



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

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

September 17, 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 2:00 p.m., September 16, 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. (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 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 25-09-229)
 - B. (SECOND 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 25-09-228)

7. Consent Agenda Items:

- A. Approve minutes from the City Council Budget Hearing held on September 3, 2025.
- B. Approve minutes from the City Council Regular Meeting held on September 3, 2025.
- C. Approve minutes from the City Council Land Use Workshop held on August 6, 2025.
- D. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Helene. (Green Sheet 25-09-217)
- E. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Milton. (Green Sheet 25-09-218)
- F. Informational update on drainage improvement project agreement with BS Parcel Holdings, LLC. (Green Sheet 25-09-219)
- G. Approve a Special Event Permit request submitted by Local Roots LLC, to host a weekly outdoor flea market at the Promenade at Bonita Bay, every Saturday morning from October 4, 2025 through May 30, 2026, between 8:00 a.m. and 12:00 p.m. (Green Sheet 25-09-220)
- H. Approve a Resolution to engage a firm for Engineering Services for the Pennsylvania Avenue Corridor Street Improvement Project (RFQ 25-13) and authorize staff to enter into negotiations with the number one ranked firm, Kimley-Horn & Associates, Inc. (Green Sheet 25-09-221)
- I. 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. (Green Sheet 25-09-222)
 - Opportunity for City Council Comments on Consent Agenda

8. Public Hearings:

- A. (SECOND 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 25-09-223)

9. City Attorney Items:

- A. Approve an extension and revised term and fee arrangement with Gray Robinson for provisions of City Attorney services. (Green Sheet 25-09-227)

10. City Manager Items:

- A. Review and approve the City's 2026 Legislative Priorities. (Green Sheet 25-09-224)
- B. Approve Request for Proposal of Audit Services (RFP 25-21) and the Audit Selection Committee. (Green Sheet 25-09-225)

- C. Presentation of the Community Development Monthly Activity Report. (Green Sheet 25-09-226)
- D. Update on hurricane recovery efforts.

11. Mayor and Council Member Reports

12. Public Comment

13. Adjournment