



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

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

September 3, 2025

5:30 p.m.

Will begin immediately following the Budget Hearing

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 12:00 noon, September 3, 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. Public Hearings - Zoning and Land Use:
 - A. A ZONING RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A SPECIAL EXCEPTION REQUEST TO ALLOW A GROUP II ESSENTIAL SERVICE FACILITY (DATA CENTER) ON A PROPERTY LOCATED WITHIN THE BEACH ZONE OF THE BONITA BEACH ROAD CORRIDOR OVERLAY, PURSUANT TO LDC SECTION 4-888; LOCATED AT 27695 IMPERIAL RIVER ROAD, STRAP NUMBER 32-47-25-B3-03202.0080, BONITA SPRINGS, FLORIDA, 34134; PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-09-207)
 - 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 0.7 ACRES +/- FROM THE MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL FUTURE LAND USE CATEGORY TO THE GENERAL COMMERCIAL FUTURE LAND USE CATEGORY; LOCATED AT 4752 BONITA BEACH ROAD SOUTHWEST, STRAP NUMBERS: 32-47-25-B4-00064.0000 AND 32-47-25-B4-0030A.0000, BONITA SPRINGS, FLORIDA 34135; PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (Green Sheet 25-09-208)

- C. (FIRST READING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY FIVE (5) +/- ACRES FROM THE BEACH ZONE OF THE BONITA BEACH ROAD OVERLAY AND RESIDENTIAL PLANNED DEVELOPMENT (RPD) ZONING DESIGNATIONS TO A COMMERCIAL PLANNED DEVELOPMENT (CPD), TO ALLOW UP TO 23,717 SQUARE FEET OF COMMERCIAL USES AND SIX (6) MULTI-FAMILY DWELLING UNITS; LOCATED AT 4570, 4612, 4640, 4654, 4696, AND 4752 BONITA BEACH ROAD SOUTHWEST, STRAP NUMBERS: 32-47-25-B4-00055.0000, 32-47-25-B4-00056.0010, 32-47-25-B4-00056.0040, 32-47-25-B4-00056.0020, 32-47-25-B4-00056.0000, 32-47-25-B4-00064.0000, 32-47-25-B4-0030A.0000 AND 32-47-25-B4-0030B.0000, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-09-209)

7. Consent Agenda Items:

- A. Approve minutes from the City Council Meeting held on August 20, 2025.
- B. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Helene. (Green Sheet 25-09-197)
- C. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Milton. (Green Sheet 25-09-198)
- D. Approve a special event permit for the Bonita Springs Downtown Alliance to use City greenspace to set up tables for their Bonita Springs Trick or Treat event on Friday, October 31, 2025. (Green Sheet 25-09-199)
- E. Approve a Resolution awarding the Mowing & Maintenance of Vacant Parcels, Medians & Rights-of-Way Project RFB 25-11 to Superior Landscaping & Lawn Service, Inc. (Green Sheet 25-09-200)
- F. Approve a Resolution awarding the Logan Boulevard Landscaping & Irrigation Maintenance Project RFB 25-10 to Duval Landscape Maintenance, LLC. (Green Sheet 25-09-201)
- G. Approve a Resolution awarding the I-75/Bonita Beach Road Interchange Mowing & Litter Clean-Up Project RFB 25-12 to P & T Lawn and Tractor Service, Inc. (Green Sheet 25-09-202)
- H. Accept proposal submitted by Wright Construction for Banyan Tree Splash Pad project and approve allocation of budget funding in the FY 25-26 draft Budget. (Green Sheet 25-09-203)
- I. Approve an agreement between the City and ADEAS-Q, LLC for the City's Mobility Study. (Green Sheet 25-09-205)
- J. Approve a Resolution authorizing the City Manager to enter into a Construction Agreement with FDOT per the permit process for the Pelican Landing/Old 41/US 41 Intersection Improvement Project. (Green Sheet 25-09-206)
- K. Approve Task Order #3 with Portland State University for the scoping, drafting, and adoption of Comprehensive Plan and Land Development Code Amendments. (Green Sheet 25-09-213)
 - Opportunity for City Council Comments on Consent Agenda

8. Public Hearings:

(FIRST READING) AN ORDINANCE ESTABLISHING VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.005(2), FLORIDA STATUTES; PROVIDING FOR THE ESTABLISHMENT OF THE COMMUNITY DEVELOPMENT DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; NAMING THE DISTRICT; PROVIDING THAT THE CITY OF BONITA SPRINGS MAY NOT AND SHALL NOT MODIFY OR DELETE ANY PROVISION OF THE DISTRICT CHARTER SET FORTH IN SECTIONS 190.006 - 190.041, FLORIDA STATUTES; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (Green Sheet 25-09-204)

9. City Manager Items:

- A. Discussion of the City of Bonita Springs 2026 Legislative Priorities. (Green Sheet 25-09-212)
- B. Update on the Fiscal Year 2025-2026 draft budget. (Green Sheet 25-09-210)
- C. Review and discuss Community Development fees in accordance with current standards and applicable state law. (Green Sheet 25-09-211)
- D. Update on hurricane recovery efforts.

10. Mayor and Council Member Reports

11. Public Comment

12. Adjournment