

District 1, Chairman
Kevin Ruane
District 2, Vice Chairman
Cecil L Pendergrass
District 3
David Mulicka
District 4
Brian Hamman
District 5, Chairman
Mike Greenwell

Lee County
Southwest Florida

**Lee Board of County
Commissioners**
Regular Meeting Agenda

April 1, 2025
9:30 AM

County Manager
Dave Harner, II

County Attorney
Richard Wm. Wesch

Commission Chambers
2120 Main Street
Fort Myers, FL 33901

If you plan to address the Board, please complete a "Public Comment Card" located on the table outside the Chamber entrance. Completed cards should be returned to the Staff table at the right of the podium prior to the start of the meeting.

NOTE: During this meeting the Board may convene and take action in its capacity as the Lee County Port Authority.

Lee County will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income or family status. To request language interpretation, document translation or an ADA-qualified reasonable modification at no charge to the requestor, contact the ADA Coordinator, by email - ADArequests@leegov.com, phone - (239) 839-8272, or Florida Relay Service 711, at least five business days in advance. El Condado de Lee brindará servicios de traducción sin cargo a personas con el idioma limitado del inglés.

Invocation - Pastor Tim Cruz, First Assembly of God
Pledge of Allegiance
Ceremonial Presentations
Recap
Consent Agenda

- Items to be pulled for discussion by the Board
 - Public comment on balance of items
- Motion to approve balance of items
- Consideration of items pulled for discussion
 - Public comment taken on each pulled item as it is considered

Administrative Agenda
Public Hearings
Walk-ons and Carry-overs
Commissioners' Items/Committee Appointments
County Manager Items
County Attorney Items
Public Presentation of Matters by Citizens
Workshop Update

- Public Comment on Workshop

Adjourn

TRANSCRIPT

1. 04/01/25 Agenda Transcript

Funding:

Current Year Dollar Amount:
Included in the Current
Budget?:
Fund:
Comments:

Item Summary:

PROCLAMATIONS

- 2. Pet of the Month (Commissioner Pendergrass)**
- 3. Autism Acceptance Month (Commissioner Mulicka)**
- 4. 65th Anniversary - City of Fort Myers Housing Authority (Commissioner Hamman)**
- 5. Donate Life Month (Commissioner Hamman)**

RECAP

- 6. 04/01/25 Agenda Recap - REVISED 3/31/25 3:00PM**

CONSENT AGENDA

CLERK OF THE COURTS

- 1. Approve and Record County Disbursements per Florida Law**

Funding:

Current Year Dollar Amount: No funding required.
Included in the Current N/A
Budget?:
Fund: N/A
Comments:

Item Summary:

Chapter 136.06(1), Florida Statute requires that all County disbursements be recorded in the Minutes of the Board. This is for the check and wire registers viewable on the Clerk's website - <https://www.leeclerk.org/departments/finance/financial-reports/bocc-check-registers-and-wire-transfers>.

- 2. Present Monthly Investments Summary for February 2025**

Funding:

Current Year Dollar Amount: No funding required.
Included in the Current N/A
Budget?:

Fund: N/A
Comments:

Item Summary:

COMMUNITY DEVELOPMENT

3. Approve Petition to Vacate at 604 Meadow Road, Lehigh Acres

Funding:

Current Year Dollar Amount: No funding required.
Included in the Current Budget?: N/A
Fund: N/A
Comments:

Item Summary:

Extinguishes the public interest in a portion of the unimproved public utility easement centered along the common lot line between Lots 1 & 2, Lots 2 & 3 and Lots 3 & 4 of the platted lots at 604 Meadow Road, Lehigh Acres. This action will remove encumbrances to create a unified building site for commercial development. There were no objections from the public utility providers and there are no other affected property owners.

COUNTY ATTORNEY

4. Confirm and Ratify Resolutions Extending the Hurricane Helene State of Local Emergency

Funding:

Current Year Dollar Amount: No funding required.
Included in the Current Budget?: N/A
Fund: N/A
Comments:

Item Summary:

Confirm and ratify Hurricane Helene State of Local Emergency Resolution Numbers:

25-03-29 – 26th Extension of State of Local Emergency (Issued 3/25/2025)
25-04-01 – 27th Extension of State of Local Emergency (Issued 4/1/2025)

5. Confirm and Ratify Resolutions Extending the Hurricane Milton State of Local Emergency

Funding:

Current Year Dollar Amount: No funding required.
Included in the Current Budget?: N/A
Fund: N/A
Comments:

Item Summary:

Confirm and ratify Hurricane Milton State of Local Emergency Resolution Numbers:

25-03-28 – 24th Extension of State of Local Emergency (Issued 3/23/2025)

25-03-30– 25th Extension of State of Local Emergency (Issued 3/30/2025)

6. Direct to Public Hearing Amendments to Land Development Code

Funding:

Current Year Dollar Amount: No funding required.

Included in the Current
Budget?:

Fund:

Comments:

Item Summary:

Directs staff to schedule a Public Hearing on April 15, 2025 at 9:30 a.m. to adopt proposed amendments to Land Development Code (LDC) Chapters 2, 6, 10, 22 and 34. The proposed amendments assure consistency within the LDC and between the Lee Plan and LDC and streamline regulations where appropriate. This ordinance is the second of a series of ordinances to be brought forward as part of the Department of Community Development's 2024-2025 Biennial Land Development Code Amendment Cycle, which was initiated by Staff as directed by the Board on February 6, 2024.

