance to perform work for the City of Bonita Springs, I agree to use E-Verify to verify the employees eligibility to work status of any person hired by me who is assigned by me to perform work for the City, and meet all other terms of the Immigration Reform and Control Act of 1986.
4. This Affidavit is provided as a contractual requirement to contract with the City of Bonita Springs.

Affiant sayeth further naught.

Date: 06.26.25

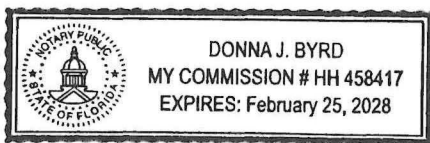
Andres F. Paz.
Signature of person signing affidavit

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 26 day of June, 2025,
by Andreas F. Paz, who is personally known to me or who has produced
FL Drivers License as identification.

[Signature]
Signature of person taking acknowledgment

Donna Byrd
Name typed, printed, or stamped
Title or Rank
Serial Number, if any



Solicitation Response Form – Page 2
Additional Contact Information

Send Payments To:
(REQUIRED ONLY if different from above)

(Company Name used as Payee)

(Address)

(City, State, ZIP)

Contact Name _____
Title _____

Phone No. _____
FAX No. _____
Email address: _____

Office Servicing City of Bonita Springs Account
/Place Orders/Request Supplies
(REQUIRED ONLY if different from above)

(Address)

(City, State, ZIP)

Contact Name _____
Title _____

Phone No. _____
Fax No. _____
Email Address: _____

PLEASE COMPLETE AND SUBMIT WITH RFP
>>>>Failure to submit this form with your RFP response may disqualify your submittal. <<<<

ATTACHMENT E

Preference to Local Business

Per Section 15 of the City of Bonita Springs Code §36.32:

The City shall give preference to local businesses in the following manner:

- (1) "Local Business" defined.
Local business means the vendor has paid the requisite business license tax issued by Lee County at least one (1) year prior to do business in Bonita Springs, with a physical business address located within the limits of Bonita Springs. Post Office Boxes are not a physical address. Vendors must advise they are a local business at the time of submitting their bid or proposal to be eligible as a "local business".
- (2) Under any such applicable solicitation, bidders / proposers desiring to receive local preference will be invited and required to affirmatively state their status as a local business. Except where federal or state law, or any other funding source, mandates differently, the City will give preference to local businesses in the following manner:
 - (a) Competitive bid (local price match option). When a qualified and responsive, non-local business submits the lowest price bid, and the bid submitted by one or more qualified and responsive local business is within ten percent (10%) of the price submitted by the non-local business, then the local business with the apparent lowest bid offer (i.e.; the lowest local bidder) shall have the opportunity to submit, an offer to match the price(s) offered by the overall lowest, qualified and responsive bidder within three working days of the bid opening. If the lowest local bidder submits an offer that fully matches the lowest bid from the lowest non-local bidder tendered previously, then award shall be made to the local bidder. If the lowest local bidder declines or is unable to match the lowest non-local bid price(s), then award will be made to the non-local business.
 - b) Request for proposals, qualifications or other submittals and competitive negotiation and selection. For all purchases under the Competitive Negotiations Act (Florida Statutes § 287.055) and Section 7 of this Ordinance, the RFP solicitation may include a weighted criterion for local preference that equals ten percent (10%) of the total points in the evaluation criteria published in the solicitation.
- (3) The application of Local Preference to a particular purchase or contract may be waived upon approval of the City Council or City Manager (under \$50,000 threshold for purchasing authority).
- (4) The preference does not prohibit City Council to compare quality of materials proposed for purchase and compare qualifications, character, responsibility and fitness of all persons, firms or corporations submitting bids or proposals.
- (5) Reciprocity. In the event Lee or Collier County, or any municipality ("local government") within Lee or Collier County extends preferences to local businesses, City Council may enter into an interlocal agreement with such local government to award the preference to vendors of that specific local government. In no event shall the preference accorded other local government firms exceed the amount of preference that such local government extends to Bonita Springs firms competing for its contracts.

[] Eligible for and claiming Local Preference (physical location in Bonita springs or through reciprocity with Lee or Collier County)

Andres F. Paz

Signature

06.26.2025

Date

PLEASE COMPLETE AND SUBMIT WITH RFP

>>>>Failure to submit this form with your RFP response may disqualify your submittal. <<<<

Attachment F
Intentionally Removed

ATTACHMENT G

Vendor Checklist and Solicitation Label

Please read carefully. Vendor should check off each of the following items as the necessary action is completed:

- ☐ The proposal has been signed.
- ☐ All applicable forms have been signed and included, along with licenses to complete the requirements of the project.
- ☐ Any addenda have been signed and included.
- ☐ One (1) original and 1 electronic copy have been included. Electronic copy should be provided on a USB flash drive.
- ☐ The **mailing envelope must be sealed and the mailing label (see below)** has been attached to the envelope.
- ☐ The proposal will be mailed or delivered in time to be received no later than the specified due date and time. (Otherwise proposal cannot be considered.)

PLEASE FILL OUT THE LABEL BELOW AND ATTACH IT TO YOUR SOLICITATION REPLY ENVELOPE OR PACKAGE.

Cut out the label and tape it to the outer sealed solicitation envelope or package.

✂-----

DO NOT OPEN - Sealed Solicitation - DO NOT O	
PEN Solicitation #: RFP # 25-15	Title: Fiesta Bonita Event
Solicitation to be opened on June 26, 2025 AT 2:00 P.M. Firm:	
Address: _____	
City, State, Zip: _____	
Telephone / Fax: _____	
Email: _____	
Representative Signature: _____	
Representative Name: _____	Date: _____
Deliver To:	Michael Sheffield City Clerk City of Bonita Springs 9101 Bonita Beach Road Bonita Springs, FL 34135

Attachment I

Conflict of Interest Affidavit

By the signature below, the firm (employees, officers and/or agents) certifies, and hereby discloses, that, to the best of their knowledge and belief, all relevant facts concerning past, present, or currently planned interest or activity (financial, contractual, organizational, or otherwise) which relates to the proposed work; and bear on whether the firm (employees, officers and/or agents) has a possible conflict have been fully disclosed.

Additionally, the firm (employees, officers and/or agents) agrees to immediately notify in writing the Project Manager, or designee, if any actual or potential conflict of interest arises during the contract and/or project duration.

Firm: Zap & Co LLC.
Signature and Date: Andres F. Paz
Print Name: Andres Paz
Title of Signatory: CEO

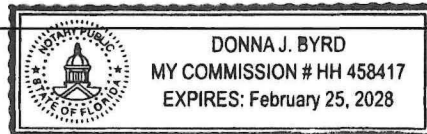
State of Florida
County of Lee

SUBSCRIBED AND SWORN to before me this 26 day of June, 20 25,
by Andreas F Paz, who is personally known to me to be the
CEO for the Firm, OR who produced the following identification

FL Drivers License

[Signature]
Notary Public

My Commission Expires _____



PLEASE COMPLETE AND SUBMIT WITH RFP

>>>>Failure to submit this form with your RFP response may disqualify your submittal. <<<<

ATTACHMENT J

Statement of Experience of Vendor

The Vendor is required to state below what work of similar magnitude is a judge of its experience, skill and business standing and of its ability to conduct the work as completely and as rapidly as required under the terms of the contract.

PROJECT AND LOCATION	PROJECT SIZE AND CONTRACT AMOUNT	REFERENCE
1) see sheet attached		
2)		
3)		
4)		
5)		
6)		
7)		
8)		
9)		
10)		

Dated 06.26.2025 Zap & Co LLC
Vendor

By: Andres F. Paz

PLEASE COMPLETE AND SUBMIT WITH RFP
 >>>>Failure to submit this form with your RFP response may disqualify your submittal. <<<<

**Request for Taxpayer
Identification Number and Certification**

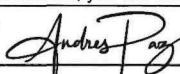
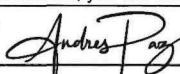
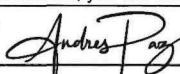
Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) ZAP&Co LLC	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☒ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) S Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions)	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐	
	5 Address (number, street, and apt. or suite no.). See instructions. 4850 Tamiami Trail N.	6 City, state, and ZIP code Naples, FL 34103
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN) Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> , later. Note: If the account is in more than one name, see the instructions for line 1. See also <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.	<table border="1"><tr><td colspan="9">Social security number</td></tr><tr><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td></td></tr><tr><td colspan="9">or</td></tr><tr><td colspan="9">Employer identification number</td></tr><tr><td>8</td><td>8</td><td></td><td></td><td>-</td><td>3</td><td>2</td><td>5</td><td>0 2 6 9</td></tr></table>	Social security number													-					or									Employer identification number									8	8			-	3	2	5	0 2 6 9
Social security number																																														
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or																																														
Employer identification number																																														
8	8			-	3	2	5	0 2 6 9																																						

Part II Certification Under penalties of perjury, I certify that: 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and 2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and 3. I am a U.S. citizen or other U.S. person (defined below); and 4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.					
Sign Here	<table><tr><td>Signature of U.S. person</td><td></td><td>Date</td><td>01.06.2025</td></tr></table>	Signature of U.S. person		Date	01.06.2025
Signature of U.S. person		Date	01.06.2025		

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

ATTACHMENT L

Certification Regarding Debarment, Suspension,
Ineligibility and Voluntary Exclusion

Vendor Covered Transactions

- (1) The prospective vendor certifies, by submission of this Annual Agreement, that neither it nor its principles are presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- (2) Where the vendor is unable to certify to the above statement, the prospective vendor shall attach an explanation to this form.

VENDOR

2ap e Co

Company Name

DUNS Number

Andres F. Paz

Signature

0626.25

Date

Andres Paz

Print Name and Title

4850 Tampa Trl N.

Street Address

Naples FL 34102

City, State, Zip

For City of Bonita Springs use only

To access the debarment search: <https://www.sam.gov/SAM/> > Search Records tab > Enter DUNS number > Click Search

Company: ☐ is debarred ☐ is not debarred

Verified by: _____ Date: _____
Name

PLEASE COMPLETE AND SUBMIT WITH RFP
>>>>Failure to submit this form with your RFP response may disqualify your submittal. <<<<

ATTACHMENT M

Scrutinized Companies Statement

SWORN STATEMENT UNDER SECTION 287.135(5), FLORIDA STATUTES: THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with Bid, Proposal, Quote, or Contract Number **RFP 25-15**, for **Fiesta Bonita Event**.
2. This sworn statement is submitted by Zap & Co whose business
[Name of entity submitting sworn statement]
address is 4050 Tamiami Trl N. #301 Naples FL 34103 and (if
applicable) its Federal Employer Identification Number (FEIN) is _____ (If the entity has no
FEIN, include the Social Security Number of the individual signing this sworn statement: 143 98 6377).
3. My name is Andres F. Paz and my relationship to the above is owner.
[Please print name of individual signing]
4. I understand that "awarding body" as defined in section 287.135(1) (a), Florida Statutes, means, for purposes of state contracts, an agency or the department, and for purposes of local contracts, the governing body of the local governmental entity.
5. I understand that "Boycott of Israel" as defined in section 287.135(1) (b), Florida Statutes, has the same meaning as defined in s. 215.4725.
6. I understand that "business operations" as defined in section 287.135(1) (c), Florida Statutes, means, for purposes specifically related to Cuba or Syria, engaging in commerce in any form in Cuba or Syria, including, but not limited to, acquiring, developing, maintaining, owning, selling, possessing, leasing, or operating equipment, facilities, personnel, products, services, personal property, real property, military equipment, or any other apparatus of business or commerce.
7. I understand that "local governmental entity" as defined in section 287.135(1) (d) means a county, municipality, special district, or other political subdivision of the state.
8. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement. **[Please indicate which statements apply].**

[X] Scrutinized Companies that Boycott Israel List (bid, proposal or contract renewal for any amount)
[X] The entity submitting this sworn statement is not on the Scrutinized Companies that Boycott Israel List.
[] The entity submitting this sworn statement is on the Scrutinized Companies that Boycott Israel List.

[] Scrutinized Companies with Activities in Sudan List (bid, proposal or contract renewal for \$1 Million or more)
[X] The entity submitting this sworn statement is not on the Scrutinized Companies with Activities in Sudan List.
[] The entity submitting this sworn statement is on the Scrutinized Companies with Activities in Sudan List.

[] Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List (bid, proposal or contract renewal for \$1 Million or more)
[X] The entity submitting this sworn statement is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
[] The entity submitting this sworn statement is on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

[] Business Operations in Cuba or Syria (bid, proposal or contract renewal for \$1 Million or more)
[X] The entity submitting this sworn statement does not have business operations in Cuba or Syria.

[] The entity submitting this sworn statement does have business operations in Cuba or Syria.

The City will follow Florida Statute §287.135. If the City determines this Vendor has been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel after the contract is executed, the contract may be terminated by the City by written notification. If the City determines this Vendor is found to have submitted a false certification, placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List or been engaged in business operations with Cuba or Syria, the City shall notify the Vendor of its determination by written notification.

By the signature(s) below, I/we, the undersigned, as authorized signatory to commit the firm, certify that the information as provided in this attachment, Scrutinized Companies Statement, is truthful and correct at the time of submission.

Andres F. Paz

AFFIANT

Andres F. Paz

Typed Name of AFFIANT

CEO.

Title

STATE OF Florida COUNTY OF Lee

The foregoing instrument was executed before me this 26 day of June, 2025.

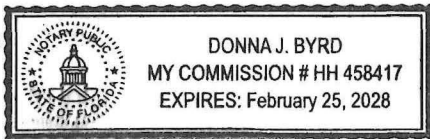
by Andres F Paz as Ceo of

Zap 70 NCO, who personally swore or affirmed that he/she is authorized to execute this document and thereby bind the Corporation, and who is personally known to me OR has

produced Florida Drivers License as identification.

Donna J. Byrd
NOTARY PUBLIC, State of Florida

(stamp)



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For City of Bonita Springs use only

To access the lists: <http://www.sbafla.com/fsb/> > Funds We Manage tab > FRS Pension Plan - Global Governance Mandates > Global Governance Mandate Quarterly Reports > most current quarter

Scrutinized Companies that Boycott Israel List:

☐ entity is **NOT** on list ☐ entity is on list

Scrutinized Companies with Activities in Sudan List:

☐ entity is **NOT** on list ☐ entity is on list

Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List:

☐ entity is **NOT** on list ☐ entity is on list

Business Operations in Cuba or Syria:

☐ entity is **NOT** on list ☐ entity is on list

Verified by: _____
 Print Name

Date: _____

PLEASE COMPLETE AND SUBMIT WITH RFP
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A decorative border composed of colored squares and rectangles. The top border has six segments: yellow, orange-red, light blue, dark blue, green, and teal. The bottom border has six segments: yellow, light orange, light blue, dark blue, green, and teal. The left and right sides are solid vertical bars of yellow and teal respectively.

FIESTA

B O N I T A S P R I N G S



LETTER OF INTEREST

In response to your Request for Proposal, to plan, manage and execute a large-scale Fiesta Bonita Springs, RFP # 25-15 on behalf of **ZAP&Co**, it is our pleasure to submit our proposal to organize, stage and manage this very important event.

ZAP&Co is a full-service agency, with a team of professionals with vast experience hosting successful events for more than 30 years combined. We believe that our creativity, experience, knowledge and understanding of the diverse population of Bonita Springs, along with our media relationships will serve you well.

We will make FIESTA Bonita Springs happen, like the City of Bonita Springs envisions it to be!

FIESTA BONITA SPRINGS 2025 + 2026 PROPOSAL

1

Narrative

2

Promotional Plan

3

Safety Plan + Rain Date

4

Preliminary Itemized Budget

5

Anticipated Event Attendance

6

Time Table, Project Schedule and Communication

7

Overview of Similar Managed Events

8

Criteria for Choosing Partners

9

Experience Securing Support

10

Event Clean-Up Plan

1. NARRATIVE

ZAP&Co is seeking to partner with the City of Bonita Springs to celebrate and foster awareness and inclusion of all ethnicities and cultures at Fiesta Bonita Springs 2025 & 2026. Through our expertise in executing financially self sustaining events, top notch entertainment, in the form of live bands, DJs, and celebrity MCs, as well as a variety of delicious food options we will be celebrating diversity, inclusion and the spirit of family for all while reaching the event objectives set by the City of Bonita Springs.

We are seeking to host a one day celebration with FREE admission on Saturday September 20, 2025, and Saturday date TBD 2026.

FIESTA Bonita Springs will kick off Hispanic Heritage month 2025 and feature LIVE music and performances and entertainment in the form of games and bounce house for the entire family. Diverse food vendors will offer for purchase during the event.

2. PROMOTIONAL PLAN



\$17,800 Value Multimedia Campaign per event

\$3,000 3x News Paper Ads

\$3,600 3x Magazine Ads

\$4,000 3 Month Social Media Campaign

\$2,400 2 Week Spanish Radio Campaign

\$3,600 Dedicated Website

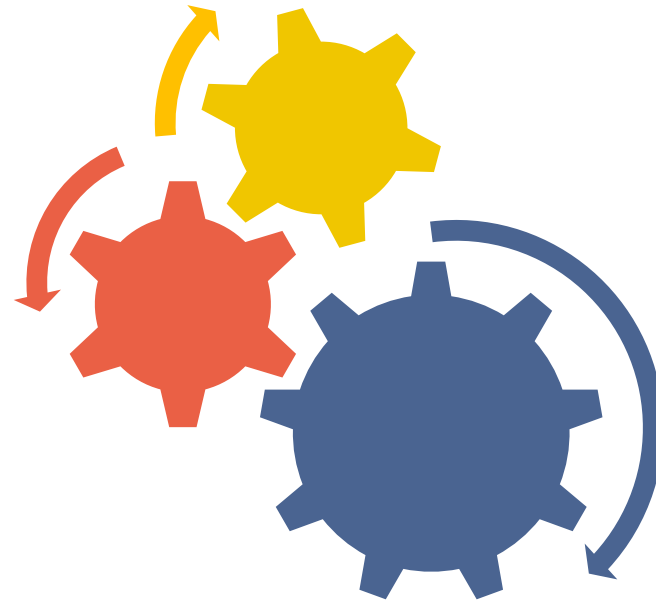
\$1,200 3 Month Public Relations Campaign

We will convey inclusion in our promotion by using multilingual messaging, diverse representation in visuals, and outreach through community partners to ensure all groups feel invited and reflected in the event.

3. SAFETY PLAN

ZAP&Co. Agrees to provide adequate traffic and crowd control, emergency medical services and any other items required by the City of Bonita Springs to protect the health, safety and welfare of the public at Fiesta Bonita Springs.

