



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

City of Bonita Springs City Council Meeting Agenda

December 17, 2025
9:00 a.m.

To address the City Council during 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 are available on the table outside Council Chambers.

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., December 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. Ceremonial Presentations and Proclamations:
 - A. Recognition of Chris Campbell for 20 years of service to the City of Bonita Springs.
7. Public Hearings - Zoning and Land Use:
 - A. (FIRST READING AND PUBLIC HEARING) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF BONITA SPRINGS, FLORIDA, BY THE ANNEXATION OF UNINCORPORATED TRACTS OF LAND OWNED BY SEAGATE REVANA, LLC; GOOD ENOUGH FARMS, LLC; AND WENDY L THIEL; LYING CONTIGUOUS TO AND BEING IN THE SAME COUNTY AS THE CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA; LOCATED IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST TOTALING APPROXIMATELY +/- 189.5 ACRES; PROVIDING FOR ASSIGNMENT TO CITY COUNCIL DISTRICT 6; PROVIDING FOR EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS REMAIN UNCHANGED UNTIL CHANGED BY CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-12-304)

- B. (FIRST READING AND PUBLIC HEARING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY 204 (+/-) ACRES FROM THE INDUSTRIAL PLANNED DEVELOPMENT (IPD) AND AGRICULTURAL (AG-2) ZONING DESIGNATION TO A MIXED-USE PLANNED DEVELOPMENT (MPD) ZONING DESIGNATION, TO DEVELOP UP TO 299 RESIDENTIAL DWELLING UNITS AND 100,000 SQUARE FEET (+/-) OF COMMERCIAL USES, AND TO REQUEST EIGHT (8) DEVIATIONS; LOCATED AT 14240, 14450, 14650, 14700, 14820 BONITA BEACH ROAD SOUTHEAST, AND OTHER ADJACENT PROPERTIES LOCATED IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE.
(Green Sheet 25-12-305)

8. Consent Agenda Items:

- A. Approve minutes from the City Council Regular meeting held on November 19, 2025.
- B. Approve a Resolution re-appointing members to the following Advisory Boards: Art in Public Places Board; Historic Preservation Board; Technology Advisory Board; and Tree Advisory Board.
(Green Sheet 25-12-297)
- C. Approve purchase agreements to acquire three (3) properties for the FEMA Hazard Mitigation Grant Project-COVID (HMGP-COVID) Neighborhood Acquisition/Demolition Project in the Quinn/Downs/Dean Neighborhood. (Green Sheet 25-12-301)
- D. Approve contract amendment #2 for the Mobility Plan with Lee County Recovery and Resiliency Planning Program utilizing U.S. Housing and Urban Development Community Development Block Grant – Disaster Recovery funds for a time extension. (Green Sheet 25-12-307)
- E. Approve design build contract with Owen Ames Kimball Co., for the purpose of building a metal structure to house emergency response equipment. (Green Sheet 25-12-310)
- F. Approve a Resolution awarding the US 41 Landscape & Irrigation Maintenance Project RFB 25-28 to Superior Landscaping & Lawn Service, Inc. (Green Sheet 25-12-311)
- G. Approve a Resolution awarding Professional Auditing Services RFP 25-21 to Ashley, Brown & Smith, CPA's P.A. (Green Sheet 25-12-314)
- H. Approve a Resolution awarding the East Terry Street/West Terry Street Landscape Maintenance Project RFB 25-29 to P & T Lawn and Tractor Service. (Green Sheet 25-12-317)
- I. Approve agreement with Kimley-Horn and Associates, Inc. for engineering services for the Pennsylvania Avenue Corridor Improvement Project utilizing U.S. Housing and Urban Development Community Development Block Grant – Disaster Recovery (CDBG-DR) funds.
(Green Sheet 25-12-318)
- J. Approve Extra-Duty Detail Services Agreement with Lee County Sheriff's Office for continued marine patrols on the Imperial River and Estero Bay in compliance with the WCIND funding agreement. (Green Sheet 25-12-319)
- K. Approve proposal from Haskins Inc., for the replacement of a failed 30-inch storm pipe at Luke Street. (Green Sheet 25-12-320)
- L. Authorize staff to execute contracts for the fireworks, lasers, and drones for the Star-Spangled Bonita event on July 4, 2026. (Green Sheet 25-12-321)

- Opportunity for City Council Comments on Consent Agenda

9. Public Hearings:

- A. (SECOND READING) AN ORDINANCE OF THE CITY COUNCIL OF BONITA SPRINGS, FLORIDA, ADOPTING THE 2025-2026 FIVE YEAR CAPITAL IMPROVEMENT PROGRAM ANNUAL UPDATE; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-12-298)

10. Presentations:

- A. Presentation and update of the Bonita Springs Wonder Gardens Master Plan and associated Capital Improvement Projects. (Green Sheet 25-12-303)

11. Mayor and Council Member Items:

- A. Approve a Resolution naming the Chickee structure at the Bonita Wonder Gardens, “The Rotary Club of Bonita Springs Chickee.” (Corrie, Green Sheet 25-12-309)
- B. Discussion regarding historic preservation of the Good Bread Building Façade and the Restaurant at the Wonder Gardens, and direction to staff. (Corrie and Purdon, Green Sheet 25-12-300)
- C. Approve the purchase of two (2) art sculptures, “Love of Bonita” and “Blue Water” by artist Clayton Swartz, for the City’s permanent art collection. (Fullick, Green Sheet 25-12-302)
- D. Approve the public art lease agreement between the City of Bonita Springs and Lynx Zuckerman @ Bonita Grande, LLC for the display of two (2) art sculptures, “Love of Bonita” and “Blue Water” by artist Clayton Swartz, which will remain part of the City’s permanent art collection within the Midtown Development project. (Fullick, Green Sheet 25-12-308)
- E. Approve a Resolution confirming appointments made by the Mayor, with advice and consent of City Council, of seven members to the Bonita Springs Planning and Zoning Board for staggered terms (two members for 1-year, two for 2-years, and three for 3-years); confirming the Mayor’s appointment of a chairperson; and formally releasing members of the former Local Planning Agency and the former Zoning Board with gratitude for their service. (Gibson, Green Sheet 25-12-299)

12. City Attorney Items:

- A. A Resolution relating to historic preservation, approving a Special Certificate of Appropriateness for construction of a Chickee Hut on the former pole barn site at the Wonder Gardens. (Green Sheet 25-12-316)

13. City Manager Items:

- A. Presentation on the status of Comprehensive Plan and Land Development Code Amendments. (Green Sheet 25-12-315)
- B. Presentation of Accessory Dwelling Units. (Green Sheet 25-12-312)
- C. Presentation of the Community Development Activity Report for November. (Green Sheet 25-12-306)

14. Mayor and Council Member Reports

15. Public Comment

16. Adjournment