COUNTY LANDS

7. Approve Recommendations for Conservation 20/20 Program

Funding:

Current Year Dollar Amount: \$1,500

Included in the Current
Budget?: Yes

Fund: Capital Improvement-Conservation 20/20

Comments: Appraisal and Title Commitment costs

Item Summary:

Authorizes staff to pursue acquisition activities for a parcel recommended by the Conservation 20/20 Land Acquisition and Stewardship Advisory Committee (CLASAC) located within the Corkscrew Regional Ecosystem Watershed Area. The purchase agreement for acquisition will be returned to the Board for future consideration. Rejects 4 parcels and withdraws them from further consideration in the Conservation 20/20 Program.

Nomination recommended for approval:

- **573-2:** +/-5-acre parcel located in southeastern part of the County, adjacent to state owned conservation land within the Corkscrew Regional Ecosystem Watershed area (CREW), and the Bonita Springs Fire Control and Rescue District. The Acquisition Review Criteria Score is 79. The CLASAC vote was unanimous to support this nomination.

Nominations recommended for denial:

- **583-2:** +/-47.15-acre parcel located in Bokeelia in the vicinity of but not adjacent to any county-owned existing preserve land. This is a former ornamental tree farm and plant nursery. The Acquisition Review Criteria Score is 16. The CLASAC vote was unanimous to

deny.

- **588-2:** +/-11.8-acre parcel located in North Fort Myers adjacent to an existing County property known as Old Bridge Preserve. The Acquisition Review Criteria Score is 30. The CLASAC vote passed with 8 in favor and 2 opposed to deny.
- **659:** +/-8.26-acre parcel located in the vicinity of Six Mile Cypress Slough Preserve partially encumbered with an existing conservation easement. The Acquisition Review Criteria Score is 9. The CLASAC vote passed with 9 in favor and 1 opposed to deny.
- **664:** +/-150-acre golf course, Sanibel Island Golf Course, located on Sanibel Island in the vicinity of preserve lands owned by Sanibel Captiva Conservation Foundation. The Acquisition Review Criteria Score is 25. The CLASAC vote passed unanimously to deny.

8. **Approve Conservation 20/20 Purchase Agreement for CREW Parcel**

Funding:

Current Year Dollar Amount:	\$6,750
Included in the Current Budget?:	Yes
Fund:	Conservation 20/20 Capital Improvement Fund
Comments:	Land Cost: \$4,250 Closing Costs: \$2,500

Item Summary:

Approves the purchase of approximately 2.5 acres of land in the Corkscrew Regional Ecosystem Watershed (CREW) for \$4,250 for the Conservation 20/20 Land Acquisition Program. The Conservation Land Acquisition and Stewardship Advisory Committee (CLASAC) recommended approval of this purchase by unanimous vote on March 19, 2025.

9. **Accept Donation of Parcel for Conservation 20/20 Program**

Funding:

Current Year Dollar Amount:	\$2,500
Included in the Current Budget?:	Yes
Fund:	Conservation 20/20 Capital Improvement Fund
Comments:	Closing cost, inclusive of environmental screening and recording fees.

Item Summary:

Accepts the donation a 5-acre vacant parcel of land for land in the Corkscrew Regional Ecosystem Watershed (CREW) for the Conservation 20/20 Land Acquisition Program. The Conservation Land Acquisition and Stewardship Advisory Committee (CLASAC) recommended approval of this purchase by unanimous vote on March 19, 2025. Estimated closing costs are \$2,500. This nomination scored 79.

10. **Approve a Permanent Access Easement for Properties Along US 41**

Funding:

Current Year Dollar Amount:	\$1,000
Included in the Current Budget?:	No
Fund:	General

Item Summary:

Approves a Permanent Access Easement for the benefit of AREIT Fort Myers Self Storage LLC, a Delaware limited liability company, and R & S Inc., a Florida corporation. The easement covers an existing frontage road along US 41 that gives legal access to the subject properties to US 41.

11. Approve Grant of Perpetual Drainage Easement in Estero**Funding:**

Current Year Dollar Amount:	\$210
Included in the Current Budget?:	N/A
Fund:	Transportation Trust
Comments:	Recording fees

Item Summary:

Approves the release of the County's interest in a Perpetual Drainage Easement located at 21650 Via Coconut Point, in Estero. As part of the release the property owner will grant a +/- 12,455 replacement Perpetual Drainage Easement that will provide the County the right, but not obligation, to maintain the drainage infrastructure into the future.

12. Approve Conveyance of Bay Road Wastewater System to Bonita Springs Utilities**Funding:**

Current Year Dollar Amount:	\$100
Included in the Current Budget?:	Yes
Fund:	Enterprise
Comments:	Recording fees

Item Summary:

Conveys County's interest in the Bay Road Wastewater Collection System, including a 300 square foot utility easement and utility infrastructure to Bonita Springs Utilities, Inc. (BSU), for the continued maintenance and operation of the system, as contemplated under the terms of the governing Management Agreement with BSU.

13. Release Reverter Language in Lot Conveyed to Habitat for Humanity**Funding:**

Current Year Dollar Amount:	\$50
Included in the Current Budget?:	No
Fund:	General
Comments:	Recording fees

Item Summary:

Removes the reversionary language in a property deeded to Habitat for Humanity of Lee and Hendry Counties, Inc. Lee County conveyed the property located at 2744 Winona Drive to Habitat for affordable housing purposes in December of 2021. Due to physical challenges from abutting properties, it may be difficult to construct a home on this property. County Lands recommends to

have the reverter language removed so the Agency may sell the lot, with proceeds from lot sale used to further the affordable housing mission of Habitat.