RAIN DATES – September 21, 2025 and TBD 2026



4. PRELIMINARY BUDGET

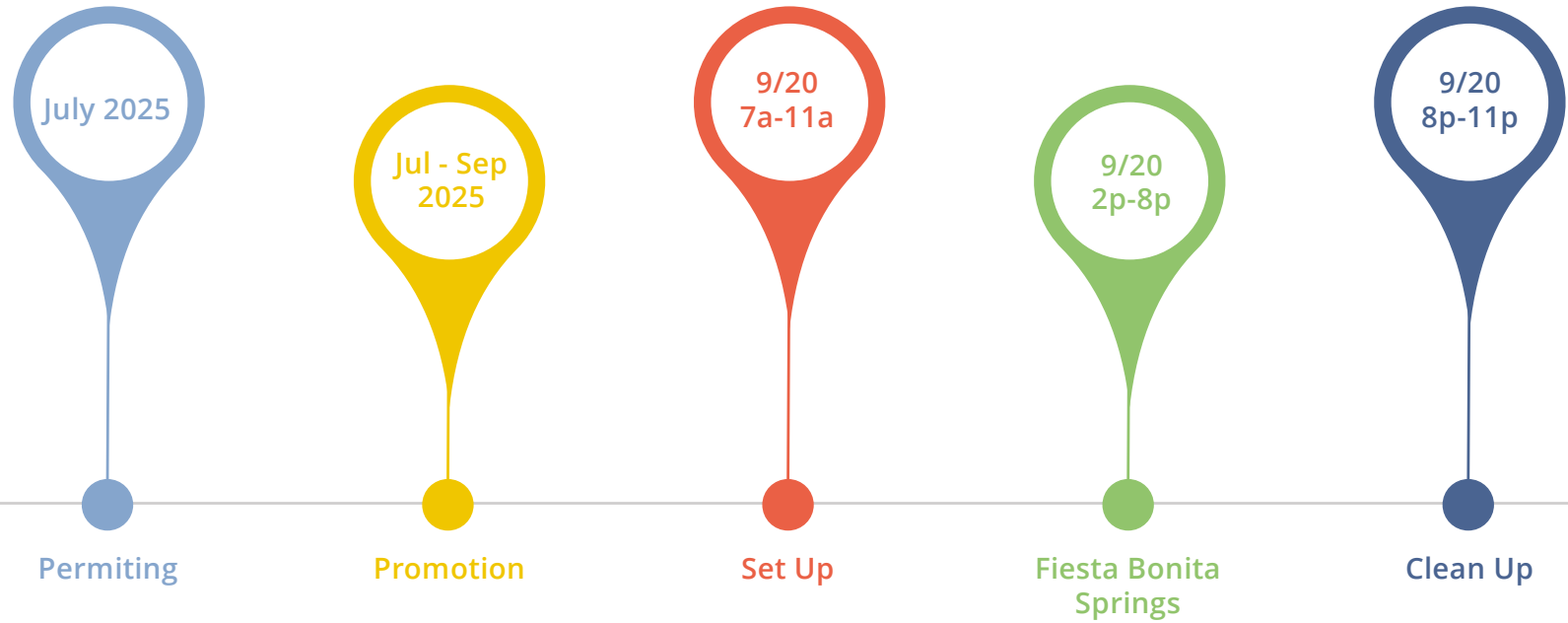
\$48,800 Estimated per Event

CITY Funded	ZAP&Co Pre-Funded	ZAP&Co Post
Lee County Sherrif's \$3,000	Promotional Plan \$17,800	Entertainment add. \$5,000
Sound, Lights, Music \$9,000	Insurance \$1,500	Talent Fees \$2,000
Entertainment, Logistics \$6,000		Logistics \$2,000
Permits & City Staff \$2,000		Clean Up \$500
\$20,000	\$19,300	\$9,500

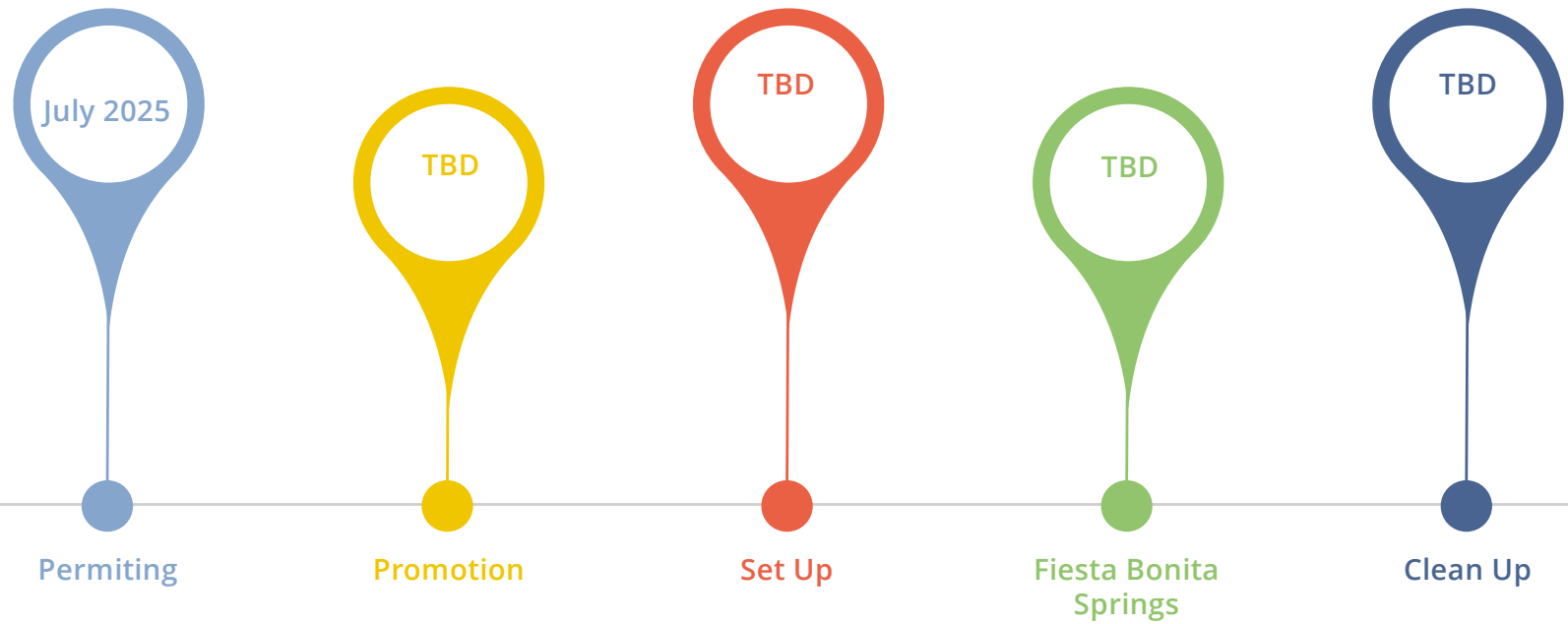
5. ANTICIPATED EVENT ATTENDANCE



6. TIME TABLE + PROJECT - 2025



6. TIME TABLE + PROJECT - 2026



6. COMMUNICATION

Proposed Phone Call Schedule

1	Week of July 21 st 2025	1	TBD
2	Week of July 28 th 2025	2	TBD
3	Week of August 4 th 2025	3	TBD
4	Week of September 8 th 2025	4	TBD

Single point of contact assigned from ZAP&Co Andres Paz

7. OVERVIEW OF SIMILAR MANAGED EVENTS

FIESTA BONITA SPRINGS

RIVERSIDE PARK
2016– 2024
ESTIMATED 1,500 – 2,000 ATTENDANCE
LIVE MUSIC – FOOD – FAMILY FRIENDLY

FACE AWARDS

HYATT REGENCY COCONUT POINT
2011 – 2018
200 – 400 ATTENDANCE
AWARD CEREMONY + GALA



CINCO DE MAYO

NAPLES BOTANICAL GARDEN
2023
ESTIMATED ATTENDANCE 1,000
LIVE MUSIC – FOOD

HISPANIC PHYSICIANS RECEPTION

SHANGRI-LA BONITA SPRINGS, FERRARI NAPLES,
MERCEDES BONITA SPRINGS
2017 – 2024
200-300 ATTENDANCE
HEALTHCARE PROFESSIONAL RECEPTION

8. CRITERIA FOR CHOOSING PARTNERS

VENDORS

V

As a Southwest Florida resident, local business owner and the event organizer of Fiesta Bonita Springs we will give preference to »Local Business«

MEDIA

M

Media partnerships for Fiesta Bonita Springs will be selected based on performance in the local market, giving preference to "Local Business".

NON PROFIT

N

Non-profit selected will be required to provide proof that at least 10% of the proceeds from the event will remain in Bonita Springs.

9. EXPERIENCE SECURING SUPPORT

Media Sales

18 Years experience in Media Sales, procuring more than 26 million dollars in Gross sales.

Sponsorship Sales

Vast experience in NTR/Sponsorship sales including all Fiesta Bonita Springs events that have produced profits since the event's inception

Partnerships/Networks

Ties with hundreds of businesses to solicit sponsorships or procure partnerships.

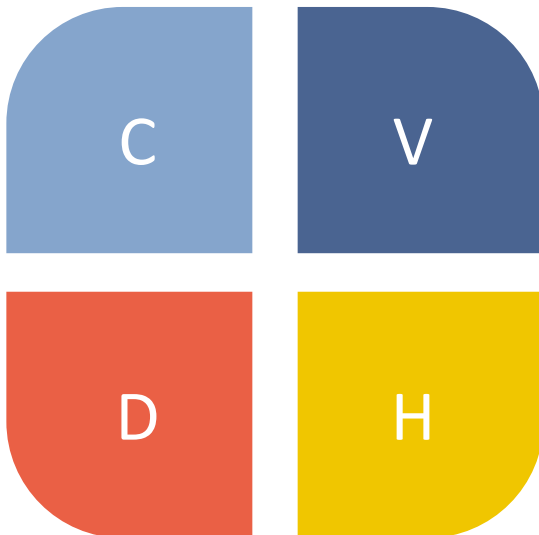
10. EVENT CLEAN UP PLAN

Containers

Disposable waste containers will be provided and monitored by volunteers

Dumpster

There will be a dumpster delivered and made available for the event's waste.



Volunteers

A minimum of 6 volunteers from the non-profit partner will be assigned to clean up.

Hired Clean Up Crew

Will be assigned to clean up Riverside Park, including bathrooms after the event ends

PROFESSIONAL RESUME



ANDRES PAZ

Founder

As ZAP&Co Founder I am responsible for the overall experience of the clients, prospective clients and employees . My objectives at ZAP&Co are to promote the culture of customer orientation internally, develop knowledge and understanding of customers, and implement targeted campaigns to increase customer loyalty, retention and satisfaction.

Fiesta Bonita Springs – Riverside Park



CINCO de Mayo – Naples Botanical Garden



Hispanic Physicians Reception



Face Awards – Hyatt Regency Coconut



PROFESSIONAL REFERENCES

Orlando Rosales – CEO Media Vista Group

Cell: 239-877-8036 Email: Orlando@mediavista.tv

Working as a Sales Manager for the Media Vista Group, for over 5 years, we hosted a variety of successful and profitable events.

Peter Simmons – Former Mayor City of Bonita Springs

Cell: 239-822-7745

In partnership with the City of Bonita Springs I've had the pleasure of hosting three successful and profitable editions of Fiesta Bonita Springs

Altony Lee – Former FGCU Director of University Relations

Cell: 813-990-9292

During my tenure as Sales Manager at MVG, Mr. Lee and FGCU sponsored different events hosted by MVG, including a prominent sponsorship of our FACE Awards.

Ralph Mesa – GM Mercedes Benz Bonita Springs

Cell: 305-986-3500 Email: rmesa@mbbonitasprings.com

I've had the pleasure of working with Mr. Ralph Mesa for a couple of years, while hosting the Hispanic Physicians Reception at Mercedes-Benz of Bonita Springs



THANK YOU FOR YOUR CONSIDERATION

FIESTA BONITA 2025 SPRINGS SITE MAP

STAGE 1

DUMPSTER 2

FACILITY RESTROOMS 3

10X10 VENDOR TENTS 4

KIDS ZONE 5

PARKING 6



7 10X10 ALCOHOL TENTS

8 10X10 FOOD VENDOR TENTS

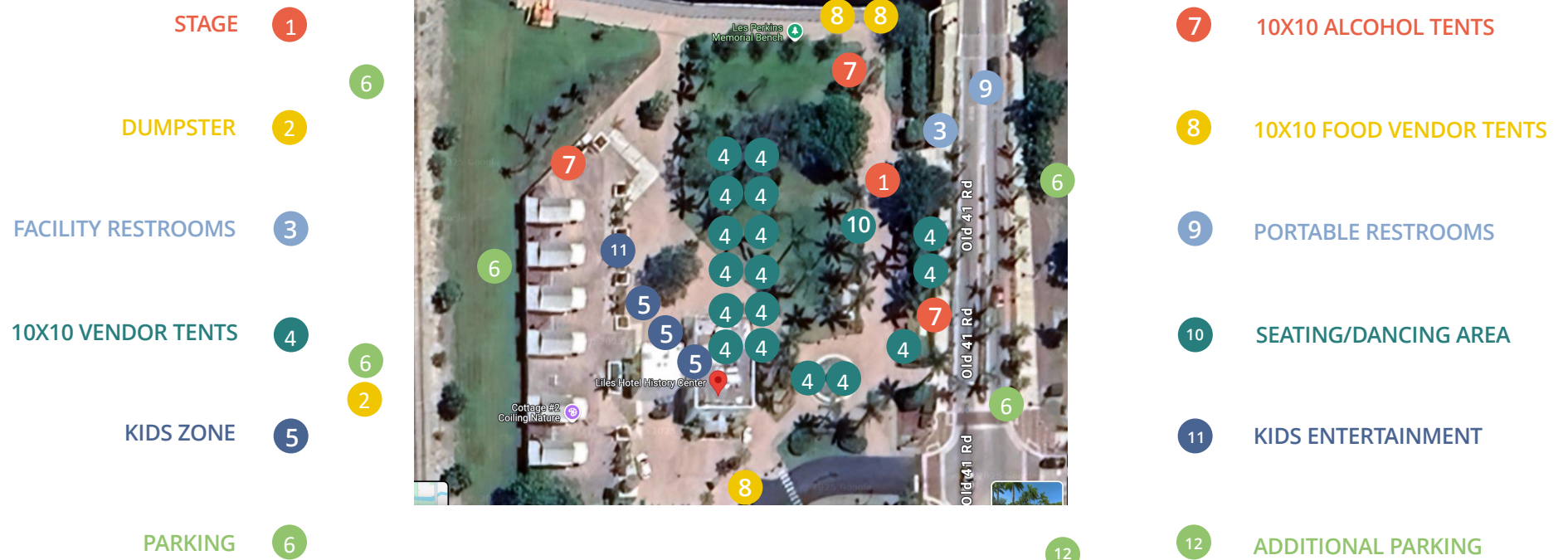
9 PORTABLE RESTROOMS

10 SEATING/DANCING AREA

11 KIDS ENTERTAINMENT

12 ADDITIONAL PARKING

FIESTA BONITA 2025 SPRINGS SITE MAP



DO NOT OPEN - Sealed Solicitation - DO NOT O

PEN Solicitation #:RFP # 25-15 Title: Fiesta Bonita Event

Solicitation to be opened on June 26, 2025 AT 2:00 P.M. Firm:

Address: 4850 TAMiami TEL N. SUITE 301 P

City, State, Zip: NAPLES FL 34103

Telephone / Fax: AREA 239 2503188

Email: Andres@ITSZAPPENING.COM

Representative Signature: Andres F. Paz

Representative Name: Andres F. PAZ Date: 06/26/25

Deliver To: Michael Sheffield
City Clerk
City of Bonita Springs
9101 Bonita Beach Road
Bonita Springs, FL 34135

JUN 26 2025 PM 1:57

ITEM TITLE: Discussion regarding Florida Senate Bill 180 and potential revisions to the City of Bonita Springs Code Of Ordinances 24- Flood Hazzard Reduction, and provide direction to staff.

REQUESTOR: Council Member Corrie

AGENDA SECTION: Mayor and Council Member Items

STRATEGIC PRIORITY:

BACKGROUND:

I would like to discuss with City Council the recently adopted Senate Bill 180 regarding the City's five-year lookback period provision for building permits. Among the provision of the Bonita Springs Code of Ordinances Chapter 24 - Flood Hazard Reduction is that the owner of a structure or building consider the cumulative costs of improvements made during a five-year period prior to making repairs, reconstruction, alteration, addition, or other improvement (repairs or improvements) to the building or structure in determining whether the cumulative cost of such repairs or improvements exceeds 50% of market value under FEMA regulations. This cumulative period has become generally referred to as the "lookback period." These provisions are included as a part of the City's cumulative scoring in the Federal Community Rating System (CRS) for the National Flood Insurance Program.

On June 26, 2025, Governor DeSantis signed Senate Bill 180 which, among other things, eliminates lookback periods for all local governments in Florida participating in the National Flood Insurance Program. I would like to discuss with Council the possibility of amending the City's ordinances to reflect the changes prescribed by Senate Bill 180 and provide direction to staff.

RECOMMENDATION: Discuss eliminating the five-year lookback period provisions and provide direction to staff accordingly.

ATTACHMENTS: none

REVIEWERS:

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

ITEM TITLE: A RESOLUTION OF THE CITY OF BONITA SPRINGS RELATING TO THE STATE OF LOCAL EMERGENCY RESULTING IMPACTS FROM HURRICANES IAN, HELENE, AND MILTON; EXTENDING DEMOLITION DELAY RELIEF; AND PROVIDING AN EFFECTIVE DATE.

REQUESTOR: Derek Rooney, Arleen Hunter, Mike Fiigon II

AGENDA SECTION: City Attorney Items

STRATEGIC PRIORITY:

BACKGROUND: In the aftermath of Hurricane Ian, an executive order was issued (22-07, attached) which suspended the mandatory 90-day waiting period for the demolition of recognized historic resources. The order was clear and narrowly-scoped in that it was purely for structures that had been damaged by Ian. Structures that were proposed for demolition on a voluntary basis and did not receive storm damage would still be required to wait the full 90 days for the issuance of a demolition permit, unless a waiver of the delay period was approved by the City of Bonita Springs Historic Preservation Board for that specific property/structure.

City staff are still receiving demolition requests for structures that were initially affected by Hurricane Ian, but may have also sustained additional damage in the aftermath of Helene and Milton. Staff is requesting a relief mechanism to address the demolition of structures subject to the demolition delay that were affected by any or all three storms (Ian, Helene, Milton) so that the permits can be issued without additional delays imposed.

It should be noted that approval of this request would still require a demolition permit to be issued in accordance with state and local laws and that this affects only structures on list of recognized historic resources. It does not apply to the list of historically designated structures or properties.

STAFF RECOMMENDATION: Approve

ATTACHMENTS:

1. Executive Order 22-07, Suspension of Demolition Delay
2. Draft Resolution

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Michael Sheffield
Dept. Director:	John Dulmer, AICP



**EXECUTIVE ORDER 22-07
SUSPENSION OF DEMOLITION DELAY
STATE OF EMERGENCY
HURRICANE IAN**

WHEREAS, the City of Bonita Springs is under a State of Emergency as a result of Hurricane Ian; and

WHEREAS, as a result of Hurricane Ian, emergency conditions exist within the City of Bonita Springs because of damage to buildings and structures and debris on public and private property as a result of high winds, rain, storm surge and post-storm flooding; and

WHEREAS, many of these structures need immediate demolition or repairs in order to remediate and mitigate the storm damage; and

WHEREAS, pursuant to Chapter 14 - Civil Emergencies, Article III. – Post-Disaster Recovery, of the Bonita Springs City Code requires consideration of the preservation of historic resources in post-disaster recovery but recognizes that standard preservation protocols cannot be followed in a post-disaster scenario; and

WHEREAS, Sec 5-88 of the City's Land Development Code (LDC) mandates a 90 day waiting period for demolition of recognized historic resources, as defined, for the purpose of pursuing alternatives to demolition and to assemble and document information regarding the structure; and

WHEREAS, it is in the best interest of the City's recovery to suspend the waiting period requirement in order to facilitate recovery from Hurricane Ian.

