

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



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

September 16, 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 Dr. Ranice Monroe, by email - ADArequests@leegov.com, phone - (239) 533-0255, 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 Ben Flecha, Step of Faith Ministries
Pledge of Allegiance
Proclamations
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
Recess until 5:05 Final Budget Public Hearing

TRANSCRIPT

1. 09-16-25 Agenda Transcript

Funding:

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

Item Summary:

PROCLAMATIONS

2. **Recognizing South Fort Myers Youth Baseball (Commissioner Pendergrass)**
3. **Sizzle Dining Month (Commissioner Hamman)**
4. **Falls Prevention Day (Commissioner Ruane)**

RECAP

5. **09/16/25 Agenda Recap**

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. **Approve Lee Board of County Commissioners' Meeting Minutes**

Funding:

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

Item Summary:

Approve the minutes for Lee Board of County Commissioners' meetings held on August 4 and

August 5, 2025. The minutes were provided to Board members, and any comments from the Commissioners were taken into consideration in the development of the final minutes.

COMMUNITY DEVELOPMENT

3. Approve Petition to Vacate at 1909 Grant Avenue, 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 17 and 18 of the platted lots at 1909 Grant Avenue, Lehigh Acres. This action will remove encumbrances to create a unified site for a residence. There were no objections from the public utility providers and there are no other affected property owners.

4. Approve Petition to Vacate at 240 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 each of Lot 1 - Lot 9 of the platted lots at 240 Meadow Rd., Lehigh Acres. This action will remove encumbrances to create a unified building site for development. There were no objections from the public utility providers.

5. Approve Changes to Affordable Housing Program to Align with FHFC

Funding:

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

Item Summary:

Approves changes to the Affordable Housing Program established by the Board of County Commissioners on June 15, 2021, to align with changes adopted by the Florida Housing Finance Corporation (FHFC) in its competitive funding process for affordable multifamily rental housing development. These changes increase the maximum building permit fee waiver for projects receiving State Apartment Incentive Loan (SAIL) financing from \$50,000 to \$75,000, and raise the amount of the no-interest loan offered through the Affordable Housing Trust Fund from \$500,000 to \$610,000 for applicants competing for Low Income Housing Tax Credits (LIHTC) and seeking a

Local Government Area of Opportunity designation. Projects for which applicants will be competing for LIHTC, and seeking Local Government Area of Opportunity Designation as part of their FHFC application, will be solicited through a Notice of Funding Availability (NOFA), with recommendations brought back to the Board for selection and funding approval.

6. Award Contract to Demolish Unsafe Structures

Funding:

Current Year Dollar Amount:	\$349,277
Included in the Current Budget?:	Yes
Fund:	Unincorporated MSTU
Comments:	

Item Summary:

Awards a contract to Triple D Land Clearing and Development LLC, the lowest responsive and responsible bidder to demolish unsafe structures. The contract amount is \$349,276.83. The contract covers demolition and debris removal of 28 unsafe properties in unincorporated Lee County, as certified by the Building Official.

Demolitions must occur within 30 days of permit issuance. Liens will be filed on each property to recover costs, accruing 10% annual interest. If unpaid after two years, the County may pursue foreclosure or other legal action.

COUNTY ATTORNEY

7. Approve Settlement in Personal Injury Case of Emily Safran v. Lee County

Funding:

Current Year Dollar Amount:	\$177,591
Included in the Current Budget?:	Yes
Fund:	Self-Insurance Loss Fund
Comments:	

Item Summary:

On December 7, 2021, Emily Safran was driving on State Road 82 when her vehicle was struck from behind by a Lee County DOT vehicle hauling heavy equipment. This item approves a proposed settlement that resolves Ms. Safran's case in its entirety against Lee County and avoids the added County costs of a jury trial.

8. Approve Resolution Adopting Administrative Code AC-2-27 – Boca Grande Parking Committee

Funding:

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

Item Summary:

The Resolution will create the Boca Grande Parking Committee under Administrative Code AC-2-27. The Parking Committee will evaluate parking conditions on Gasparilla Island and make recommendations to the Board of County Commissioners concerning future proposed County Initiated amendments to the Boca Grande Parking Ordinance.

COUNTY LANDS

9. Approve Permissive Use License Agreement with Wright Construction Group, Inc.

Funding:

Current Year Dollar Amount:	\$4,800
Included in the Current Budget?:	No
Fund:	Transportation Trust
Comments:	Term rent in the amount of \$4,800

Item Summary:

Approves a Permissive Use License Agreement with Wright Construction Group, Inc. for the use of a vacant lot located at 4660 Palm Beach Boulevard, Fort Myers. The lot will be a staging area for equipment and materials during construction of a Florida Department of Transportation project on SR 82 & SR 80. The license rate is \$600.00 per month from September 16, 2025, through May 31, 2026. Lee County may terminate this License at any time by providing thirty-days' written notice. Wright Construction will provide a security deposit in the amount of \$5,000 with Lee County.