COUNTY MANAGER

14. Approve Agreement to Purchase Vehicles for Drivers Education Program

Funding:

Current Year Dollar Amount:	\$97,382
Included in the Current Budget?:	Yes
Fund:	Driver's Education Trust
Comments:	

Item Summary:

Approves a contract with the School District of Lee County and releases funds in the amount of \$97,381.65, that will be used for the purchase of 3 new vehicles for the driver's education program.

15. Request HUD Approval of CDBG-DR Action Plan for Hurricanes Helene and Milton

Funding:

Current Year Dollar Amount:	\$100,683,000
Included in the Current Budget?:	No
Fund:	Federal Grants through General Fund
Comments:	CDBG-DR Hurricane Recovery

Item Summary:

Submits Lee County's CDBG-DR Action Plan for Hurricane Helene and Hurricane Milton to the U.S. Department of Housing and Urban Development (HUD) for review. On February 18, 2025, the Board published Lee County's Draft Action Plan for Community Development Block Grant-Disaster Recovery (CDBG-DR) funding to initiate a 30-day public comment period. The attached Action Plan incorporates public comments received and reflects staff-recommended changes to the draft plan prompted by modifications to the Universal Notice (90 FR 1754) made by HUD via publication of Memorandum 2025-02 on March 19, 2025. HUD has 45 days to approve or reject the submitted Action Plan.

16. Execute CDBG-DR Funding Agreement for Bloom Fort Myers Affordable Housing Project

Funding:

Current Year Dollar Amount:	\$20,000,000
Included in the Current Budget?:	Yes
Fund:	Federal Grants through General Fund
Comments:	CDBG-DR Grant Funded, Long Term Recovery Initiative HG-006

Item Summary:

Provides \$20 million in CDBG-DR funding for the construction of 172 affordable housing units at 2010 Hanson Street in Fort Myers. The Bloom Fort Myers project will offer affordable rental rates for studios, one-bedroom, and two-bedroom apartments for 35 years. The \$85.7 million

development (\$59,524 CDBG-DR cost per unit) is set to begin construction by September 1, 2025. The project will repay all CDBG-DR funds over time out of available cash-flow so that additional projects can be undertaken in the future.

17. Execute CDBG-DR Funding Agreement for St. Peter Claver Housing Phase II Affordable Housing Project

Funding:

Current Year Dollar Amount:	\$17,200,000
Included in the Current Budget?:	Yes
Fund:	Federal Grants through General Fund
Comments:	CDBG-DR Grant Funded, Long Term Recovery Initiative HG-006

Item Summary:

Provides \$17,200,000 of CDBG-DR funding for construction of 72 affordable housing units at 1426 Sister Bowman Lane in Fort Myers. The St. Peter Claver Housing Phase II project will maintain affordable rental rates on one, two, and three-bedroom apartments for fifty (50) years. The estimated \$25,759,412 development (\$238,889 CDBG-DR cost per unit) will begin construction on or before June 30, 2025. The project will repay CDBG-DR funds over time out of available cash-flow so that additional projects can be undertaken in the future.

18. Transmit CDBG-DR Term Sheet to HACFM for Summerlin Affordable Housing Project

Funding:

Current Year Dollar Amount:	\$20,000,000
Included in the Current Budget?:	Yes
Fund:	Federal Grants through General Fund
Comments:	CDBG-DR Grant Funded, Long Term Recovery Initiative HG-006

Item Summary:

Authorizes staff to formally issue a term sheet outlining key terms and conditions of potential CDBG-DR financing for the Fort Myers Housing Authority's (HACFM) 5300-5360 Summerlin Avenue project. This non-binding action is intended to facilitate HACFM's pursuit of additional financing sources and does not constitute an award of CDBG-DR funds. HACFM has applied for \$20 million to support the construction of 230 affordable housing rental units with a thirty-year affordability term.

19. Transmit CDBG-DR Term Sheet to Onda Housing Group for Wave at Colonial Affordable Housing Project

Funding:

Current Year Dollar Amount:	No Funding Required.
Included in the Current Budget?:	
Fund:	
Comments:	CDBG-DR Grant Funded, Long Term Recovery Initiative HG-006

Item Summary:

Authorizes staff to formally issue a term sheet outlining key terms and conditions of potential CDBG-DR financing for Onda Housing Group's Wave at Colonial project. This non-binding action is intended to facilitate Onda Housing Group's pursuit of additional financing sources and does not constitute an award of CDBG-DR funds. Onda Housing Group has applied for \$20 million to support the construction of 358 affordable housing rental units with a ninety-nine year affordability term.

20. Adopt Resolution to Approve Joint Meeting Between Lee & Charlotte County Board of County Commissioners**Funding:**

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A
Fund:	N/A
Comments:	

Item Summary:

Adopts a Resolution authorizing the Lee County Board of County Commissioners to hold a joint meeting with the Charlotte County Board of County Commissioners pursuant to Section 125.001, Florida Statutes. If approved, the Resolution will authorize the Board to participate in the joint meeting on April 15, 2025, at 2:00 P.M., at the Charlotte Harbor Event & Conference Center, 75 Taylor Street, Punta Gorda, Florida 33950.