NOW THEREFORE, the City Manager is authorized by law and pursuant Resolution 2022-59, in order to protect the health and safety of City, hereby puts the following emergency measure(s) in place:

1. The waiting period required under LDC Sec. 5-88 for demolition of recognized historic resources, as defined, is hereby suspended for the duration of the Local State of Emergency due to Hurricane Ian.
2. This Order shall be effective immediately upon my execution, this 21st day of December, 2022 and shall be effective until otherwise terminated or extended in accordance with applicable law.

Arleen M. Hunter
City Manager

CITY OF BONITA SPRINGS
RESOLUTION NO. 25 -

**A RESOLUTION OF THE CITY OF BONITA SPRINGS
RELATING TO THE STATE OF LOCAL EMERGENCY
RESULTING IMPACTS FROM HURRICANES IAN, HELENE,
AND MILTON; EXTENDING DEMOLITION DELAY RELIEF; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Bonita Springs is under a State of Emergency as a result of Hurricanes Helene and Milton, and was previously under a State of Emergency relating to the effects of Hurricane Ian; and

WHEREAS, as a result of each hurricane, emergency conditions exist within the City of Bonita Springs because of damage to buildings and structures and debris on public and private property as a result of high winds, rain, storm surge and post-storm flooding; and

WHEREAS, many of these structures need immediate demolition or repairs in order to remediate and mitigate the storm damage; and

WHEREAS, Section 5-88 of the City's Land Development Code (LDC) mandates a 90-day waiting period for demolition of recognized historic resources, as defined, for the purpose of pursuing alternative to demolition and to assemble and document information regarding the structure; and

WHEREAS, it is in the best interest of the City's recovery to maintain suspend the waiting period requirement in order to facilitate recovery from all three storms;

WHEREAS, pursuant to Chapter 14 - Civil Emergencies, Article III. – Post-Disaster Recovery, of the Bonita Springs City Code and Chapter 252, Florida Statutes, provides authority for a political subdivision such as the City of Bonita Springs to declare a State of Local Emergency and to waive the procedures and formalities otherwise required of local governments by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bonita Springs, Lee County, Florida in order to protect the health and safety of the City, hereby puts the following emergency measure(s) in place:

Section 1. Hurricanes Ian, Helene, and Milton resulted in significant property damages for the residents of the City of Bonita Springs resulting in declarations of local States of Local Emergency for the City of Bonita Springs.

Section 2. The waiting period required under LDC Sec. 5-88 for demolition of recognized historic resources, as defined, is hereby suspended until the expiration of this Resolution as provided by Section 5 below.

Section 3. This Resolution supersedes the prior Executive Order 22-07 relating to demolition delay resulting from Hurricane Ian.

Section 4. Hurricanes Ian, Helene, and Milton resulted in significant property damages for the residents of the City of Bonita Springs resulting in declarations of local states of local emergency for the City of Bonita Springs.

Section 5. Effective Date. This Resolution shall take effect immediately upon adoption. Consistent with Florida Statutes §252.38(3), this Resolution shall remain in effect until the expiration of all prior local states of emergency for Hurricanes Ian, Helene, or Milton unless otherwise terminated by the City Council.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 16th day of July, 2025.

AUTHENTICATION:

Mayor City Clerk

APPROVED AS TO FORM: _____
City Attorney

Date filed with City Clerk: _____

ITEM TITLE: Discuss the San Carlos Estates Water Control District (SCEWCD) Special Landowner Meeting and referendum vote scheduled for August 23, 2025, and provide direction to staff accordingly.

REQUESTOR: Derek Rooney, City Clerk

AGENDA SECTION: City Attorney

STRATEGIC PRIORITY: #6 Government Transparency and Efficiency

BACKGROUND:

On July 7, 2025, the City received notification of a San Carlos Estates Water Control District Special Landowners Meeting scheduled for August 23, 2025, which is being held for the purpose of a referendum vote on the conversion of the San Carlos Estates Water Control District to a Dependent District. The City, as an owner of property in the San Carlos Estates Water Control District, has voting rights.

STAFF RECOMMENDATION: Discuss and provide direction to staff accordingly.

ATTACHMENTS: Notice of Special Landowner Meeting/Referendum Vote Notification/Voter Proxy

REVIEWERS:

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

**NOTICE OF LANDOWNERS MEETING
FOR
SAN CARLOS ESTATES WATER CONTROL DISTRICT**

NOTICE IS HEREBY GIVEN THAT THE SAN CARLOS ESTATES WATER CONTROL DISTRICT, A DRAINAGE AND WATER CONTROL DISTRICT GOVERNED BY CHAPTER 298, FLORIDA STATUTES, WILL HOLD A LANDOWNERS MEETING ON AUGUST 23, 2025, AT 9:00 A.M., AT THE GULF SHORE CHURCH LOCATED AT 25300 BERNWOOD DRIVE, BONITA SPRINGS, FLORIDA 34135. THE PURPOSE OF THE LANDOWNERS MEETING IS TO VOTE ON A **REFERENDUM ON THE CONVERSION OF SAN CARLOS ESTATES WATER CONTROL DISTRICT TO A DEPENDENT DISTRICT** AND TO TAKE ALL OTHER ACTION THAT MAY BE APPROPRIATE. LANDOWNERS VOTING IN THE ELECTION (REFERENDUM) MUST PRESENT A PICTURE I.D. TO PROPERLY AUTHENTICATE QUALIFICATION AS A VOTER IN THE DISTRICT ELECTION. ANYONE WISHING TO APPEAL ANY ACTION TAKEN AT THE ABOVE-REFERENCED MEETING IS RESPONSIBLE TO HAVE A VERBATIM RECORD MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IF AN INDIVIDUAL REQUIRES SPECIAL AID OR SERVICES AS ADDRESSED IN THE AMERICANS WITH DISABILITIES ACT (ADA), PLEASE CONTACT THE DISTRICT OFFICE AT (239) 495-4699.



June 20, 2025

Re: Special Legislation by Representative Botana/Giallombardo to convert San Carlos Estates Water Control District from an independent District to a dependent District of the City of Bonita Springs – House Bill 4033

Dear Landowner:

Despite the fact that more than 64% of the landowners in the San Carlos Estates Water Control District ("SCEWCD" or "District") supported a landowner funded petition to stop the proposed legislation (House Bill 4033) from Representative Adam Botana (which was passed over to Representative Mike Giallombardo who represents Cape Coral and not Bonita Springs), Representative Botana and Representative Giallombardo proceeded to push their proposed legislation forward in the Florida Legislature so that the legislation was adopted and has become a law. It is unfortunate that Representative Botana ignored the fact that over 64% of the landowners of SCEWCD do not want the City of Bonita Springs to take over SCEWCD and control all of the District's canals and roadways including who can use the District's canals and roadways.

Under House Bill 4033 proposed by Representative Botana/Giallombardo, the landowners in SCEWCD have an opportunity to vote on the imposition of House Bill 4033 in a special landowners meeting of SCEWCD. Stopping the imposition of the bill will prevent SCEWCD from being converted into a dependent district of the City of Bonita Springs and it will also prevent the City Council members of the City of Bonita Springs from becoming the decision makers for SCEWCD.

The landowners of SCEWCD have a choice to either vote "yes" or "no" on the imposition of House Bill 4033. A "no" vote means the SCEWCD will remain an independent special district and the Board of Supervisors elected just by the SCEWCD landowners will stay in control of the use, operation and maintenance of SCEWCD's roads, swales and canals. A "yes" vote means the City of Bonita Springs will control what the SCEWCD landowners do within our District concerning the use, operation and maintenance of SCEWCD's roads, swales and canals. By the way, if the SCEWCD landowners vote in favor of House Bill 4033, because the City Council members are elected on a regional (district wide) basis instead of on an at large (city wide) basis, the SCEWCD landowners will only be able to vote for the one City Council member that lives in the area for SCEWCD instead of all six City Council members; therefore, the SCEWCD landowners will have no voting impact on the election of five of the six of the City Council members who will control SCEWCD.

The SCEWCD Board of Supervisors has approved a Landowners Meeting that will be held at 9:00 a.m. at the Gulf Shore Church located at 25300 Bernwood Drive, Bonita Springs, Florida 34235 for the purpose of voting on House Bill 4033. A copy of the Notice of Landowners Meeting is included in this package.

You will also find in this package a Voting Proxy for the August 23, 2025 Landowners Meeting and a sample of the Ballot that will be used at the August 23, 2025 Landowners Meeting for voting on the ballot (referendum) question of whether SCEWCD will remain as an independent special district or whether SCEWCD will become a dependent district of the City of Bonita Springs so that the City Council of the City of Bonita Springs serves as the Board of Supervisors of SCEWCD. Finally, you will find in this package a separate correspondence dated January 6, 2025, from me as the SCEWCD Board Chairman to the local legislators which presents a very good summary of the adverse impacts on the SCEWCD landowners that will occur if House Bill 4033 is approved by the SCEWCD landowners so that SCEWCD



becomes a dependent District of the City of Bonita Springs where the City Council of Bonita Springs serves as the Board of SCEWCD.

If you are not going to be able to attend the August 23, 2025 Landowners Meeting in person, you can still participate and vote through a "Voting Proxy" at the Landowners Meeting. To use the voting proxy method to vote at the Landowners Meeting, you will need to select a person who is going to be present at the Landowners Meeting on August 23, 2025, to act as your proxy and to vote for you at the Landowners Meeting in person. You can select a person to act as your proxy to vote for you at the Landowners Meeting by completing and signing the enclosed Voting Proxy form which names the person you want to vote for you as your proxy. Once the Voting Proxy is completed and signed, you can either return it to the District or you can provide it to the person who is going to act as your proxy to cast your vote at the Landowners Meeting and that person will need to turn the Voting Proxy in to the District at or before the Landowners Meeting. In order to use a Voting Proxy at the Landowners Meeting, the Voting Proxy will have to be placed in SCEWCD's voting records.

Several landowners in the District who will be present at the Landowners Meeting have volunteered to act as a proxy for landowners who will not be able to attend the Landowners Meeting. The landowners who have volunteered to act as a proxy for other landowners are:

1. Shanelle Cruz
2. Marianne Kay
3. John Cellucci
4. John Kangas

A landowner can contact the District's office at (239) 495-4699 to receive more information for contacting any of the proxy volunteers named above. A landowner is not required to use one of the landowners listed above as their proxy.

The outcome of the voting of the landowners at the Landowners Meeting on August 23, 2025 is a monumental vote that will determine whether SCEWCD continues to be an independent special district that controls its own destiny with regard to the use, operation and maintenance of SCEWCD's roadways and canals, or whether the District will be converted into a dependent district of the City of Bonita Springs where the City Council will control all of the decision making for SCEWCD's landowners including decisions on assessment amounts, and on the use, operation and maintenance of all of SCEWCD's roads and canals.

I encourage all of the SCEWCD landowners to participate in the Landowners Meeting on August 23, 2025 either in person or by completing the attached Voting Proxy so that your vote can be counted. It is important for all of the SCEWCD landowners to participate and vote at the Landowners Meeting on August 23, 2025, so that the desire of the majority of the SCEWCD landowners will determine the outcome of the vote on the continued existence of SCEWCD as an independent special water control district.

Sincerely,

A handwritten signature in cursive script, appearing to read "James M. Bradford", with a long horizontal flourish extending to the right.

SAN CARLOS ESTATE WATER CONTROL DISTRICT

AUGUST 23RD – SPECIAL LANDOWNERS VOTING ON HOUSE BILL 4033 REFERENDUM

BALLOT

(ALSO CAN BE ABSENTEE BALLOT WITH SIGNED PROXY)

"Shall Chapter 2025- , Laws of Florida, making the San Carlos Estates Water Control District a dependent district of the City of Bonita Springs and providing that the City Council of the City of Bonita Springs shall serve as the board of the district, become effective:

() Yes,

() No.

Landowner's Name: _____

Number of Acres Owned: _____

Address of the Property in the District: _____

Signature of Owner/Authorized Agent: _____

Name of Authorized Agent if different from Owner: _____

SAN CARLOS ESTATES WATER CONTROL DISTRICT
SPECIAL LANDOWNERS MEETING ON AUGUST 23, 2025

VOTING PROXY

The undersigned landowner in the San Carlos Estates Water Control District, a Water Control District created pursuant to Chapter 298, Florida Statutes, hereby constitutes and appoints _____ ("**PROXY**") with full power of substitution, for and in the name, place and stead of the undersigned, to appear for and vote all of the land/units owned by the undersigned, within the San Carlos Estates Water Control District in the name of the undersigned at the Special Landowners Meeting held on August 23, 2025, and at any and all continuances/recesses thereof, with all the powers the undersigned would possess and with the same effect as if the undersigned were personally present.

The undersigned hereby directs the above Proxy, or his/her substitute, to vote the aforesaid land/units votes upon such matters as may properly come before the meeting or any and all continuances/recesses thereof. The undersigned hereby ratifies and confirms all that the above Proxy, or his/her substitute, may do by virtue hereof, and hereby waives all other and further notice of such meeting.

Dated: _____

Name of Landowner/Individual/Corporation/Trust: CITY OF BONITA SPRINGS

Property Address: ACCESS UNDETERMINED

BONITA SPRINGS, FL

Strap: 15-47-25-B2-00200.0720

Signature: _____

Print Name: _____

Location of Meeting and Date of Meeting:

August 23, 2025

Time: 9 a.m.

Gulf Shore Life Church

25300 Bernwood Drive

Bonita Spring, Florida 34135

ITEM TITLE: Presentation of the May Financial Report and discussion of fiscal year 2025-2026 budget.

REQUESTOR: Lisa Griggs Roth, 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 May 31, 2025. This report is for eight months of operations in the 2024-2025 fiscal year.

Staff will also be presenting budget materials for discussion and direction.

On July 1, 2025, the Property Appraiser of Lee County provided an updated taxable value as outlined in Florida Statute Section 200.065. The updated value was 2.60% higher than the June 1, 2025, estimated value. At the prior year millage rate of 0.8470 this would increase the Ad Valorem Taxes by \$355,000 from the City's June 18th Budget draft.

STAFF RECOMMENDATION: Receive presentation and report.

ATTACHMENTS:

1. Presentation
2. Financial Report

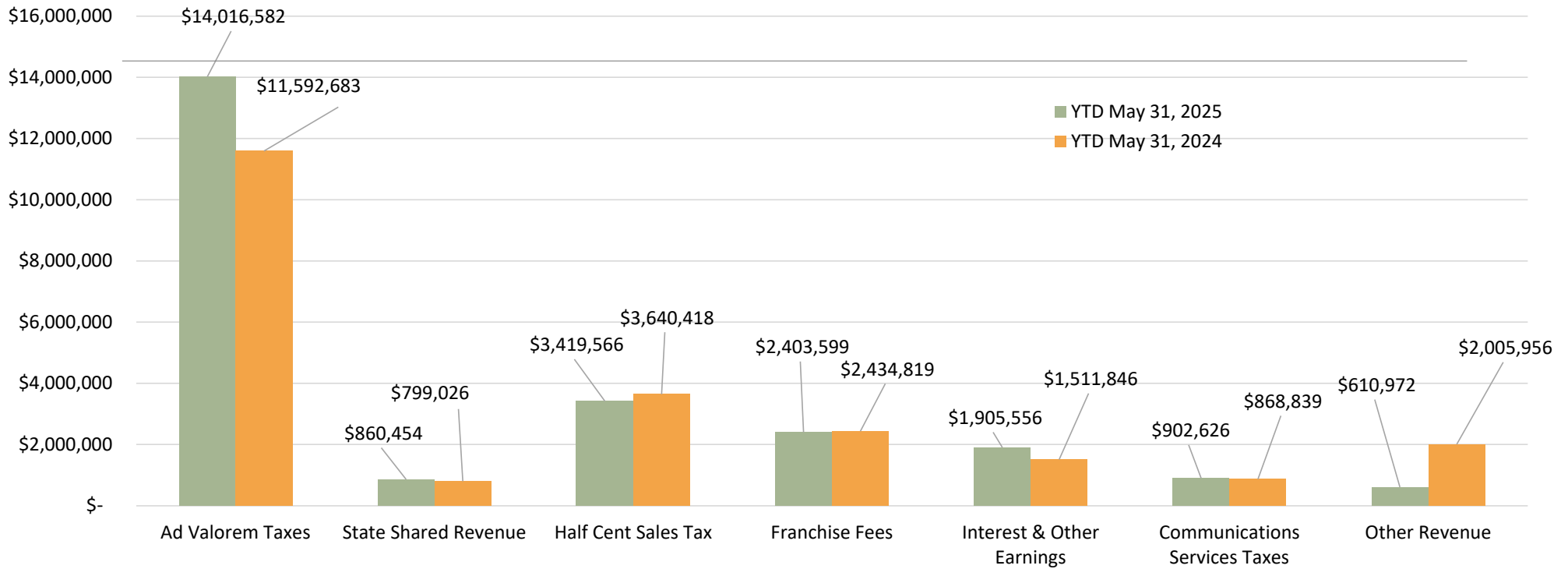
REVIEWERS:

