



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

CITY COUNCIL MEETING AGENDA

August 3, 2022
5:30 p.m.

If you plan to address the City Council, please complete a “Public Comment Card” located on the table outside of Chambers. Completed comment cards should be submitted to the City Clerk who sits to the left of the podium prior to the start of the meeting.

To submit your public comment in writing, please email your name, address, and comments to CITYMEETINGS@CITYOFBONITASPRINGS.ORG. **Any written public comment must be received by 2:00 p.m. on August 3, 2022.**

The City of Bonita Springs will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income, or marital status. To request an ADA-qualified reasonable modification at no charge to the requestor, please contact Lisa Roberson by calling (239) 949-6262 at least 48 hours prior to the meeting.

If a person decides to appeal a decision made by the Council on any matter at this meeting, such person must have a verbatim record of the proceeding to include the testimony and evidence upon which such appeal is to be based.

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Approval of Agenda
6. Mayor’s Welcome
7. Public Comment on Agenda Items
8. Zoning and Land Use Items:
 - A. (SECOND READING AND PUBLIC HEARING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; CONSIDERING A REQUEST TO REZONE 20.99± ACRES FROM COMMERCIAL PLANNED DEVELOPMENT (CPD) TO COMMERCIAL PLANNED DEVELOPMENT/

RESIDENTIAL PLANNED DEVELOPMENT (CPD/RPD) TO ALLOW FOR A MAXIMUM OF 252 MULTI-FAMILY DWELLING UNITS, INCLUDING BONUS DENSITY UNITS, AND UP TO 10,000 SQUARE FEET OF COMMERCIAL USE AT THE NORTHEAST INTERSECTION OF BONITA BEACH ROAD AND I-75, BONITA SPRINGS, FLORIDA, 34135; PROVIDING FOR AN EFFECTIVE DATE, AND CONSIDERATION OF A BONUS DENSITY AGREEMENT FOR THE PROPOSED PROJECT. (Green Sheet No. 22-08-125)

9. Proclamations and Presentations:

10. Consent Agenda:

- A. Approve the Interlocal Agreement between Lee County and the City of Bonita Springs for Implementation of the Hazardous Waste Ordinance. (Green Sheet No. 22-08-113)
 - B. Approve Proposal from Ajax Paving Industries of Florida, LLC to restripe four (4) roadway areas within Bonita Springs in the amount of \$178,230.90. (green Sheet No. 22-08-114)
 - C. Approve Change Order No. 1 to Supplemental Task Authorization No. 3 for performance specifications of eight bridge structures within the City by KCI Technologies, Inc. in the amount of \$98,280.00. (Green Sheet No. 22-08-120)
 - D. Authorize the City Manager to sign the partnership agreement between the City of Bonita Springs and the YMCA of Southwest Florida for an Afterschool program for the 2022-2023 school year as well as the 2023 Summer Camp programs, which will both be held at the Bonita Springs Recreation Center. (Green Sheet No. 22-08-121)
 - E. Adopt a Resolution accepting the resignation of Bob Gillette from the City of Bonita Springs Veterans Advisory Board (Green Sheet No. 22-08-122)
 - F. Review and approve a request for a mobile food vendor location, pursuant to Subdivision III of Division 37 of Chapter 4: Zoning, of the Bonita Springs Land Development Code. (Green Sheet No. 22-08-123)
 - G. Authorize staff to submit a letter to the Lee County Department of Human and Veteran Services identifying the proposed projects and budget for allocation of the City of Bonita Springs Community Development Block Grant (CDBG) funds for the FY2022-2023 Entitlement budget for public infrastructure within the defined eligible areas. (Green Sheet No. 22-08-126)
- Opportunity for City Council Comments on Consent Agenda

11. Mayor and Council Member Items:

12. First Readings and Public Hearings:

- A. (First Reading) AN ORDINANCE OF THE CITY OF BONITA SPRINGS; AUTHORIZING THE LEASE OF REAL PROPERTY KNOWN AS IMPERIAL CROSSING IN THE OLD 41 DOWNTOWN; AND PROVIDING FOR EFFECTIVE DATE. (Green Sheet No. 22-08-129)
- B. (First Reading) AN ORDINANCE OF THE CITY OF BONITA SPRINGS; EXTENDING THE ELECTRIC UTILITY FRANCHISE FOR FLORIDA POWER AND LIGHT COMPANY; AND PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet No. 22-08-119)
- C. (First Reading) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA RELATING TO THE LOCAL COMMUNICATIONS SERVICES TAX RATE; PROVIDING FOR INTENT; PROVIDING FOR LOCAL COMMUNICATIONS SERVICES TAX RATE; PROVIDING FOR NOTICE TO THE DEPARTMENT OF REVENUE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (Green Sheet No. 22-08-118)
- D. Second Reading and Public Hearing of the following Ordinance: AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, APPROVING THE PETITION OF BONITA SPRINGS UTILITIES, INC., TO INCREASE ITS WATER AID-TO-NEW CONSTRUCTION FEES AND CERTAIN MISCELLANEOUS SERVICE CHARGES; AND PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet No. 22-08-128)
- E. Second Reading and Public Hearing of the following Ordinance: AN ORDINANCE AMENDING THE BONITA SPRINGS CODE OF ORDINANCES CHAPTER 24 - FLOOD HAZARD REDUCTION – TO CLARIFY AND UPDATE DEFINITIONS AND REGULATIONS AS NECESSARY TO REMAIN IN THE NATIONAL FLOOD INSURANCE PROGRAM; PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION AND SCRIVENER’S ERRORS, AND AN EFFECTIVE DATE. (Green Sheet No. 22-08-115)
- F. Second Reading and Public Hearing of the following Ordinance: AN ORDINANCE OF THE CITY OF BONITA SPRINGS; RELATING TO BUILDING AND CONSTRUCTION CODES; AMENDING CHAPTER 10 – BUILDING CODES AND STANDARDS – ADOPTING LOCAL TECHNICAL AMENDMENTS TO THE *FLORIDA BUILDING CODE*; ADDING DEFINITIONS FOR DETERMINING REPETITIVE LOSS, COASTAL A ZONES; SUBSTANTIAL DAMAGE AND SUBSTANTIAL IMPROVEMENT;

PROVIDING FOR CONFLICT OF LAW, SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE. (Green Sheet No. 22-08-116)

13. City Attorney's Items:

14. City Manager's Items:

- A. Update regarding master plan for the Banyan Tree parcel in Downtown Bonita. (Green Sheet No. 22-08-124)
- B. Approve a Resolution to adopt the 2022-2023 annual Stormwater Assessment Fee (Green Sheet No. 22-08-127)
- C. Adopt a proposed millage rate for fiscal year 2022-2023 (Green Sheet No. 22-08-117)

15. Mayor and Council Member Reports

16. Public Comment

17. Adjournment