FACILITIES CONSTRUCTION AND MANAGEMENT**21. Award Annual Contract for Fire Sprinkler Inspection, Testing, Repair and Installation****Funding:**

Current Year Dollar Amount:	\$500,000
Included in the Current Budget?:	Yes
Fund:	General Fund and Lee County Libraries
Comments:	

Item Summary:

Awards contracts to two vendors - Total Fire Protection, Inc. and Sprinklermatic Florida, LLC - to inspect, test, repair, and install fire sprinkler systems on an as-needed basis for an initial term of three years, with up to two additional years. Both vendors' submissions were determined to be responsive and responsible. The National Fire Protection Association and Florida Fire Code require all fire sprinklers to be inspected and tested quarterly and annually. Fire sprinkler inspection and maintenance is a critical component of the countywide life safety program. Cycle inspections and tests are extremely important for verifying the integrity of the system and assuring it will continue to operate within the parameters for which it was originally designed.

22. Award Annual Contract for Disaster Environmental Remediation Services**Funding:**

Current Year Dollar Amount:	See Comments below.
Included in the Current Budget?:	Yes

Fund:	Various
Comments:	Expenditures will be on an as-needed basis, as approved in departments' annual adopted budgets.

Item Summary:

Awards contracts to Fireservice, Inc. as a primary vendor, Flood Pros of SWFL Corp. dba FP Property Restoration as a secondary vendor, and BioResponse, Corp. as a third vendor to provide disaster response for mold remediation, fire, storm, flood, water damage, and drying services.

Services will be provided on an as-needed basis. The term of the contract is for three years, with no renewals. All three vendors' submissions were determined to be responsive and responsible. The vendors will provide services for both local remediation emergencies and catastrophic disasters, including hurricane remediation. To address any impact and stop additional damage to county facilities, the service will be provided as soon as damage happens. Individual purchases in excess of \$100,000.00 will be presented to the Board for approval.

LIBRARY

23. Approve Sole Source Purchase for Bibliotheca Library Equipment Service & Maintenance

Funding:

Current Year Dollar Amount:	\$94,409
Included in the Current Budget?:	Yes
Fund:	Library
Comments:	

Item Summary:

Authorizes the sole source purchase of service, maintenance, and extended warranty coverage from Bibliotheca, LLC for the Library's 84 RFID pads, 12 security gates, 51 self-check machines and software for a one-year period from April 19, 2025 through April 18, 2026. The services and equipment improve efficiencies for our customers and staff while maintaining security of library materials. Bibliotheca is the developer and sole manufacturer of the Bibliotheca self-checkout system including related software. They provide products that can only be acquired and maintained through Bibliotheca.

The FY23-24 spend on service and maintenance was \$90,344.33. The one-year agreement cost for FY24-25 is \$94,409.32 and is approved and included in the library's current budget.

24. Approve Renewal and Expenditures for Electronic Resources from EBSCO

Funding:

Current Year Dollar Amount:	\$88,222
Included in the Current Budget?:	Yes
Fund:	Library
Comments:	

Item Summary:

Approve the three-year renewal, expenditures, and agreement with EBSCO for electronic library resources. The total three-year expenditures will be \$272,662.00. The FY 24-25 estimated expenditure of \$88,222 is included in the library's budget and reflects a multi-year discount.

EBSCO provides access to full-text magazines and newspapers, Rosetta Stone language learning, along with reader discovery products including an e-newsletter service.

These expenditures fall under Lee County Procurement Ordinance number 23-21, Section 3.8 (A) (1) which provides exemption from competitive solicitation for these types of purchases; however, purchases of \$100,000 or more require Board approval.

PARKS AND RECREATION

25. Approve CPA for Exotic Plant Control at Caloosahatchee Creeks Preserve

Funding:

Current Year Dollar Amount:	\$123,000
Included in the Current Budget?:	Yes
Fund:	Capital Improvement - Environmentally Sensitive Land Management
Comments:	

Item Summary:

Approves a County Project Authorization (CPA) to the contract with Woods and Wetlands, Inc. for environmental maintenance. The project will provide one-time treatment of invasive vegetation in a 201.5 acre area of Caloosahatchee Creeks Preserve in the amount of \$123,000.00. Funding is included in the budget.

While six vendors are qualified and approved on the Environmental Maintenance Contract, Woods and Wetlands, Inc. provided the lowest bid for this project.

PROCUREMENT MANAGEMENT

26. Award Annual Contract for Emergency or Disaster Event Security Services

Funding:

Current Year Dollar Amount:	See Comments below.
Included in the Current Budget?:	No
Fund:	Various funds.
Comments:	Expenditures will be on an as-needed basis.

Item Summary:

Awards a competitively solicited annual contract to Mason Evans, Inc. DBA Diamond Investigations and Security to provide security guard services to various locations throughout the county before, during, and after an emergency or disaster event on an as-needed basis, for an initial term of three years. Security services are used in buildings, parking lots, and secured area entrances at various locations throughout the county dependent upon the emergency or disaster event.

Departments that typically utilize these services include Library, Parks and Recreation, Facilities Construction and Management, Transit, Solid Waste, and Public Safety. The contract follows all rules and regulations as required by the Federal Emergency Management Agency (FEMA) to allow for Public Assistance reimbursement in the event the contract is activated as a result of a Presidentially Declared Disaster.