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

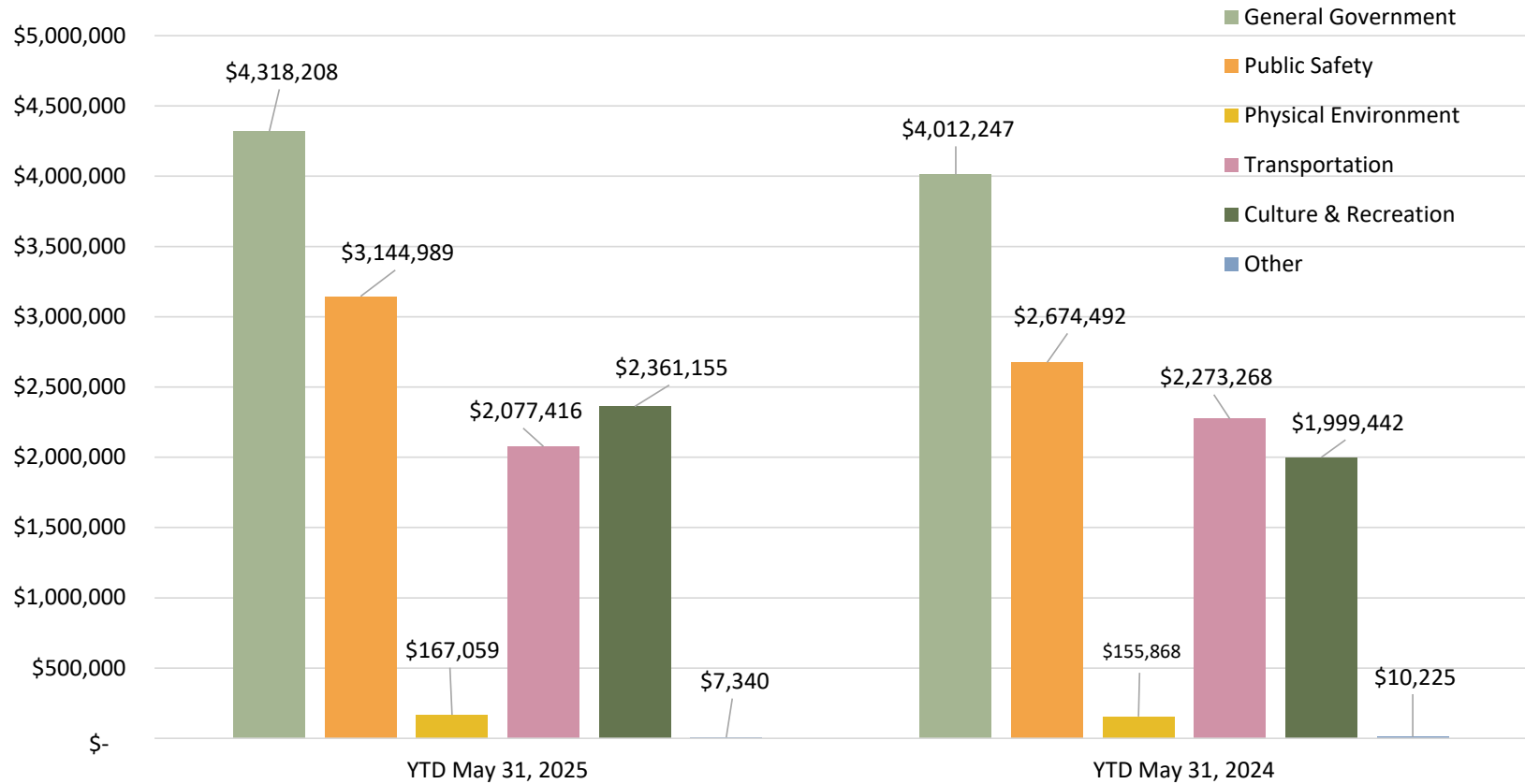
May Financial Report & Budget Discussions



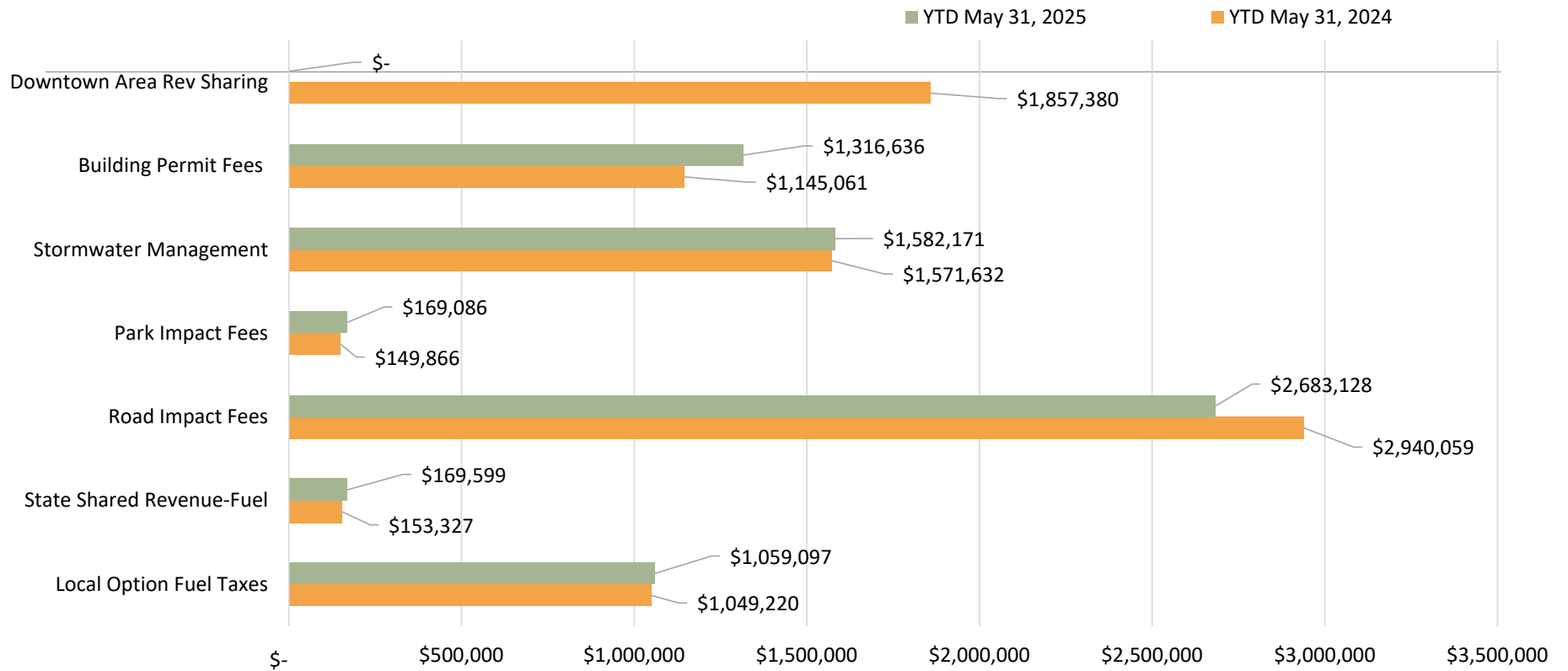
General Fund Revenue



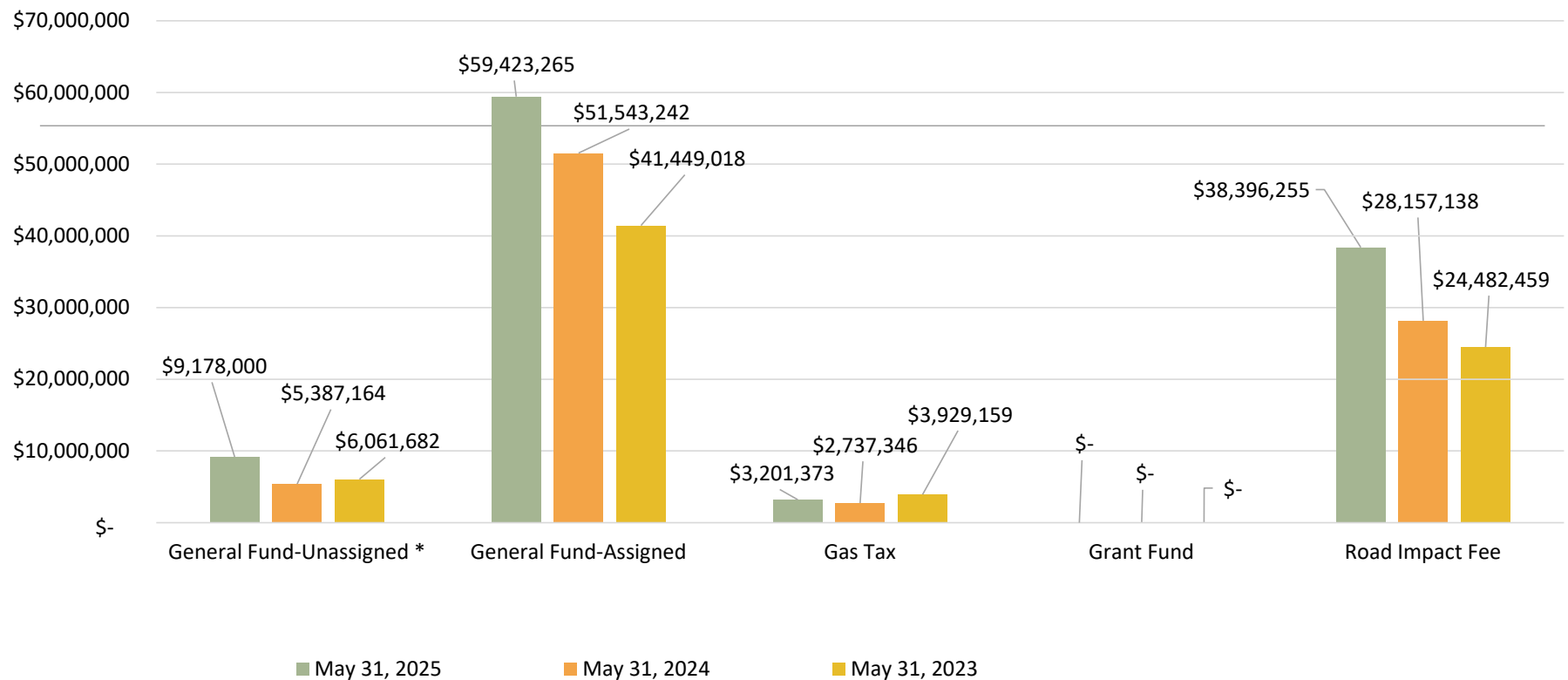
General Fund Expenditures



Restricted Revenue

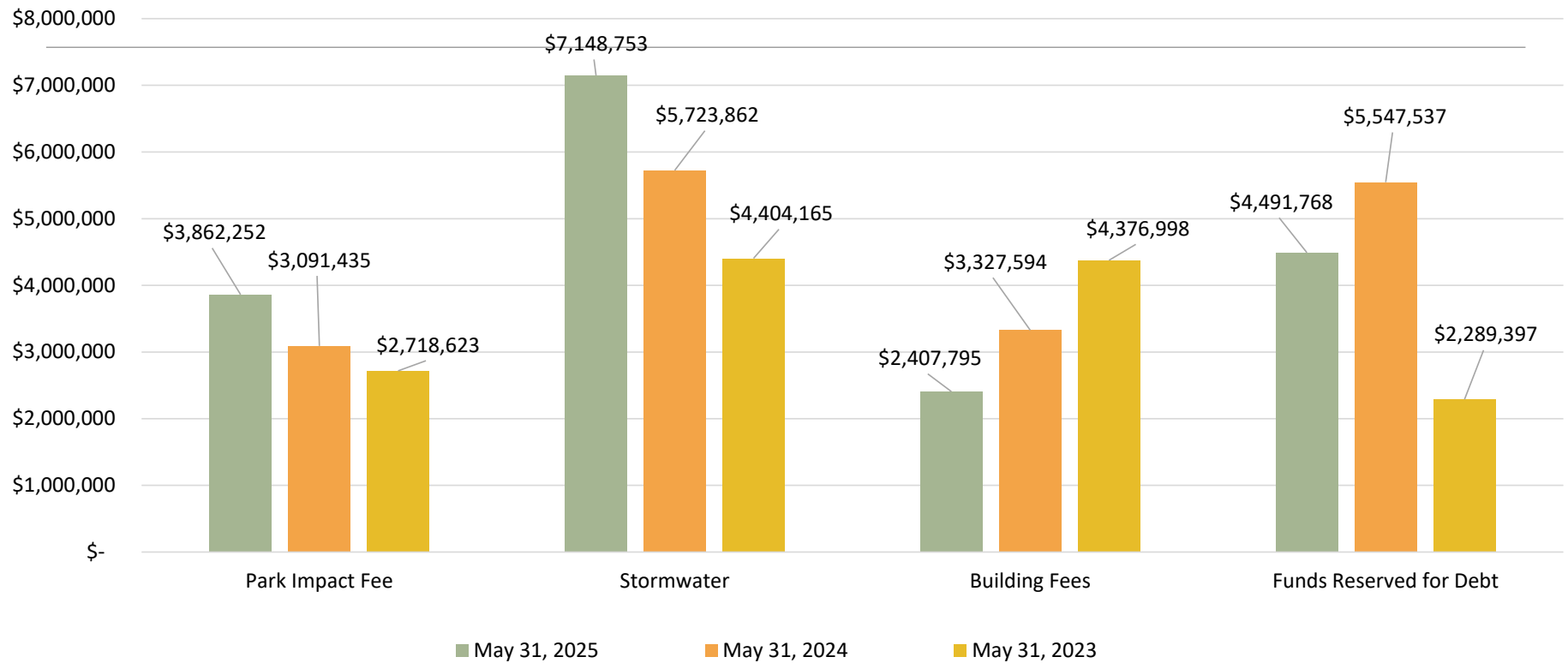


Cash Balances



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

Cash Balances



Budget Discussions



Budget Calendar

- Wednesday, July 16th - Preliminary Millage Rate Vote and Stormwater Utility Fee Vote
- Wednesday, August 6th & August 20th - Budget Updates
- Wednesday, *September 3rd @ 5:30 pm* - Tentative Budget Hearing including Millage Rate Vote
- Wednesday, September 17th @ 5:30 pm* - Final Budget Hearing including Millage Rate Vote

Strategic Priorities

Draft Budget is based upon the following:

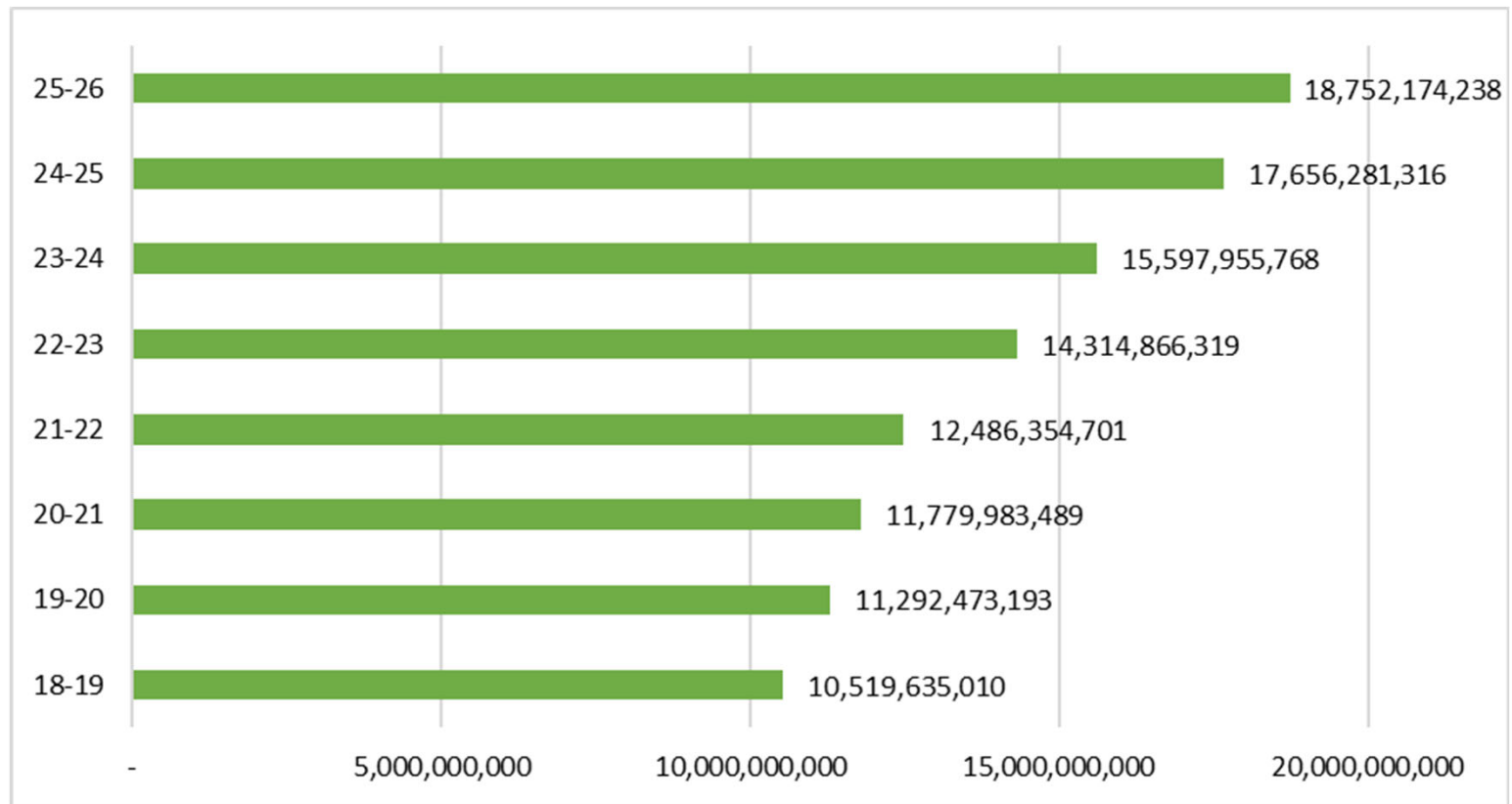
1. Improve Stormwater Management and Resiliency
2. Improve Vehicular and Multimodal Transportation Networks
3. Enhance Community Aesthetics, Parks and Facilities
4. Environmental Protection
5. Strengthen City Finances
6. Government Transparency and Efficiency
7. Economic Development

Ad Valorem Revenue
Real Estate *Taxable* Values
As of January 1, 2025

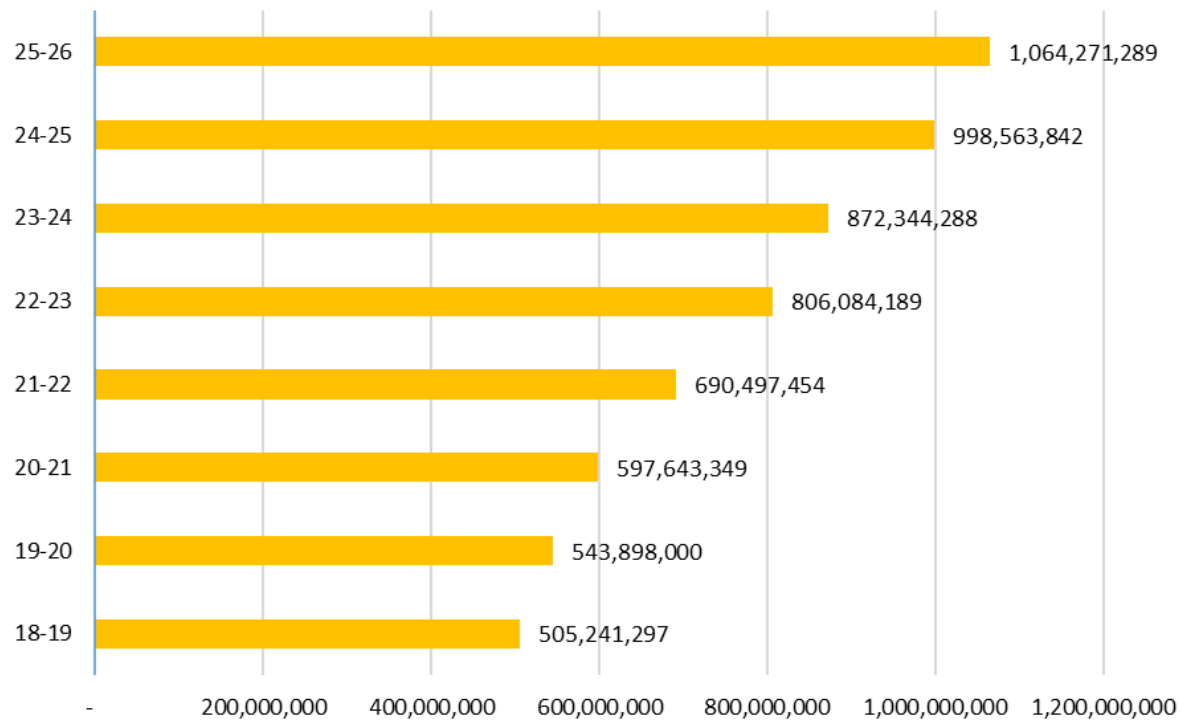
July 1st Estimated Values

Bonita Springs	6.21%	County Wide	4.19%
Cape Coral	7.40%	Estero	7.75%
Fort Myers	6.49%	Fort Myers Beach	12.33%
Sanibel	20.20%		

