



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

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

**October 1, 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., September 30, 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 Commander Blake Lee upon his retirement from the Lee County Sheriff’s Office and for his distinguished leadership of the Bonita Springs Community Policing Unit.
 - B. Recognition of Arleen Hunter for 20 years of services to the City of Bonita Springs.
7. Public Hearings - Zoning and Land Use:
 - A. (FIRST READING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY TEN (10) +/- ACRES FROM THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONING DESIGNATION TO A COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONING DESIGNATION, TO DEVELOP UP TO SIX (6) BUILDINGS WITH A MAXIMUM OF 39,500 SQUARE FEET OF COMMERCIAL USES, 80,000 SQUARE FEET OF SELF-STORAGE/MINI-WAREHOUSE USES AND 70,000 SQUARE FEET OF LIGHT INDUSTRIAL USES; LOCATED AT 25211 OLD 41 ROAD, STRAP NUMBER: 22-47-25-B1-00002.4010, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-10-240)

- B. (FIRST READING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY 4.6 +/- ACRES FROM THE TWO-FAMILY CONSERVATION (TFC-2) ZONING DESIGNATION TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD) ZONING DESIGNATION, TO DEVELOP UP TO FORTY-TWO (42) DWELLING UNITS; LOCATED AT 11035, 11089, 11113, 11125 DEAN STREET, STRAP NUMBERS 36-47-25-B4-00064.0000, 36-47-25-B4-00063.0000, 36-47-25-B4-00062.0010, 36-47-25-B4-00065.0000, 36-47-25-B4-00064.0010, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-10-241)

8. Consent Agenda Items:

- A. Approve minutes from the City Council Budget Hearing held on September 17, 2025.
- B. Approve minutes from the City Council Regular Meeting held on September 17, 2025.
- C. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Helene. (Green Sheet 25-10-231)
- D. Confirm and ratify Resolutions extending the local State of Emergency due to Hurricane Milton. (Green Sheet 25-10-232)
- E. Approve Interlocal Agreement with Lee County for transit services within the City of Bonita Springs. (Green Sheet 25-10-233)
- F. Authorize the execution of the Bilateral Waiver of Conflict of Interest between the City and 3HWA, thereby enabling the finalization of the settlement agreement previously approved by City Council on May 7, 2025. (Green Sheet 25-10-234)
- G. Approve the special event permit for the Veterans Day Service and temporary road closure of Old US 41 Road from Wilson Street to Ragsdale Street from approximately 8:00 am to 11:00 am on Tuesday, November 11, 2025. (Green Sheet 25-10-235)
- H. Approve a Resolution to engage ten (10) firms for the City's Construction Manager at Risk Continuing Services Contractor (CN 25-17) and authorize staff to enter into negotiations with the selected firms. (Green Sheet 25-10-236)
- I. Approve agreement with GrantWorks, Inc. for Grant Management Services for the Pennsylvania Avenue Corridor Improvement Project. (Green Sheet 25-10-237)
- J. Approve the City Manager Employment Agreement, with the terms approved by City Council at the Budget Hearing on September 17, 2025. (Green Sheet 25-10-238)
- K. Recommendation to continue an Urban County Cooperation Agreement with Lee County and authorize the Mayor to execute a Joint Resolution for the U.S. Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Entitlement funds for FY 2026, 2027 and 2028. (Green Sheet 25-10-239)
- L. Approve a Resolution to engage four (4) firms for the City's Special Event Services (CN 25-23) and authorize staff to enter into negotiations with the selected firms. (Green Sheet 25-10-243)

- Opportunity for City Council Comments on Consent Agenda

9. Presentations:

- A. Presentation by DPZ CoDesign of the draft Liles Plaza Vision Study. (Green Sheet 25-10-244)

10. City Attorney Items:

11. City Manager Items:

- A. Presentation of the July Financial Report. (Green Sheet 25-10-242)
- B. Presentation of Building Permit Fee Schedule Update. (Green Sheet 25-10-245)
- C. Update on hurricane recovery efforts.

12. Mayor and Council Member Reports

13. Public Comment

14. Adjournment