SOLID WASTE

27. Approve Assignment and Assumption of Electric Power Purchasing Agreement

Funding:

Current Year Dollar Amount:	No funding required
Included in the Current Budget?:	N/A
Fund:	Enterprise
Comments:	

Item Summary:

Approves an agreement that assigns an existing Miami-Dade County power sales contract to Lee County where Lee County sells electricity to the City of Homestead; the new agreement also amends the terms of service. Under the new agreement, Lee County's Waste-to-Energy facility will provide 15,000 KW of electricity to the City of Homestead through December 31st, 2029. The agreement includes a payment to Lee County from Homestead for an electric power capacity reserve where Lee County guarantees 15,000 KW (approximately one-third of Lee County's sellable electricity) of power to the City of Homestead whether Homestead uses the power or not. Homestead will pay Lee County an additional energy payment as Homestead consumes Lee County power. Expected annual revenue, assuming normal scheduled maintenance outages, is approximately \$6,204,000 at a higher rate than Lee County's historic market price. This sale is managed through our present energy broker, Rainbow Energy, and Lee County approval will then advance the agreement to Miami-Dade County for execution.

28. Approve Piggyback Purchase of Two Walking Floor Trailers**Funding:**

Current Year Dollar Amount:	\$275,566
Included in the Current Budget?:	Yes
Fund:	Enterprise
Comments:	

Item Summary:

Approves the piggyback purchase of two East Walking Floor Trailers from Rechten International Trucks using the Florida Sheriff's Association competitively sourced contract. The purchase amount is \$276,566.00. These trailers are used to haul waste from Lee and Hendry transfer stations to the Lee-Hendry Landfill. The units being replaced are 12-year-old trailers with over 465,000 miles, and major and frequent mechanical issues resulting in excessive downtime. A market analysis was completed and the purchase under this contract will represent a savings of 8.260% or \$24,902.20. Using the piggyback method allows the County to take advantage of the volume discounts of a large state-wide contract.

29. Approve Piggyback Purchase of One Grapple Truck**Funding:**

Current Year Dollar Amount:	\$334,942
Included in the Current Budget?:	Yes
Fund:	Enterprise
Comments:	

Item Summary:

Approve the piggyback purchase of Mack Grapple Truck from Nextran Trucking Centers using the

Florida Sheriff's Association competitively sourced contract. Using the piggyback method allows the County to take advantage of the volume discounts of a large state-wide contract. The purchase amount is \$334,942.18. The truck will be used to collect illegal dumps and other roadside material. The grapple truck being replaced is a 15-year-old vehicle with over 12,600 operating hours, severe corrosion, frequent mechanical issues, and downtime due to obsolescence of parts. A market analysis was completed and the purchase under this contract will represent a savings of 12.61% or \$48,322.00. Using the piggyback method allows the County to take advantage of the volume discounts of a large state-wide contract.

30. Award Informal Quote to Replace Water Main at Waste-to-Energy Campus

Funding:

Current Year Dollar Amount: \$172,990
Included in the Current Budget?: Yes
Fund: Enterprise
Comments:

Item Summary:

This project approves the competitively bid replacement of a portion of the failing potable water main located at the Waste-to-Energy facility in the amount of \$172,990.00. This project will consist of the contractor replacing the existing PVC water-main with HDPE pipe and making all new connections to the existing valves on-site. The existing PVC water-main, installed in 2002, has significantly deteriorated, causing service interruptions and requiring multiple repairs due to breaks over the past several years. The costs of emergency repairs since 2018 exceed \$80,000; continued emergency repairs are not cost-effective.

TRANSPORTATION

31. Approve Contract Amendment for Lee County Tolls Mailhouse Services

Funding:

Current Year Dollar Amount: \$290,000
Included in the Current Budget?: Yes
Fund: Enterprise - LeeWay Service Center
Comments:

Item Summary:

Approves an amendment to the contract with Cathedral Corporation to increase the pricing of printing and mailhouse services for Tolls and modify some of the mail processing and delivery procedures. The amendment will increase the contract amount by approximately \$75,000 annually, with total anticipated expenditures not to exceed \$290,000. Total expenditures during Fiscal Year 2024-25 were \$212,354.

32. Approve Single Source Purchase of RTC Connect School Zone Communication Service

Funding:

Current Year Dollar Amount: \$116,916
Included in the Current Budget?: Yes
Fund: Transportation Capital Improvement

Comments:

Item Summary:

Approves a single source purchase of RTC Connect School Zone Communication Service with Transportation Control Systems, Inc. for a five-year term in the total amount of \$116,916.00. This service is used for all 226 school zone flashers in Lee County and allows the ability to remotely monitor the operation of the flashers, turn the flashers on/off, program and update flasher operation, and receive alerts when a flasher is not functioning properly.

33. Approve FDOT Agreement for Sanibel Post Project Maintenance

Funding:

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A
Fund:	N/A
Comments:	

Item Summary:

Approve an Agreement and Resolution with the Florida Department of Transportation for Sanibel Post Project Maintenance. The project limits are from Shell Point Drive to Sanibel Island boat ramp in Lee County. The scope of the project consists of emergency and permanent repairs to the Sanibel Causeway and McGregor Blvd roadway and bridges damaged by Hurricane Ian. This Agreement memorializes that the County is fully responsible for maintenance of the roadway and bridges.