Taxable Property Value-City Wide As of January 1, 2025



Taxable Property Value-Downtown Redevelopment Area As of January 1, 2025

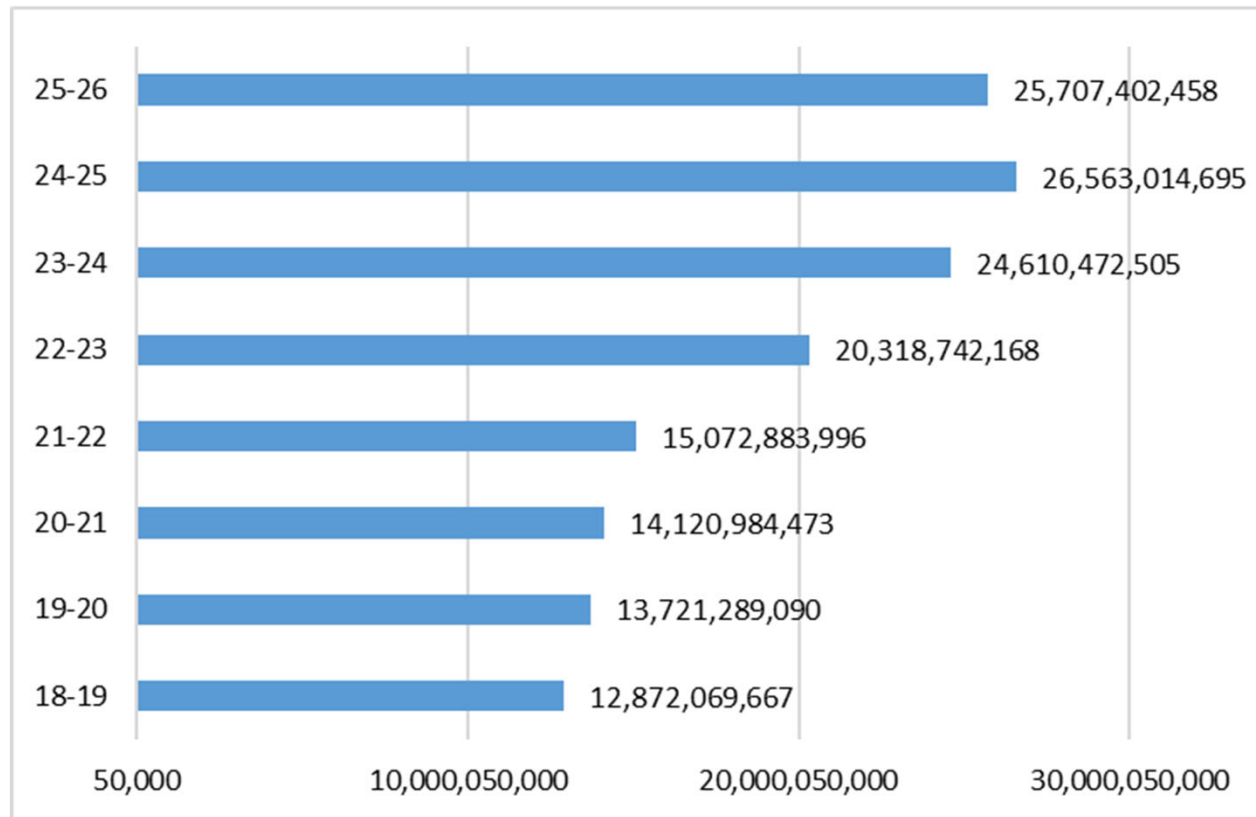


Ad Valorem Revenue
Real Estate *Just* Values
As of January 1, 2025

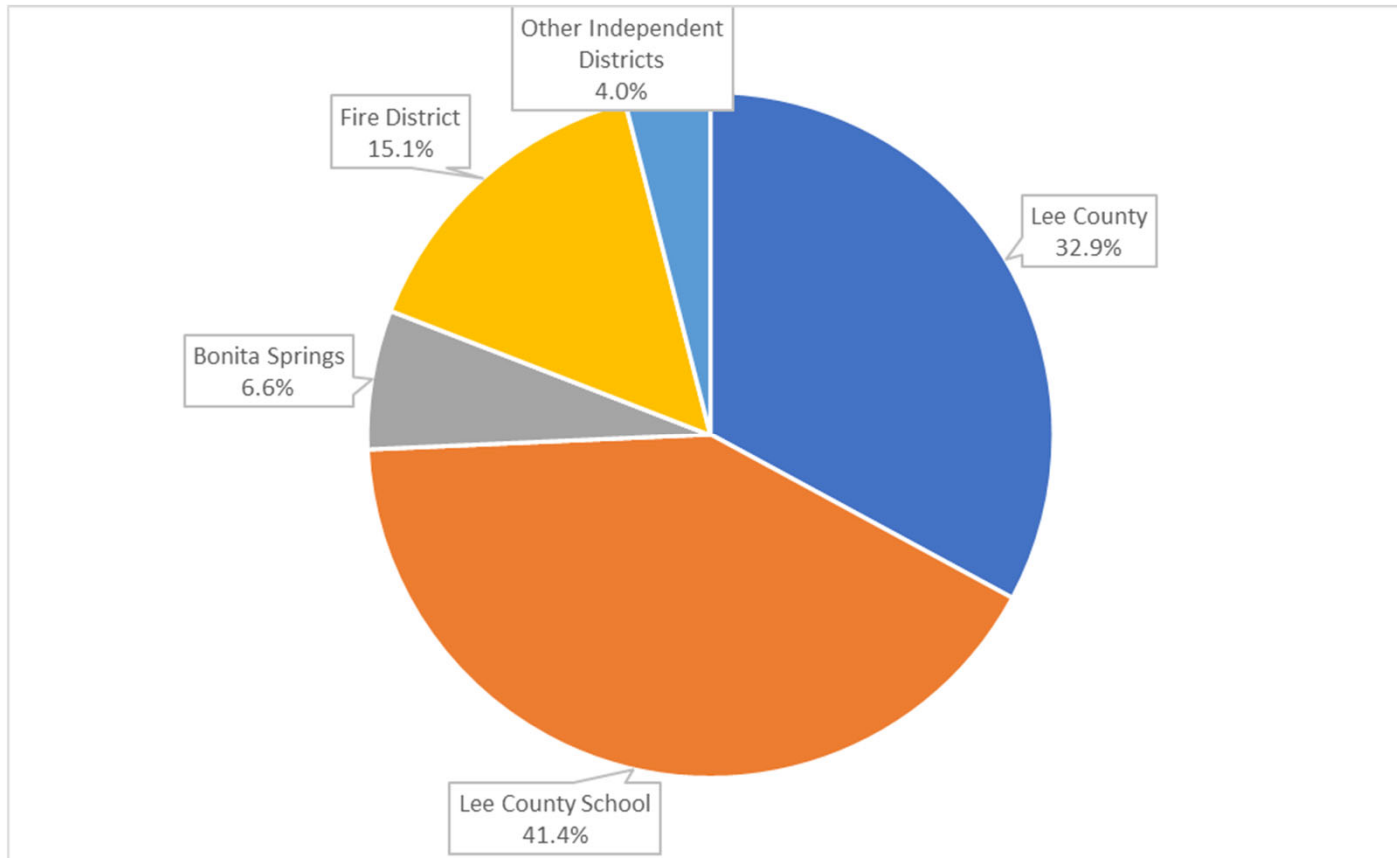
July 1st Estimated Values

Bonita Springs	-3.22%	County Wide	+0.24%
Cape Coral	-0.40%	Estero	-0.93%
Fort Myers	+0.93%	Fort Myers Beach	+9.86%
Sanibel	+17.45%		

Just Property Value-City Wide As of January 1, 2025



Allocation of Total Real Estate Tax Bill



Real Estate Tax Projection

<i>2024</i>	<i>2024</i>	<i>2025</i>	<i>2025</i>	<i>2025</i>
<i>Taxable</i>	<i>Taxes</i>	<i>Taxable</i>	<i>Taxes</i>	<i>Taxes</i>
<i>Value</i>	<i>0.8470</i>	<i>Value*</i>	<i>0.8470</i>	<i>Increase</i>
330,000	\$ 280	339,900	\$ 288	\$ 8
500,000	\$ 424	515,000	\$ 436	\$ 12
750,000	\$ 635	772,500	\$ 654	\$ 19
950,000	\$ 805	978,500	\$ 829	\$ 24

* Based upon Save Our Homes qualified residence increase of 3%

Thank you...

City Council discussion and
direction to staff.

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

	General Fund	Special Revenue Funds							Downtown Area Revenue Sharing	Debt Service Funds	Capital Project Fund	Total Governmental Funds
		Gas Tax	Grants	Impact Fee Funds		Stormwater Management	Building Fees					
				Road	Park							
ASSETS												
Cash and cash equivalents	\$ 68,601,265	\$ 3,201,373	\$ -	\$ 38,396,255	\$ 3,862,252	\$ 7,148,753	\$ 2,407,795	\$ 2,459,981	\$ 2,000,000	\$ 31,787	\$ 128,109,461	
Receivables (net)	401,889	-	-	-	-	-	-	-	-	-	401,889	
Due from other govt	-	-	542,622	-	-	-	-	-	-	-	542,622	
Due from other funds	2,792,735	-	-	-	-	-	-	-	-	-	2,792,735	
Total assets	\$ 71,795,889	\$ 3,201,373	\$ 542,622	\$ 38,396,255	\$ 3,862,252	\$ 7,148,753	\$ 2,407,795	\$ 2,459,981	\$ 2,000,000	\$ 31,787	\$ 131,846,707	
LIABILITIES AND FUND BALANCES												
Liabilities:												
Accounts and contracts payable	\$ 38,482	\$ -	\$ 87,348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,830	
Accrued liabilities	5,996,516	-	-	-	-	-	-	-	-	-	5,996,516	
Due to other funds	-	-	2,792,735	-	-	-	-	-	-	-	2,792,735	
Due to other governments	40,881	-	-	34,535	-	-	-	-	-	-	75,416	
Unearned Revenue	5,121	-	122,083	-	-	-	-	-	-	-	127,204	
Total liabilities	6,081,000	-	3,002,166	34,535	-	-	-	-	-	-	9,117,701	
Total fund balances, beginning of the year	55,065,180	3,108,792	(1,842,949)	35,777,833	3,689,301	5,728,028	3,252,713	3,473,759	2,000,000	4,167	110,256,824	
Revenues and Other Financing Sources over (under) Expenditures and Other Financing Uses	10,649,709	92,581	(616,595)	2,583,887	172,951	1,420,725	(844,918)	(1,013,778)	-	27,620	12,472,182	
Fund balances	65,714,889	3,201,373	(2,459,544)	38,361,720	3,862,252	7,148,753	2,407,795	2,459,981	2,000,000	31,787	122,729,006	
Total liabilities and fund balances	\$ 71,795,889	\$ 3,201,373	\$ 542,622	\$ 38,396,255	\$ 3,862,252	\$ 7,148,753	\$ 2,407,795	\$ 2,459,981	\$ 2,000,000	\$ 31,787	\$ 131,846,707	



City of Bonita Springs, FL

General Fund Budget Report Group Summary

For Fiscal: 2024-2025 Period Ending: 05/31/2025

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	198,272.92	14,016,581.53	-577,081.53
315 - Communications Services Taxes	1,340,000.00	1,340,000.00	134,574.13	902,625.56	437,374.44
316 - Local Business Taxes	30,000.00	30,000.00	426.88	9,218.98	20,781.02
323 - Franchise Fees	3,948,200.00	3,948,200.00	449,446.44	2,403,599.28	1,544,600.72
329 - Other Permits, Fees & Special Assessment	46,100.00	46,100.00	14,205.00	57,165.00	-11,065.00
335 - State Shared Revenue	7,483,034.00	7,483,034.00	720,768.97	4,280,019.84	3,203,014.16
341 - General Government	280,000.00	280,000.00	33,558.76	219,556.59	60,443.41
343 - Physical Environment	112,200.00	112,200.00	6,800.00	73,300.00	38,900.00
347 - Culture/Recreation	95,300.00	95,300.00	7,727.41	75,915.33	19,384.67
349 - Other Charges for Services	80,700.00	80,700.00	5,612.75	40,582.50	40,117.50
351 - Judgements, Fines-Traffic	22,400.00	22,400.00	6,557.49	41,401.50	-19,001.50
354 - Fines Local Ordinance	120,000.00	120,000.00	9,459.75	24,813.62	95,186.38
361 - Interest & Other Earnings	1,500,000.00	1,500,000.00	114,537.99	1,905,555.58	-405,555.58
362 - Rents & Royalties	65,000.00	65,000.00	2,625.00	57,764.03	7,235.97
366 - Contributions	0.00	0.00	160.00	960.00	-960.00
369 - Other Misc Revenues	8,000.00	8,000.00	1,554.00	10,293.44	-2,293.44
Revenue Total:	28,570,434.00	28,570,434.00	1,706,287.49	24,119,352.78	4,451,081.22
Expense					
51 - General Government	8,089,841.00	8,205,470.00	655,374.90	4,318,207.90	3,887,262.10
52 - Public Safety	4,824,968.00	4,824,968.00	121,786.02	3,144,988.77	1,679,979.23
53 - Physical Environment	459,034.00	459,034.00	44,929.91	167,059.47	291,974.53
54 - Transportation	4,422,527.44	4,500,106.44	159,999.75	2,077,416.07	2,422,690.37
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	1,110.00	7,340.00	129,070.00
57 - Culture & Recreation	4,435,516.00	4,608,225.00	263,769.53	2,361,154.84	2,247,070.16
58 - Other Uses/Transfers Out	13,840,678.00	45,180,182.00	161,610.34	1,393,477.09	43,786,704.91
Expense Total:	36,237,074.44	67,942,495.44	1,408,580.45	13,469,644.14	54,472,851.30
Fund: 00 - General Fund Surplus (Deficit):	-7,666,640.44	-39,372,061.44	297,707.04	10,649,708.64	-50,021,770.08
Total Surplus (Deficit):	-7,666,640.44	-39,372,061.44	297,707.04	10,649,708.64	



General Fund Department Expenditures Excluding Transfers

City of Bonita Springs, FL

Group Summary

For Fiscal: 2024-2025 Period Ending: 05/31/2025

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	35,074.34	284,874.88	143,225.12
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	39,617.14	333,241.60	177,708.40
211 - Planning & Zoning	2,121,000.00	2,121,000.00	157,818.58	1,277,616.49	843,383.51
220 - Law Enforcement/Security	3,306,920.00	3,306,920.00	4,056.00	2,294,932.44	1,011,987.56
230 - Neighborhood Services	1,424,048.00	1,424,048.00	99,644.04	814,460.37	609,587.63
240 - Information Technologies	445,450.00	445,450.00	59,360.13	217,737.36	227,712.64
250 - Public Works	4,828,161.44	4,905,740.44	204,929.66	2,237,899.93	2,667,840.51
260 - Emergency Management	94,000.00	94,000.00	18,085.98	35,595.96	58,404.04
270 - Non-Departmental Expenditures	881,700.00	881,700.00	25,875.75	284,819.74	596,880.26
301 - City Attorney	633,000.00	633,000.00	131,662.50	235,431.91	397,568.09
401 - Administrative Services	937,110.00	943,561.00	49,378.62	415,626.46	527,934.54
402 - City Hall	330,930.00	330,930.00	20,042.42	175,883.41	155,046.59
410 - Human Resources	75,700.00	75,700.00	476.60	21,709.20	53,990.80
430 - Communications	1,637,351.00	1,637,351.00	91,191.69	967,267.59	670,083.41
501 - Finance	1,071,450.00	1,180,628.00	84,382.02	648,794.62	531,833.38
601 - Parks & Recreation Administration	949,494.00	969,494.00	62,592.62	517,267.82	452,226.18
602 - Recreation Center	558,592.00	573,088.00	26,737.65	304,018.52	269,069.48
603 - Community Park & Ball Fields	261,793.00	265,675.00	9,056.75	132,570.78	133,104.22
604 - Community Pool	649,819.00	703,030.00	47,132.98	386,011.17	317,018.83
605 - Riverside Park	295,440.00	327,429.00	4,483.81	134,738.45	192,690.55
606 - Park Maintenance	4,100.00	4,100.00	0.00	1,909.74	2,190.26
609 - Formerly Community Hall/Sherriff Substation	18,171.00	18,171.00	478.70	4,675.21	13,495.79
610 - Dog Park	107,878.00	107,878.00	2,924.01	27,909.88	79,968.12
611 - Beach Parks	31,152.00	46,152.00	1,245.73	4,094.78	42,057.22
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	4,819.31	62,254.71	84,560.29
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	3,602.53	48,642.73	50,612.27
617 - Bonita Nature Place	63,953.00	63,953.00	2,839.02	21,504.31	42,448.69
618 - Windsor Road Preserve	7,995.00	7,995.00	115.34	5,308.21	2,686.79
620 - Marni Fields	123,941.00	123,941.00	10,732.31	60,690.22	63,250.78
621 - BS River Park	52,978.00	57,259.00	575.00	26,992.32	30,266.68
622 - Cullum's Bonita Trail	20,300.00	20,300.00	5,650.00	11,077.19	9,222.81
623 - Carpenter Lane Canoe & Kayak	1,289.00	1,289.00	0.00	366.72	922.28
624 - Leitner Creek Neighborhood Park	14,053.00	38,903.00	0.00	5,924.08	32,978.92
626 - Oak Creek Preserve	6,000.00	6,000.00	500.00	1,725.00	4,275.00
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	41,786.38	69,680.75	76,827.25
883 - Veterans	500.00	500.00	102.50	377.50	122.50
Fund: 00 - General Fund Total:	22,396,396.44	22,762,313.44	1,246,970.11	12,076,167.05	10,686,146.39
Total Surplus (Deficit):	-22,396,396.44	-22,762,313.44	-1,246,970.11	-12,076,167.05	



