



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

City of Bonita Springs City Council Meeting Agenda

October 15, 2025

5:30 p.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 12:00 noon, October 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. Public Hearings - Zoning and Land Use:
 - A. (TRANSMITTAL HEARING) REVANA LAKES COMPREHENSIVE PLAN AMENDMENTS: AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE 204.5 +/- ACRES FROM THE CITY OF BONITA SPRINGS AND LEE COUNTY DENSITY REDUCTION GROUNDWATER RESOURCE (DRGR), LEE COUNTY WETLANDS, AND CITY OF BONITA SPRINGS RESOURCE PROTECTION FUTURE LAND USE CATEGORIES, TO THE CITY OF BONITA SPRINGS URBAN FRINGE COMMUNITY DISTRICT AND RESOURCE PROTECTION FUTURE LAND USE CATEGORIES, AND TO AMEND THE TEXT OF THE URBAN FRINGE COMMUNITY DISTRICT; LOCATED ON LEE COUNTY STRAP NUMBERS (PROVIDED IN GREEN SHEET), BONITA SPRINGS, FLORIDA 34135; PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
(Green Sheet 25-10-248)

- B. (SECOND 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 25-10-247)
- C. (SECOND 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 25-10-246)

7. Consent Agenda Items:

- A. Approve minutes from the City Council Regular Meeting held on October 1, 2025.
- B. Approve Amendment #1 to contracts with Lee County Recovery and Resiliency Planning Program for U.S. Housing and Urban Development Community Development Block Grant – Disaster Recovery for the grant awards for the City’s Mobility Study and the Parks Master Plan transferring grant allocations from the Parks Master Plan to the Mobility Study. (Green Sheet 25-10-253)
- C. Authorize staff to enter into a contract with Tech-Tronics Productions, Inc., for the City’s annual Happy Haunts Immersive Halloween Stroll. (Green Sheet 25-10-254)
 - Opportunity for City Council Comments on Consent Agenda

8. Mayor and Council Member Items:

- A. Discuss the potential of providing a resource map that illustrates City Council District boundaries and the communities within each, and provide direction to staff. (Corrie, Green Sheet 25-10-255)

9. City Attorney Items:

10. City Manager Items:

- A. Presentation from PFM Financial Advisors of the Standard and Poor’s Bond Rating. (Green Sheet 25-10-249)
- B. Presentation of the August Financial Report. (Green Sheet 25-10-250)
- C. Receive presentation on proposed Building Fee Schedule Adjustments and provide direction to staff. (Green Sheet 25-10-252)
- D. Presentation of the Community Development Monthly Activity Report. (Green Sheet 25-10-251)

11. Mayor and Council Member Reports

12. Public Comment

13. Adjournment