34. Ratify Emergency Expenditures for Repairs to Burnt Store Road Seawall

Funding:

Current Year Dollar Amount:	\$600,000
Included in the Current Budget?:	Yes
Fund:	Transportation Trust
Comments:	

Item Summary:

Ratifies emergency expenditures for repairs to the seawall over Shadroe Canal on Burnt Store Rd. The Department of Transportation made an informal solicitation to request proposals for the construction. Thomas Marine was the lowest responsible bid in the amount of \$487,160.40. KCA was contracted to provide the design for the repairs due to their structural knowledge and recent work for similar situations; the cost of these services is in the amount of \$90,000. Work began immediately upon receipt of bids, due to the immediate need. The not-to-exceed amount for this work is being requested at \$600,000 to account for any unforeseen expenses that DOT may encounter.

35. Adopt Resolution for Signature Authority for Supplemental Funding Agreement for Matlacha Bridge

Funding:

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A

Fund: N/A
Comments:

Item Summary:

Execute a Resolution that authorizes the Chair, or Vice Chair, to sign a Local Agency Program Supplemental Agreement with Florida Department of Transportation (FDOT) to fund hurricane repairs to Matlacha Bridge. The estimated amount of the additional funding to be received is \$1.3 million. The construction contract along with the project budget amendment will be presented to the Board for approval.

UTILITIES

36. Approve Single Source Purchase of Equipment & Parts for Treatment Facilities

Funding:

Current Year Dollar Amount: \$200,000
Included in the Current Budget?: Yes
Fund: Enterprise
Comments:

Item Summary:

Secures Classic Controls, Inc. as the single source provider of Yokogawa equipment and parts for all water and wastewater treatment facilities. This includes flow meters, gauges, analyzers, digital controls, signal isolators, and displays used in chemical feed systems, process flow, and water treatment monitoring, as required by the Safe Drinking Water Act and Florida Administrative Code. This equipment is standardized due to the extensive amount of equipment used throughout the utility systems, which provides cost savings through economy of scale, the ability to warehouse spare parts and promotion of staff training and proficiency. Expenditures are not to exceed \$200,000.00. Total expenditures for the prior twelve-month period were \$105,899.40.

Using the single source method helps maintain continuity in existing County products and services by leveraging prior investments in time and cost. This approach ensures the County can avoid disruptions in service and can continue using established systems.

37. Approve Single Source Purchase of Scale Inhibitor

Funding:

Current Year Dollar Amount: \$425,000
Included in the Current Budget?: Yes
Fund: Enterprise
Comments:

Item Summary:

Secures Harn R/O Systems, Inc. as the single source provider of Avista Technologies Vitec 3000 scale inhibitor chemical for water treatment facilities in the not-to-exceed amount of \$425,000. The product is used at water treatment plants to protect the reverse osmosis and nano-filtration membranes from scaling. Titec 3000 is a standardized scale inhibitor recommended by pilot studies conducted by Carollo Engineers and Harn R/O System Inc. Total expenditures for the prior twelve-month period were \$387,216.00.

Using the single source method helps maintain continuity in existing County products and services

by leveraging prior investments in time and cost. This approach ensures the County can avoid disruptions in service and can continue using established systems.

38. Approve Single Source Purchase of Allen Bradley/Rockwell Automation Products

Funding:

Current Year Dollar Amount:	\$200,000
Included in the Current Budget?:	Yes
Fund:	Utilities Operating and Major Maintenance
Comments:	

Item Summary:

Secures Rexel USA, Inc. as the single-source provider of Allen-Bradley/Rockwell Automation equipment, including installation, repairs, support, and services. Rockwell Automation and Allen-Bradley products are used to control the water and wastewater facilities and remote sites. Products include, but are not limited to, programmable logic controllers (PLCs), motor control devices, sensors, and safety products. These controls automate and monitor processes within the utility, providing real-time data that enables quicker emergency responses, ensures regulatory compliance, and minimizes customer impact while maintaining water quality, health, and safety. This equipment is standardized due to the extensive amount of equipment used throughout the utility systems, which provides cost savings through economy of scale, the ability to warehouse spare parts, and the promotion of staff training and proficiency. Rexel USA, Inc. is the sole authorized representative for Rockwell Automation and Allen-Bradley in this region. Expenditures are not to exceed \$200,000.00. Total expenditures for the prior twelve-month period were \$144,601.18.

Using the single source method helps maintain continuity in existing County products and services by leveraging prior investments in time and cost. This approach ensures the County can avoid disruptions in service and can continue using established systems.

39. Approve Piggyback Purchase of Switchgear, Generators and Transfer Switches

Funding:

Current Year Dollar Amount:	\$9,346,565
Included in the Current Budget?:	Yes
Fund:	Utilities Wastewater Capacity Fees
Comments:	

Item Summary:

Authorizes the piggyback purchase of switchgears, generators and transfer switches from Cummins, Inc. under the Sourcwell Contract in the amount of \$9,346,565.44. Timely acquisition of this equipment for the Southeast Advanced Water Reclamation Facility (SEAWRF) is critical to maintain the project schedule, which is currently at 100% design, and ensure wastewater service expansion to support the population growth in the Southern portion of Lee County. The piggyback contract was competitively bid to ensure fair market pricing and provides for all the services and equipment specified by the project design. A market analysis was completed by Procurement Management, and the purchase under this contract will represent a cost savings of \$1,383,359.56 or 12.9%. The contract with Cummins, Inc. includes a damages cap that has been reviewed and approved by staff and County Administration.