City of Bonita Springs, FL

Special Revenue Funds Budget Report Group Summary

For Fiscal: 2024-2025 Period Ending: 05/31/2025

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	173,282.48	1,059,097.36	713,102.64
335 - State Shared Revenue	291,200.00	291,200.00	20,989.21	169,598.70	121,601.30
361 - Interest & Other Earnings	82,000.00	82,000.00	0.00	50,805.17	31,194.83
Revenue Total:	2,145,400.00	2,145,400.00	194,271.69	1,279,501.23	865,898.77
Expense					
54 - Transportation	1,304,138.08	1,304,138.08	25,232.22	889,923.22	414,214.86
58 - Other Uses/Transfers Out	428,990.00	2,875,305.00	414.00	296,997.27	2,578,307.73
Expense Total:	1,733,128.08	4,179,443.08	25,646.22	1,186,920.49	2,992,522.59
Fund: 10 - Gas Tax Fund Surplus (Deficit):	412,271.92	-2,034,043.08	168,625.47	92,580.74	-2,126,623.82
Fund: 13 - Grant Fund					
Revenue					
331 - Federal Grants	0.00	27,565,831.00	44,234.01	2,906,111.26	24,659,719.74
334 - State Grants	1,311,750.00	18,683,505.50	0.00	167,038.18	18,516,467.32
337 - Local Gvmt Grants	40,000.00	40,000.00	0.00	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	46,329,336.50	44,234.01	3,086,406.94	43,242,929.56
Expense					
52 - Public Safety	80,000.00	80,000.00	7,989.00	696,351.45	-616,351.45
57 - Culture & Recreation	0.00	9,639.00	0.00	0.00	9,639.00
58 - Other Uses/Transfers Out	1,311,750.00	46,239,697.50	186,586.27	3,006,650.25	43,233,047.25
Expense Total:	1,391,750.00	46,329,336.50	194,575.27	3,703,001.70	42,626,334.80
Fund: 13 - Grant Fund Surplus (Deficit):	0.00	0.00	-150,341.26	-616,594.76	616,594.76
Fund: 14 - Road Impact Fee Fund					
Revenue					
324 - Impact Fees	2,650,000.00	2,650,000.00	111,150.00	2,683,128.30	-33,128.30
361 - Interest & Other Earnings	1,000,000.00	1,000,000.00	0.00	645,975.17	354,024.83
Revenue Total:	3,650,000.00	3,650,000.00	111,150.00	3,329,103.47	320,896.53
Expense					
58 - Other Uses/Transfers Out	3,299,667.00	28,202,108.00	6,601.67	745,216.61	27,456,891.39
Expense Total:	3,299,667.00	28,202,108.00	6,601.67	745,216.61	27,456,891.39
Fund: 14 - Road Impact Fee Fund Surplus (Deficit):	350,333.00	-24,552,108.00	104,548.33	2,583,886.86	-27,135,994.86
Fund: 16 - Park Impact Fee Fund					
Revenue					
324 - Impact Fees	210,000.00	210,000.00	8,208.00	169,086.00	40,914.00
361 - Interest & Other Earnings	100,000.00	100,000.00	0.00	57,074.17	42,925.83
Revenue Total:	310,000.00	310,000.00	8,208.00	226,160.17	83,839.83
Expense					
58 - Other Uses/Transfers Out	0.00	4,908,916.00	0.00	53,209.25	4,855,706.75
Expense Total:	0.00	4,908,916.00	0.00	53,209.25	4,855,706.75
Fund: 16 - Park Impact Fee Fund Surplus (Deficit):	310,000.00	-4,598,916.00	8,208.00	172,950.92	-4,771,866.92
Fund: 18 - Stormwater Management					
Revenue					
325 - Special Assessments - Charges for Public Services	1,590,000.00	1,590,000.00	24,813.32	1,582,170.59	7,829.41
361 - Interest & Other Earnings	50,000.00	50,000.00	0.00	88,043.47	-38,043.47
Revenue Total:	1,640,000.00	1,640,000.00	24,813.32	1,670,214.06	-30,214.06
Expense					
53 - Physical Environment	746,047.96	746,047.96	51.50	249,489.16	496,558.80

Special Revenue Funds Budget Report

For Fiscal: 2024-2025 Period Ending: 05/31/2025

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	51.50	249,489.16	4,696,558.80
Fund: 18 - Stormwater Management Surplus (Deficit):	193,952.04	-3,306,047.96	24,761.82	1,420,724.90	-4,726,772.86
Fund: 19 - Building Fees Fund					
Revenue					
322 - Building Permits	2,000,000.00	2,000,000.00	162,243.70	1,316,636.45	683,363.55
361 - Interest & Other Earnings	10,000.00	10,000.00	0.00	57,599.83	-47,599.83
Revenue Total:	2,010,000.00	2,010,000.00	162,243.70	1,374,236.28	635,763.72
Expense					
52 - Public Safety	2,979,500.00	2,979,500.00	268,821.65	2,170,352.28	809,147.72
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	268,821.65	2,219,154.62	1,403,140.38
Fund: 19 - Building Fees Fund Surplus (Deficit):	-969,500.00	-1,612,295.00	-106,577.95	-844,918.34	-767,376.66
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	-36,331,254.04	49,224.41	1,794,852.32	



City of Bonita Springs, FL

Debt Service Funds Budget Report

Group Summary

For Fiscal: 2024-2025 Period Ending: 05/31/2025

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: 05/31/2025

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	0.00	27,619.69	2,840,005.31
381 - Transfers In	18,997,023.00	128,724,932.50	355,212.28	5,489,821.81	123,235,110.69
Revenue Total:	20,364,648.00	131,592,557.50	355,212.28	5,517,441.50	126,075,116.00
Expense					
51 - General Government	3,790,000.00	10,034,432.00	199.98	236,545.40	9,797,886.60
52 - Public Safety	400,000.00	400,000.00	0.00	0.00	400,000.00
53 - Physical Environment	5,007,000.00	51,824,503.50	166,565.75	2,646,577.50	49,177,926.00
54 - Transportation	5,778,657.00	54,624,527.00	67,569.09	2,349,255.45	52,275,271.55
57 - Culture & Recreation	5,388,991.00	14,709,095.00	120,876.96	257,442.96	14,451,652.04
Expense Total:	20,364,648.00	131,592,557.50	355,211.78	5,489,821.31	126,102,736.19
Fund: 30 - Cap Projects Fund Surplus (Deficit):	0.00	0.00	0.50	27,620.19	-27,620.19
Fund: 31 - Other Capital Projects Fund					
Revenue					
381 - Transfers In	85,000.00	3,025,009.00	0.00	0.00	3,025,009.00
Revenue Total:	85,000.00	3,025,009.00	0.00	0.00	3,025,009.00
Expense					
55 - Economic Environment	0.00	78,381.00	0.00	0.00	78,381.00
57 - Culture & Recreation	85,000.00	2,946,628.00	0.00	0.00	2,946,628.00
Expense Total:	85,000.00	3,025,009.00	0.00	0.00	3,025,009.00
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	0.50	27,620.19	

REQUESTED MOTION: Adopt proposed millage rate for fiscal year 2025-2026.

REQUESTOR: Lisa Griggs Roth, CPA, Director of Financial & Administrative Services

AGENDA: City Manager's Items

STRATEGIC PRIORITY: 7) Government Transparency and Efficiency

BACKGROUND:

On July 1, 2025, the Property Appraiser of Lee County, Florida provided the City of Bonita Springs a Certification of Taxable Value certifying its taxable value.

Florida Statute Section 200.065, requires that within thirty-five (35) days of service of the Certification of Taxable Value upon a municipality, said municipality shall furnish to the Property Appraiser the proposed millage rate, the rolled-back rate, and the date, time and place at which a public hearing will be held to consider the proposed millage rate for the Fiscal Year 2025-2026 budget.

We have been provided an estimated increase in total taxable value of 6.21%.

In fiscal year 2025-2026, the maximum millage rate allowed by a majority vote of the governing body is 1.0035 and is based on the adjusted rolled back rate of 0.9602 and adjusted 4.51% for the change in per capita Florida personal income. A two-thirds (5 out of 7) council member vote allows for a maximum millage rate of 1.1039.

The proposed millage rate for fiscal year 2025-2026 is 0.8470 mills (\$0.8470 per \$1,000 of assessed property value) which is the same as the prior year. This proposed millage rate is greater than the aggregate rolled-back rate of 0.8062 mills by 5.06%.

The July 1, 2025, updated taxable value was 2.60% higher than the June 1 estimated value. At the prior year millage rate of 0.8470 this would increase the Ad Valorem Taxes by \$355,000 from the City's June 18th Budget draft.

The 2025-2026 draft budget includes the following revenue based upon the current millage rate of 0.8470: General Fund \$14,397,300 and Downtown Area Revenue Sharing \$850,500.

The two public hearings will be held on September 3, 2025, at 5:30 P.M. and September 17, 2025, at 5:30 P.M.

STAFF RECOMMENDATION: Adopt proposed millage rate.

ATTACHMENTS: None.

REVIEWERS:

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

ITEM TITLE: Approve a Resolution to establish the fiscal year 2025-2026 annual Stormwater Assessment Fee.

REQUESTOR: Lisa Griggs Roth, CPA, Director of Financial & Administrative Services

AGENDA SECTION: City Manager's Items

STRATEGIC PRIORITY: 1) Improve Stormwater Management and Resiliency

BACKGROUND: Ordinance No. 19-05 established a Stormwater Utility Ordinance and authorized the imposition of assessments and utility fees to fund the City's Stormwater Management Services. Section 48-100 within the Ordinance authorizes the imposition of a stormwater service assessment and a stormwater improvement assessment.

The Stormwater Assessments to be charged to all Benefitted Property pursuant to the methodology approved at the public hearings adopting Resolution 19-72 will be computed for each tax parcel of Benefitted Property located within the benefit area for the fiscal year beginning on October 1, 2025, by multiplying the number of Equivalent Residential Units (ERUs) attributable thereto by the ERU rate of \$50.00, less any authorized mitigation credits for which the benefitted property may be entitled to arrive at the net ERU. The \$50.00 rate includes \$26.00 for the stormwater service assessment and \$24.00 for the stormwater improvement assessment.

The 2025-2026 draft budget includes stormwater assessment fee revenue of \$1,680,000 based upon the current assessment rate.

STAFF RECOMMENDATION: Approve the Resolution

ATTACHMENT:

1. Resolution

REVIEWERS:

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

**CITY OF BONITA SPRINGS
RESOLUTION NO. 2025 –**

A RESOLUTION OF THE CITY OF BONITA SPRINGS RELATING TO THE PROVISION OF STORMWATER MANAGEMENT SYSTEM AND IMPROVEMENTS; IMPOSING A NON-AD VALOREM ASSESSMENT FOR STORMWATER UTILITY FEES AGAINST CERTAIN REAL PROPERTY WITHIN THE CITY LIMITS ESTABLISHED AS THE STORMWATER BENEFIT AREA; APPROVING THE STORMWATER ROLLS; PROVIDING FOR THE MAILING OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Bonita Springs, Florida has enacted Ordinance No. 19-05 establishing a Stormwater Utility Ordinance, and authorized the imposition of assessments and utility fees to fund the City's Stormwater Management Services; and

WHEREAS, the imposition of stormwater utility fees is an equitable and efficient method of allocating and apportioning the cost of the City's Stormwater Management Services among parcels of property that are benefited thereby; and

WHEREAS, on February 20, 2019, the City Council adopted Resolution No. 19-16, electing to use the uniform method of collecting Non-Ad valorem special assessments for the provision of stormwater services, facilities and programs within the City boundary, which identifies all parcels located within the Bonita Springs City limits as its area of applicability and determined those properties to be benefited by the City's Stormwater Management Service area, identified the method of assigning Equivalent Residential Units (ERUs) and apportioning the cost of the Stormwater Management Services against benefited property located within the benefit area; directed the preparation of the tentative Stormwater Assessment rolls; and directed the provision of notices as required by law; and

WHEREAS, on September 9, 2019, the City Council adopted Resolution 19-72, constituting the Final Rate Resolution, adopting the Stormwater Assessment rolls, imposing Stormwater Assessments and their collection pursuant to the Uniform Assessment Collection Act; and

WHEREAS, pursuant to the Ordinance 19-05, the City Council is authorized to subsequently establish and impose Stormwater Assessments through the adoption of an Annual Stormwater Service Assessment resolution.

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

Section 1. This Resolution is adopted pursuant to the provisions of Ordinance No.19-05, the Final Rate Resolution No. 19-72, Chapter 403, Florida Statutes, and other applicable provisions of law.

Section 2. This Resolution shall constitute the annual Stormwater Assessment resolution as provided by Sections 48-158 and 48-208, respectively.

Section 3. The maximum rate per Equivalent Residential Unit (ERU) established in Resolution No. 19-72 is hereby ratified and confirmed without change for the Fiscal Year beginning October 1, 2025.

Section 4. The Stormwater Assessments to be charged to all Benefitted Property pursuant to the methodology approved at the public hearings adopting Resolution 19-72 will be computed for each tax parcel of Benefitted Property located within the benefit area for the Fiscal Year beginning on October 1, 2025, by multiplying the number of ERUs attributable thereto by the ERU rate of \$50.00, less any authorized mitigation credits for which the benefitted property may be entitled to arrive at the net ERU. As provided in Ordinance 19-05, the Stormwater Assessments shall constitute a lien upon the tax parcels so assessed equal in rank and dignity with the liens of all state, county, district or municipal taxes and non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity of all other liens, titles, and claims, until paid. The lien for Stormwater Assessments shall be deemed perfected upon adoption by the Council of this Resolution. Upon perfection, the lien for Stormwater Assessments collected under the Uniform Utility Collection Act shall attach to the property included on the tax roll as of the prior January 1, the lien date for ad valorem taxes.

Section 5. The Stormwater Assessment shall be collected pursuant to the Uniform Assessment Collection Act. The City Clerk is hereby authorized and directed to certify and deliver or cause the certification and delivery of the Stormwater Assessment rolls to the Lee County Tax Collector by September 15, 2025, in the manner prescribed by Section 197.3632, Florida Statutes.

Section 6. The adoption of this Resolution shall be the final adjudication of the issues presented herein (including, but not limited to, the apportionment methodology, the amount per ERU, the adoption of the Stormwater Assessment rolls and the levy and lien of the Stormwater Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of this Resolution.

Section 7. This Resolution shall be effective upon adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 16th day of July, 2025.

AUTHENTICATION:

Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney

Date filed with City Clerk: _____

ITEM TITLE: Designate a City Council member to serve as the City's voting delegate at the 2025 Florida League of Cities Annual Business Meeting, to be held in Orlando on Saturday, August 16.

REQUESTOR: Arleen M. Hunter, City Manager

AGENDA SECTION: City Manager's Items

STRATEGIC PRIORITY: 6) Government Transparency and Efficiency

BACKGROUND:

The Florida League of Cities 2025 Annual Conference is scheduled to take place from August 14-16 in Orlando, Florida. The League has asked each municipality that is sending members of its governing body to the Annual Conference to designate, by July 31, one attending official to serve as its voting delegate at the Annual Business Meeting, which will convene on Saturday, August 16. Matters such as the election of League leadership, a proposed amendment to the by-laws, approval of resolutions, and other official League business may be voted on during the Business Meeting.

Following City Council action on this item, the City Clerk will submit the name of the designated voting delegate to the League via the attached form.

STAFF RECOMMENDATION: Designate a voting delegate.

ATTACHMENTS:

1. Memorandum from the Florida League of Cities and Voting Delegate Designation Form
-

REVIEWERS:

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



To: Key Official

From: Eryn Russell, Florida League of Cities

Date: June 17, 2025

Subject: 2025 Annual Conference Voting Delegate Information

The Florida League of Cities Annual Conference will be held at the Signia by Hilton Orlando Bonnet Creek in Orlando, Florida, from August 14-16, 2025. This conference will provide valuable educational opportunities to help Florida's municipal officials serve their citizenry more effectively.

We ask that each member municipality sending delegates to the Annual Conference **designate one elected official to serve as its Voting Delegate** and cast the municipality's votes at the Annual Business Meeting which will be held on **Saturday, August 16, 2025**. The Voting Delegate designated by each municipality will vote on all official business matters brought before the League membership and requiring a vote during the Business Meeting. Matters such as the election of League leadership, adoption of resolutions and any other official business matters affecting the League may be voted on during the Business Meeting.

In accordance with the League's by-laws, the number of votes allocated to each municipality is determined based upon population. The League will use the latest Florida Estimates of Population as published by the University of Florida, Bureau of Economic and Business Research.

Annual Conference registration materials were sent to each municipality via the League's e-newsletter and are available online at flcities.com.

If you have any questions about voting delegates, please email erussell@flcities.com.
Voting delegate forms must be received by the League no later than July 31, 2025.

Attachments: Form Designating Voting Delegate



**2025 Annual Conference
Florida League of Cities, Inc.
August 14-16, 2025
Orlando, Florida**

It is important that each member municipality sending delegates to the Annual Conference of the Florida League of Cities designate one of its elected officials to cast the municipality's votes at the Annual Business Meeting. League By-Laws require each municipality to select one person to serve as the municipality's Voting Delegate.

Municipalities do not need to adopt a resolution to designate a voting delegate. Instead, please fill out this form and return it to the League office so that your voting delegate may be properly identified. **Voting delegate forms must be received by the League no later than July 31, 2025.**

Designation of Voting Delegate

Name of Voting Delegate: _____

Title: _____

Delegate Email: _____

Municipality of: _____

AUTHORIZED BY:

Name

Title

Return this form to:

Eryn Russell
Florida League of Cities, Inc.
Post Office Box 1757
Tallahassee, FL 32302-1757
Email: erussell@flcities.com

ITEM TITLE: Presentation of Community Development Business Activity Reports.

REQUESTOR: John Dulmer, Director, Community Development Department, Jacqueline Genson, Planning and Zoning Manager

AGENDA SECTION: City Manager Items

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

BACKGROUND:

Jacqueline Genson, Planning and Zoning Manager, Community Development Department, will provide the 3rd Quarter Business Report and Monthly Business Report for June 2025.

STAFF RECOMMENDATION: Receive reports.