Using the piggyback method allows the County to take advantage of large-scale contract volume

discounts. The County benefits from a shorter timeframe because a competitive procurement process has already been conducted.

40. Approve CPA for Fort Myers Beach WRF Blower & De-Watering Building Re-Roof

Funding:

Current Year Dollar Amount:	\$144,305
Included in the Current Budget?:	Yes
Fund:	Enterprise
Comments:	

Item Summary:

Approves a County Project Authorization (CPA) to the contract with West Coast Florida Enterprises, Inc. to replace the roofs of the Blower and Dewatering Buildings at the Fort Myers Beach Water Reclamation Facility (WRF). These roofs were originally installed in 1989 and are approximately 36 years old, having reached their useful life. The scope of services includes complete replacement of the existing roof systems, which would require extensive repairs that would not be cost-effective, nor would a sufficient warranty be provided. This project was approved by the BoCC and is included in the FY25 Utilities Major Maintenance budget.

41. Terminate Utility Relocation Agreement with FDOT

Funding:

Current Year Dollar Amount:	\$657,121
Included in the Current Budget?:	Yes
Fund:	Utilities Capital Improvements
Comments:	

Item Summary:

Terminates a Consultant Agreement for Utility Design by the Florida Department of Transportation (FDOT) for Lee County Utilities (LCU) infrastructure relocation that was planned as part of the FDOT continuous flow intersection project on SR 739 (Metropolis Parkway). In January 2025, FDOT informed LCU that they were no longer pursuing the continuous flow intersection project and would be changing the project into a signalized conventional intersection project. The signalized conventional intersection project has been scheduled for the FDOT FY 29. Given the change in scope and schedule, all LCU funds previously dispersed in the amount of \$657,121.35 will be fully refunded to the enterprise.

ADMINISTRATIVE AGENDA

COUNTY LANDS

42. Approve Conservation 20/20 Purchase Agreement for Land in East Fort Myers

Funding:

Current Year Dollar Amount:	\$10,530,000
Included in the Current Budget?:	No
Fund:	Conservation 20/20 Capital Improvement Fund
Comments:	Land Cost: \$10,500,000

Item Summary:

Approves purchasing a +/- 129.56-acre parcel of land located at 11400/11270 Orange River Boulevard in the Buckingham area of East Fort Myers for the Conservation 20/20 Lands Program. This nomination scored 64 points on the Acquisition Review Criteria. The purchase price is \$10,500,000, with estimated closing costs of \$30,000.

The purchase price is greater than the average of the County's two appraised values at \$9,260,000, and \$390,000 greater than the highest appraisal. Justification for the purchase price includes its location near Buckingham Community Preserve, water quality benefits and connectivity to a large existing Conservation preserve system (effectively running from Orange River Boulevard south through the Six Mile Cypress Slough Preserve), as well as community support for the purchase.

The Conservation Land Acquisition and Stewardship Advisory Committee (CLASAC) recommended approval of this purchase by unanimous vote on March 19, 2025.

Item approval requires an affirmative vote of four County Commissioners per Section 125.355 Florida Statute.

COUNTY MANAGER

43. Direct to Public Hearing Gasparilla Island Parking Ordinance Amendments

Funding:

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A
Fund:	N/A
Comments:	

Item Summary:

Directs to public hearing on April 15, 2025 amendments to the Gasparilla Island Parking Ordinance that: limits parking to two hours in Downtown Boca Grande, the Gilchrist Avenue median to Sundays from 8:00 a.m. and 1:00 p.m., along the southside of 5th Street West between Gilchrist Avenue and Park Avenue, and along East Railroad Avenue north of 7th Street; identifies additional locations for signage for parking enforcement; allows for towing and impoundment of vehicles; and, increases parking violation fines of up to \$150 and \$300. Also provides staff with direction to impose fees, tow away zones, and time limits at the 5th Street Beach Access in accordance with the Lee County Parks and Recreation Ordinance 06-26, as amended, and to install signage necessary for the enforcement of the proposed amendments to the Gasparilla Island Parking Ordinance.

44. Award CDBG-DR Funds to Goodwill and LARC

Funding:

Current Year Dollar Amount:	\$24,704,948
Included in the Current Budget?:	Yes
Fund:	Federal Grants through General Fund
Comments:	CDBG-DR Funding; Long Term Recovery Initiative IF-005

Item Summary:

Awards Community Development Block Grant – Disaster Recover (CDBG-DR) funds for Goodwill in the amount of \$19,000,000.00 for the creation of an expanded facility to provide essential programs and services to persons with disabilities. This item also awards CDBG-DR funds to LARC in the amount of \$5,704,948 for the development of a new group home, and expansion of facilities that provide essential programs and services to persons with disabilities. Projects are anticipated to be completed by December 2028.

PUBLIC HEARING - 9:30 AM

COMMUNITY DEVELOPMENT**45. Authorize Issuance of HFA Multi-Family Revenue Bonds for Lofts on Lemon Phase II Project****Funding:**

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A
Fund:	N/A
Comments:	

Item Summary:

Conducts a public hearing to adopt a resolution authorizing the Housing Finance Authority of Lee County (HFA) to issue its Multi-Family Mortgage Revenue Bonds in an aggregate amount not to exceed \$27,000,000 to finance the acquisition, construction, rehabilitation, equipping and development of a 100-unit multi-family affordable rental housing development for families of low, middle or moderate income. This project, Lofts on Lemon Phase II, is located in Sarasota County. Ratification by the Board is required under Chapter 159, F.S. and Section 147(f) of the Internal Revenue Code of 1986. The HFA was first established in Lee County, even though it now serves multiple counties. There are no financial or administrative costs to the Lee County Board of County Commissioners.

46. Authorize Issuance of HFA Multi-Family Revenue Bonds for Amaryllis Park Place III Project**Funding:**

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A
Fund:	N/A
Comments:	

Item Summary:

Conducts a public hearing to adopt a resolution authorizing the Housing Finance Authority of Lee County (HFA) to issue its Multi-Family Mortgage Revenue Bonds in an aggregate amount not to exceed \$25,000,000 to finance the acquisition, construction, rehabilitation, equipping and development of a 108-unit affordable multifamily rental housing project for families of low, middle, or moderate income. This project, known as Amaryllis Park Place III, is in Sarasota County. Ratification by the Board is required under Chapter 159, F.S. and Section 147(f) of the Internal Revenue Code of 1986. The HFA was first established in Lee County, even though it now serves multiple counties. There are no financial or administrative costs to the Lee County Board of County Commissioners.

Commissioners.

COUNTY ATTORNEY

47. Conduct 2nd Public Hearing to Adopt an Amendment to Corkscrew Grove Development Agreement

Funding:

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A
Fund:	N/A
Comments:	

Item Summary:

Conducts the second of two Public Hearings for consideration and approval of a development agreement amendment between Lee County and Corkscrew Grove, owners and developers. The first Public Hearing occurred on March 18, 2025. The County received a request to amend the Agreement to revise the payment schedule for payment and timing of sewer and water connection fees to more closely align with the Lee County Utilities Customer Service Manual. County Administration, County Utilities Staff and the County Attorney's Office recommend approval of the requested amendments.

COUNTY MANAGER

48. Conduct Public Hearing to Adopt an Ordinance Creating Lee County Local Provider Participation Fund

Funding:

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A
Fund:	N/A
Comments:	Funds collected via the special assessment will reimburse all LPPF costs incurred by the County.

Item Summary:

Conducts a public hearing to adopt an Ordinance establishing the Lee County Local Provider Participation Fund (LPPF) related to the State of Florida's Medicaid Managed Care hospital-directed payment program (DPP). The ordinance would authorize the Board to levy and collect a voluntary special assessment against private for-profit or not-for-profit hospitals that provide inpatient hospital services within the County. The creation of this LPPF will allow generation of federal matching funds to help offset uncompensated care costs for health care services provided to Medicaid-eligible patients. Creation of the LPPF will result in no economic impact to the County budget and no increase or decrease in County staffing. The funds collected via the special assessment will reimburse all costs incurred by the County for the creation and administration of the LPPF.

UTILITIES

49. Conduct Public Hearing to Adopt a Resolution Approving Greater Pine Island Water Association New Rate Schedule

Funding:

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A
Fund:	N/A
Comments:	

Item Summary:

Conduct a Public Hearing to adopt a Resolution approving a new rate schedule, rate study, and the possibility of future annual Consumer Price Index (CPI) increase not to exceed the Florida Public Service Commission (FPSC) rate index for that Fiscal Year for the Greater Pine Island Water Association (GPIWA) on April 1, 2025, at 9:30 AM.

On October 29, 2024, the GPIWA Board approved a one-time rate increase of 15% to be implemented after January 1, 2025, and the possibility of future annual CPI increases not to exceed the FPSC rate index for that Fiscal Year. Future rate increases greater than the annual CPI must be presented to the Lee County Board of County Commissioners for approval. The new rate schedule will take effect upon execution of the Resolution.

The current monthly services rate for GPIWA became effective January 1, 2020, and have remained unchanged during the past four years. A rate study completed by Raftelis Financial Consultants Inc. on November 4, 2024, supported the 15% increase for this fiscal year, with the possibility of future annual indexing.

50. Conduct Public Hearing to Adopt a Resolution Approving Gasparilla Island Water Association New Rate Schedule

Funding:

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A
Fund:	N/A
Comments:	

Item Summary:

Conduct a Public Hearing for Gasparilla Island Water Association (GIWA) to adopt a new rate schedule and rate study by Resolution on April 1, 2025, at 9:30 AM.

On January 21, 2025, the GIWA membership voted to implement a new rate structure with a 3.5% increase on April 1, 2025, followed by 7% on October 1, 2025, 5% on October 1, 2026, and 5% on October 1, 2027. Following this rate restructure, GIWA will revert to annual Consumer Price Index (CPI) increases for subsequent years. The new rate schedule will take effect upon the execution of the Resolution.

WALK-ONS AND CARRY-OVERS

7. Transmit CDBG-DR Term Sheet to Ava Lee, LLC for Ava Square Affordable Housing Project

Funding:

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A

Fund:	Federal Grants through General Fund
Comments:	CDBG-DR Grant Funded, Long Term Recovery Initiative HG-006

Item Summary:

Authorizes staff to formally issue a term sheet outlining key terms and conditions of potential CDBG-DR financing for Ava Lee, LLC's Ava Square project. This non-binding action is intended to facilitate Ava Lee, LLC's pursuit of additional financing sources and does not constitute an award of CDBG-DR funds. Ava Lee, LLC has applied for \$19.5 million to support the construction of 121 affordable housing rental units with a ninety-nine year affordability term.

[MEET_FOOT]