ATTACHMENTS:

1. Monthly Business Report, June 2025
2. Quarterly Business Report, FY 25 Q3

REVIEWERS:

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

Community Development

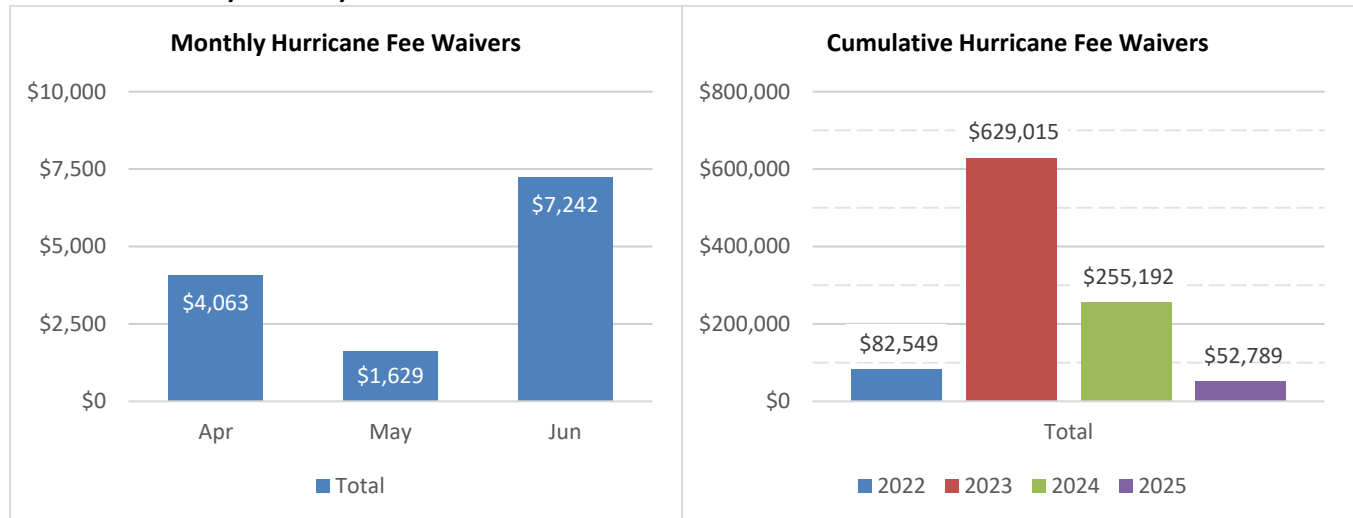
Prepared for:



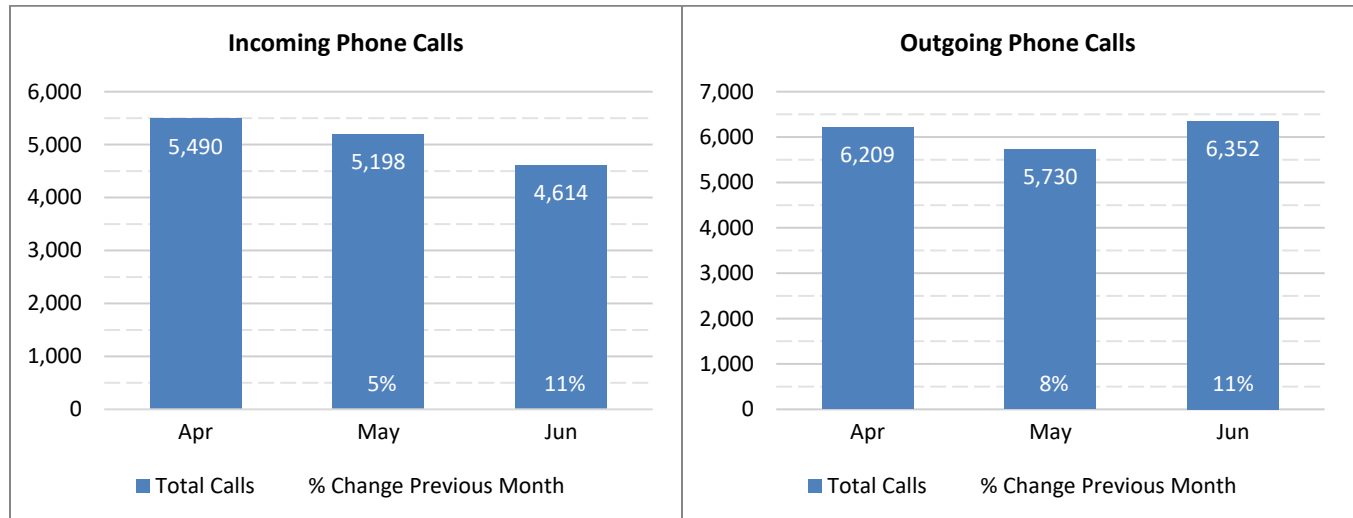
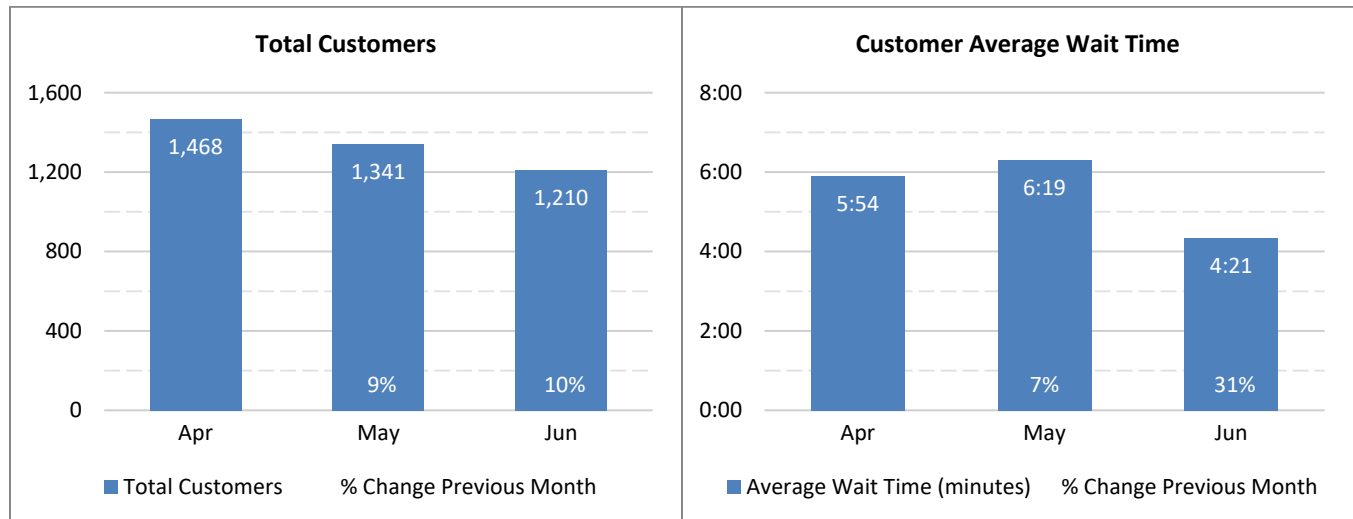
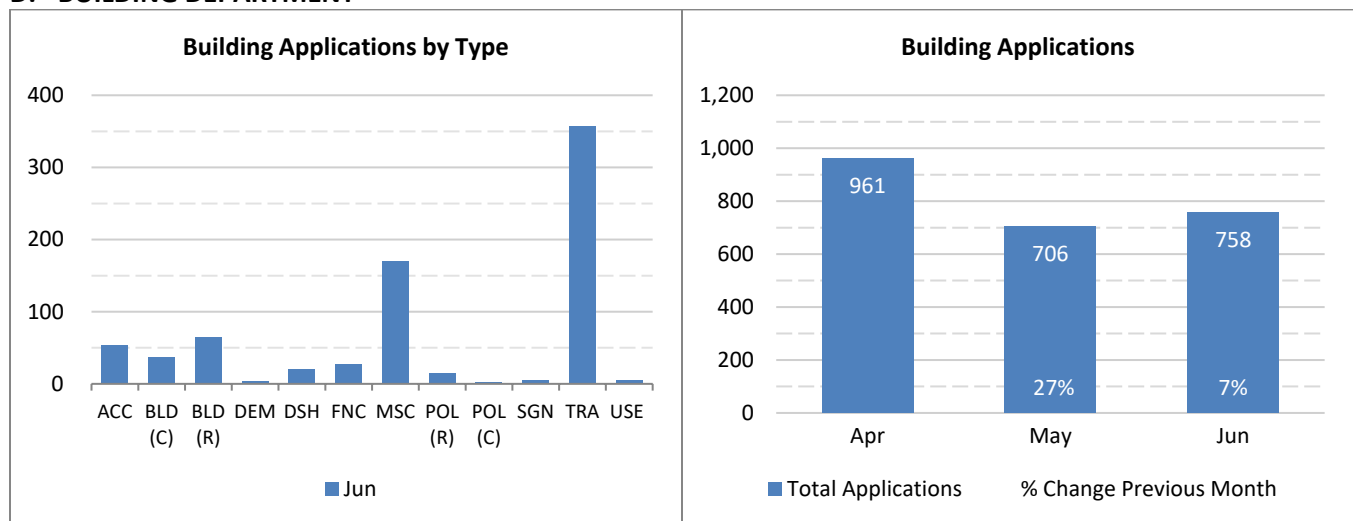
June 2025

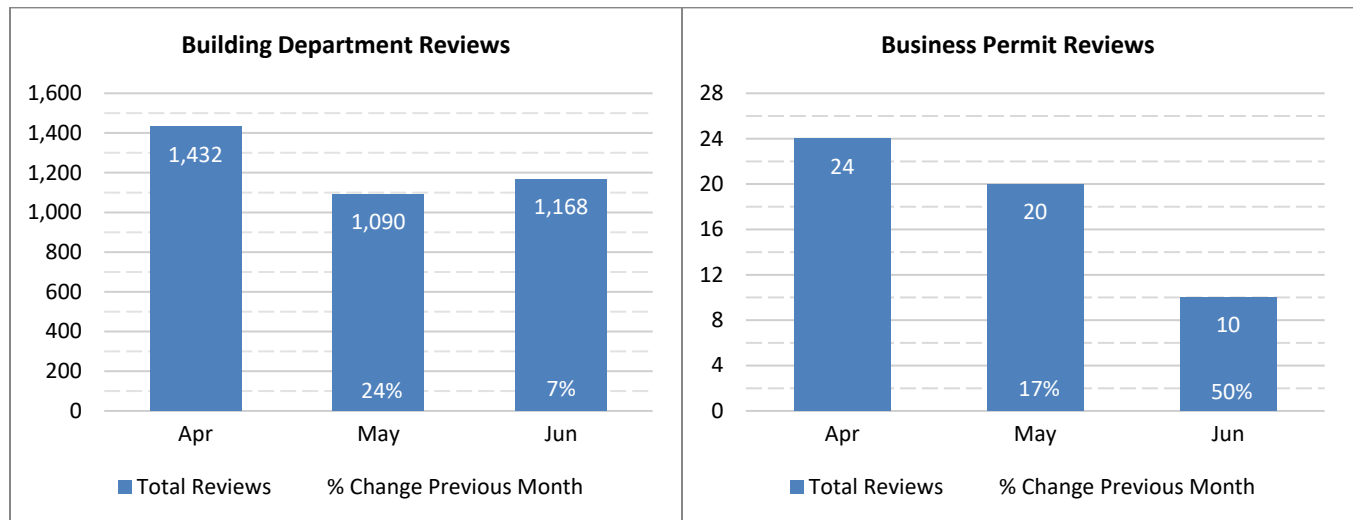
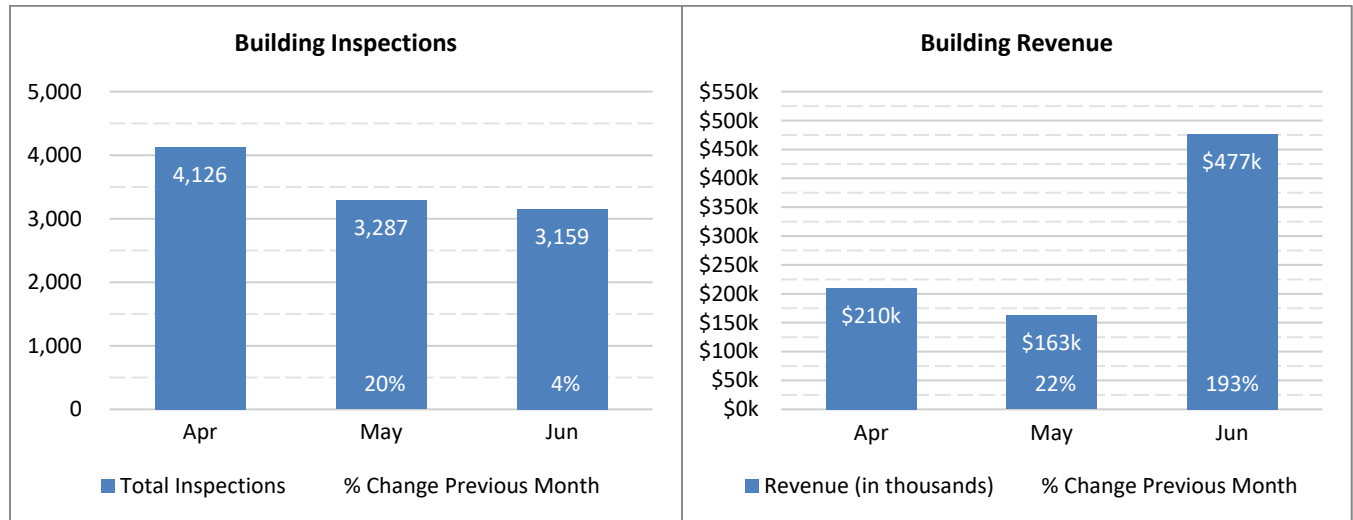
Prepared by:

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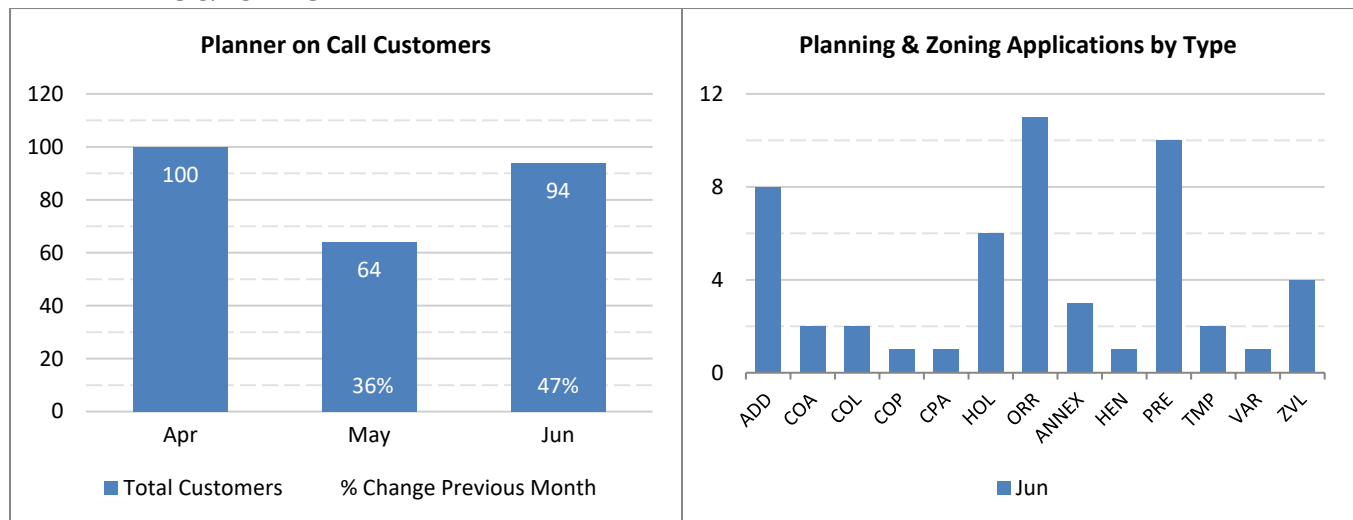
A. Hurricane Ian / Helene / Milton**Cumulative Hurricane Ian / Helene / Milton Fee Waivers by Permit Type**

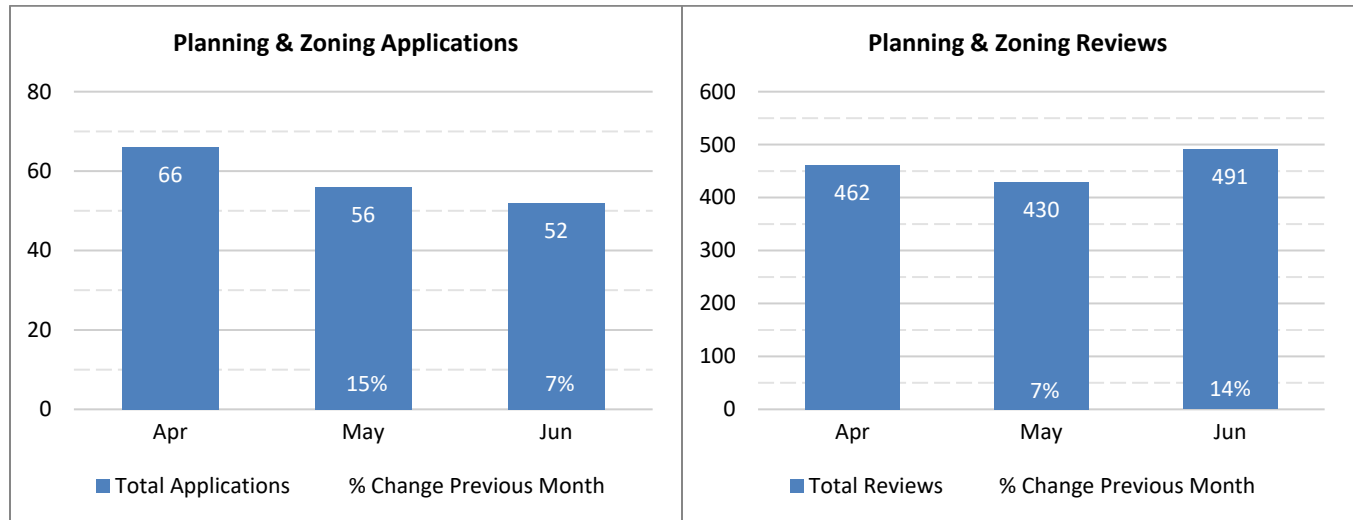
Permit Type	2022	2023	2024	2025	Grand Total
Accessory	\$962	\$7,821	\$3,401	\$148	\$12,332
Building (COM)	\$4,633	\$234,777	\$39,689	\$1,587	\$280,687
Building (RES)	\$53,063	\$277,307	\$189,702	\$49,323	\$569,395
Demolition	\$7,696	\$11,128	\$2,080	\$208	\$21,112
Dock & Shoreline	\$249	\$9,291	\$4,857	\$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	\$52,789	\$1,019,545

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

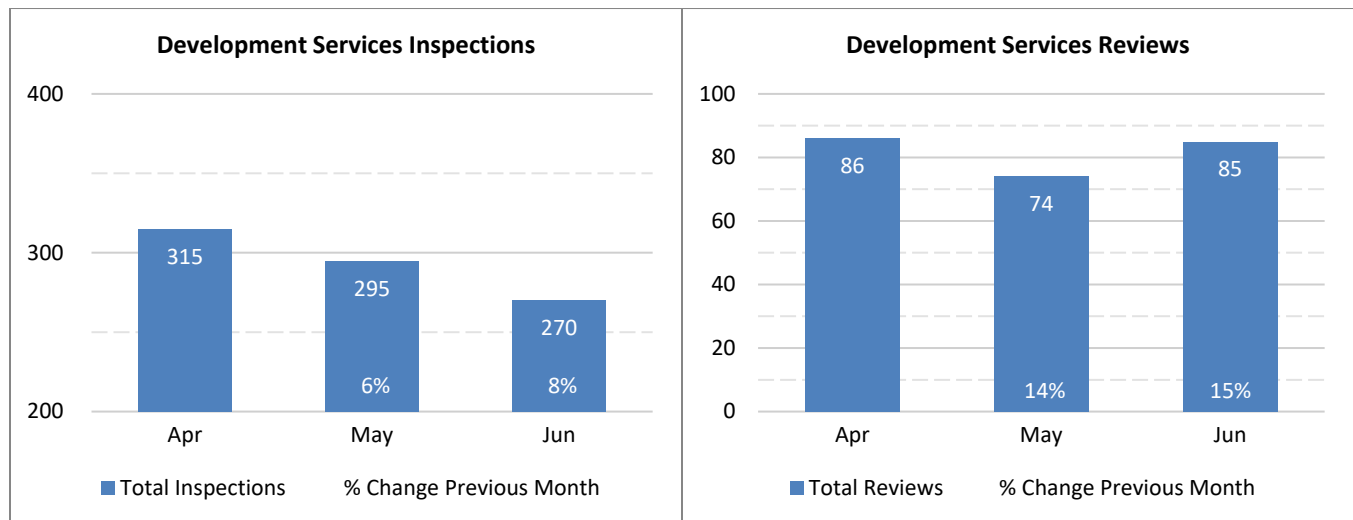
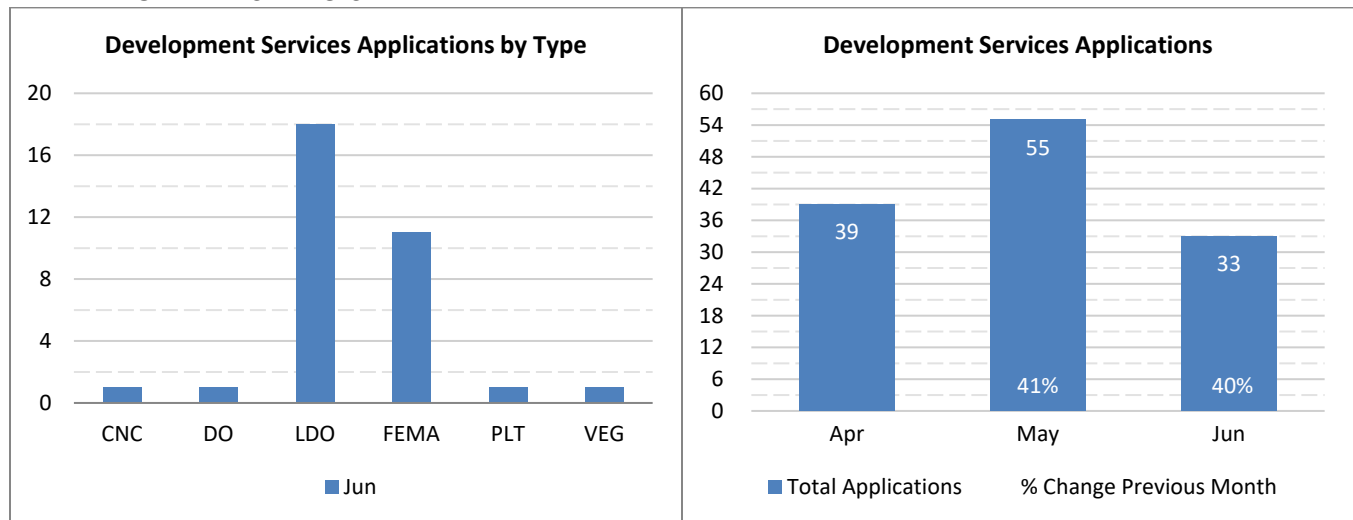


E. PLANNING & ZONING DEPARTMENT





F. DEVELOPMENT SERVICES DEPARTMENT



Community Development

Prepared for:



April – June

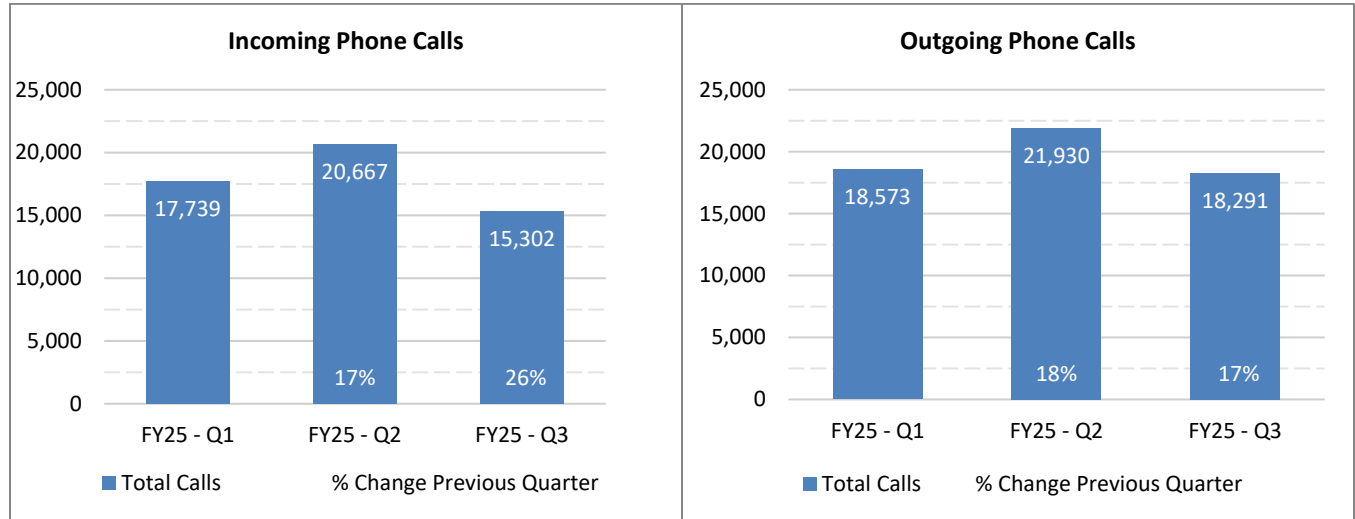
FY25 Q3

Prepared by:

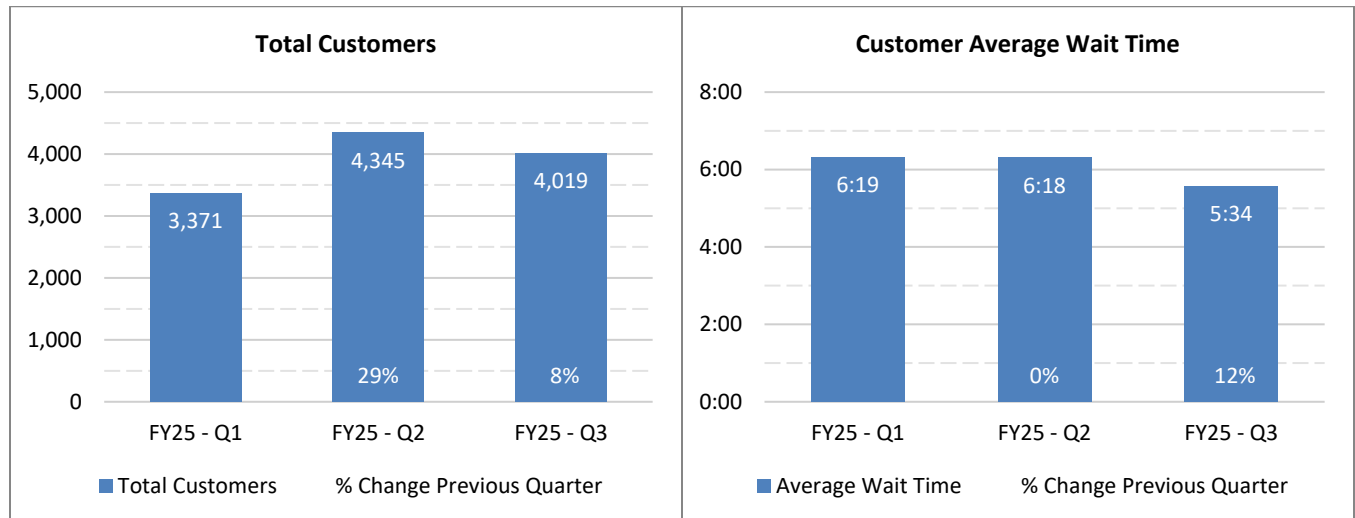
JACOBS®

Performance Metrics

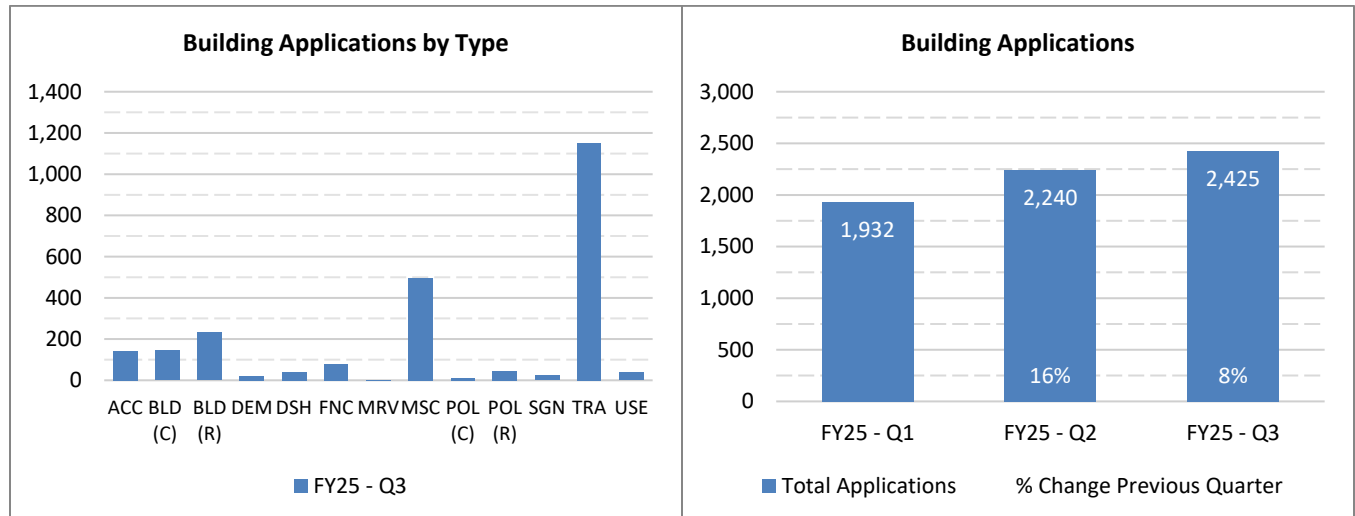
A. PHONE CALLS

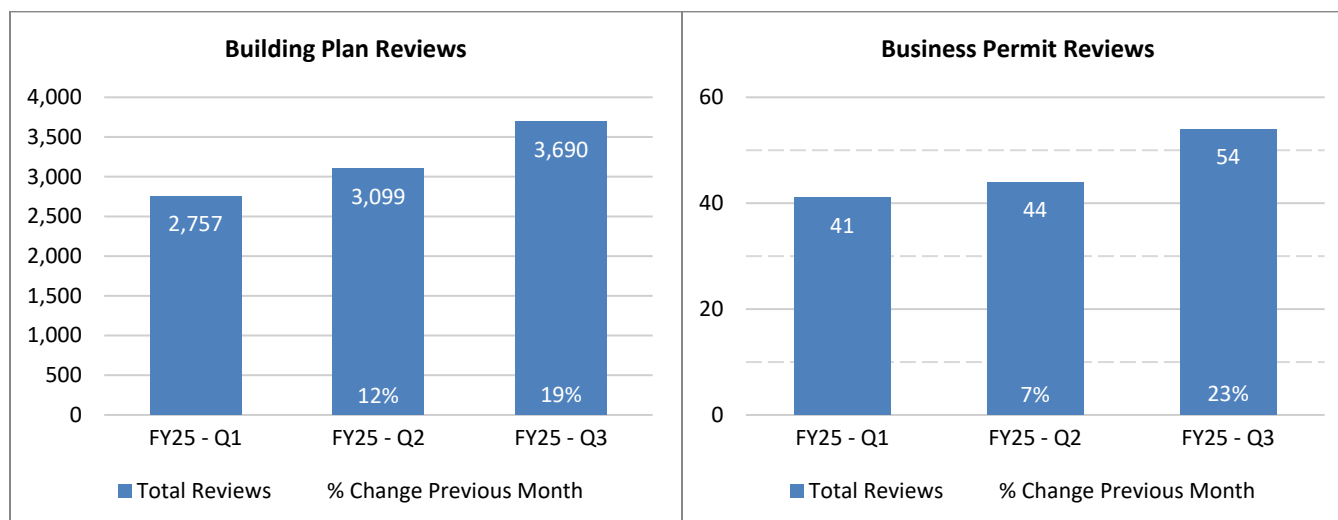
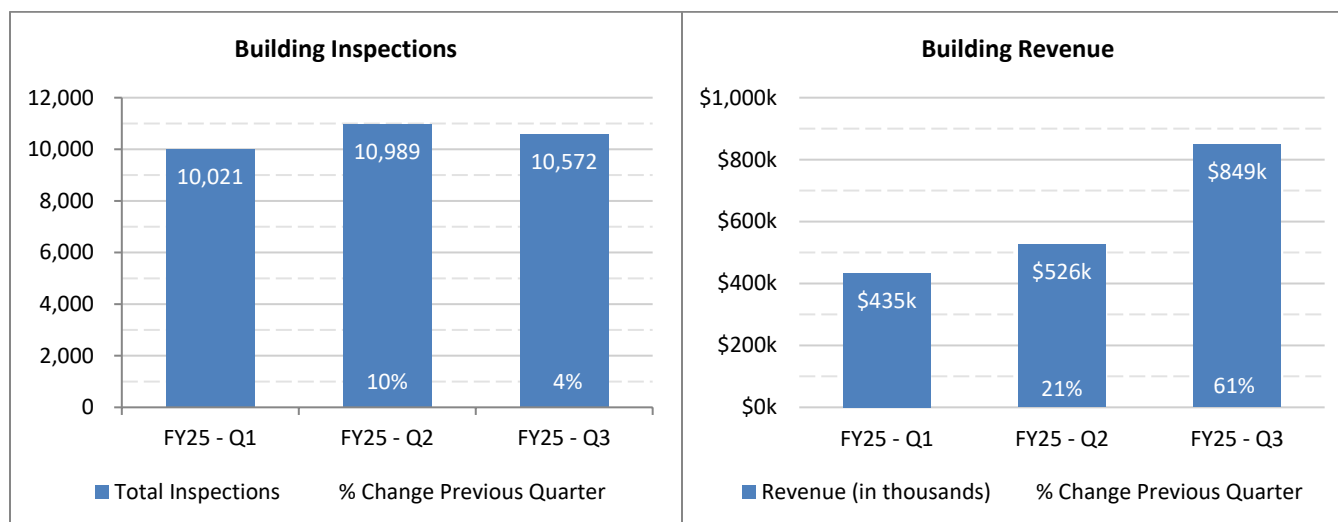


B. PERMITTING COUNTER

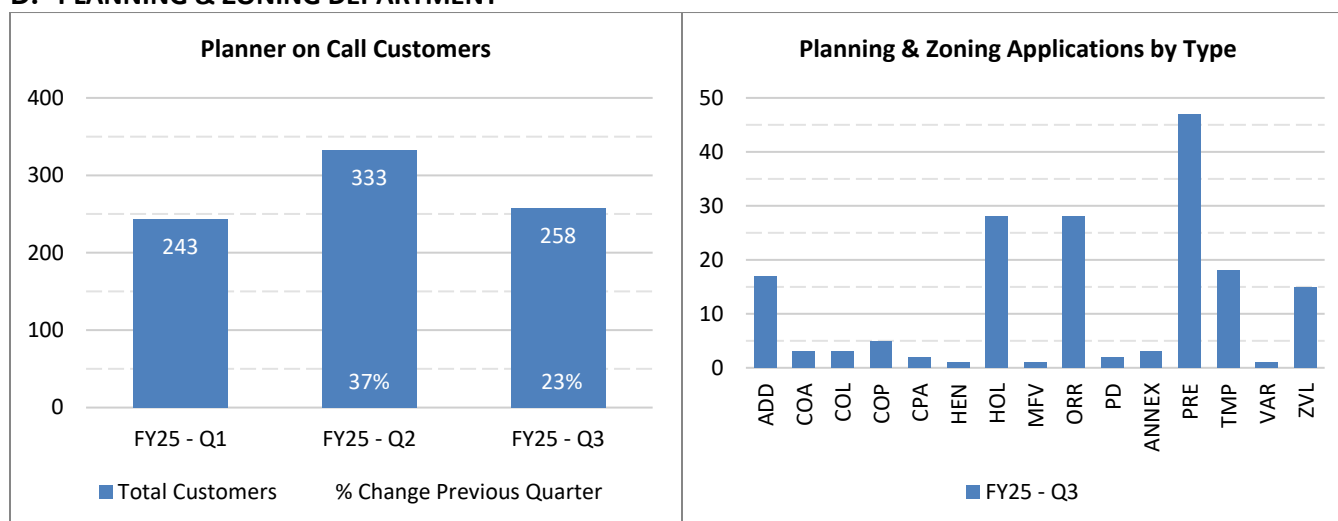


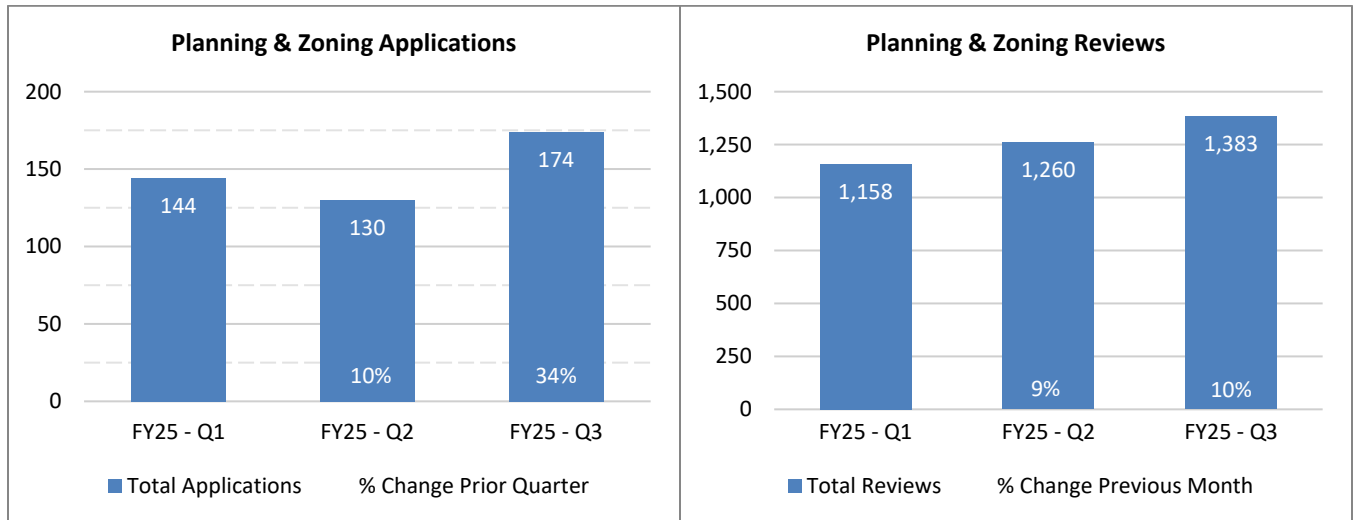
C. BUILDING DEPARTMENT





D. PLANNING & ZONING DEPARTMENT





E. DEVELOPMENT SERVICES DEPARTMENT