10. Approve Deed of Conservation Easement for Southeast Advance Water Reclamation Facility

Funding:

Current Year Dollar Amount:	\$80
Included in the Current Budget?:	Yes
Fund:	Utilities Wastewater Capacity Fees
Comments:	Recording Fees

Item Summary:

Approves establishing a 21.87-acre conservation easement on County-owned land located on Green Meadow Road. This action fulfills a requirement of a Florida Department of Environmental Protection (FDEP) permit associated with constructing Utilities new Southeast Water Reclamation Facility, which is being built to meet increased water reclamation needs in Southeast Lee County, particularly east of I-75 between Corkscrew and Alico Roads.

The easement will provide on-site environmental mitigation to offset unavoidable wetland impacts related to the project. The easement includes third-party enforcement rights for the U.S. Army Corps of Engineers and ensures long-term environmental protection by dedicating the land to the FDEP.

11. Accept Easement and Right-of-Way From a Parcel in Fort Myers

Funding:

Current Year Dollar Amount:	\$120
Included in the Current Budget?:	Yes
Fund:	Transportation Trust

Comments:

Item Summary:

Accepts grant of a +/- 5,388-square-foot Special Drainage and Sidewalk Easement and a +/- 9,330-square-foot parcel for right-of-way, from Addison Square Homeowners Association, Inc. This action is required as part of the development order for a residential home development named Addison Square, located at the intersection of Plantation Road and Idlewild Street, in Fort Myers.

12. Approve Donating Surplus Lots in Lehigh Acres to Affordable Housing Agency

Funding:

Current Year Dollar Amount:	\$20
Included in the Current Budget?:	Yes
Fund:	General Fund
Comments:	Recording Fees

Item Summary:

Approves conveying two surplus vacant lots to Rebuilding Together Greater Florida, a qualified not-for-profit Corporation for construction of affordable housing. The requested lots are located at 1223 and 1247 Cellini Street East, in Lehigh Acres. Both lots escheated to the County due to non-payment of real estate taxes.

13. Approve Utility Easement at Lee/Hendry Solid Waste Facility

Funding:

Current Year Dollar Amount:	\$60
Included in the Current Budget?:	No
Fund:	Enterprise
Comments:	Recording Fee: \$60

Item Summary:

Approve a Grant of Utility Easement between Lee County Electric Cooperative, Inc. (LCEC) and Lee County on the County-owned property located at 5500 Church Road, Felda. LCEC will install, access and maintain underground and above ground service at the Lee/Hendry Solid Waste facility.

COUNTY MANAGER

14. Make Year-End Budget Adjustments to Various Funds and Extend Term of Interfund Loans

Funding:

Current Year Dollar Amount:	See Comments below.
Included in the Current Budget?:	
Fund:	Various
Comments:	\$100,000 from General fund Reserves for Property Appraiser

Item Summary:

Provides budget in various funds for transfers between major maintenance projects, account number corrections and other fund transfers. These are accounting clean-up items. There is a \$100,000 transfer from General Fund reserves for renovations to the newly leased downtown Fort Myers office space for the Property Appraiser. Reserves in the county's other major property tax funds are unchanged. (Unincorporated MSTU, Library and All Hazards.)

Extends term of current inter-fund loans from September 30, 2025 to September 30, 2026. The extension is necessary due to the timing lag of grant and insurance reimbursements.

15. Execute CDBG-DR Intent to Award Letter for Legacy Park II Affordable Housing Project

Funding:

Current Year Dollar Amount:	\$10,270,000
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:

This non-binding action conditionally awards Community Development Block Grant - Disaster Recovery (CDBG-DR) funds for Legacy Park II, in an amount up to \$10,270,000 to develop 130 new affordable rental units. The new housing development will be constructed at 2631 Swamp Cabbage Court (south building) and 2685 Oak Ridge Court (north building), Fort Myers, Florida 33919. The estimated \$55,996,289 development (\$430,741/unit) will receive a \$79,000 CDBG-DR subsidy per unit. The project will repay the CDBG-DR funds out of available cash-flow with final payment due at maturity. The interest rate will be zero percent (0%).

16. Amend RESTORE Act State Expenditure Plan to include FMB Pier Reconstruction

Funding:

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

Item Summary:

Authorizes County staff to submit a State Expenditure Plan (SEP) Amendment request to the Gulf Consortium to help fund reconstruction of the Fort Myers Beach Pier. FEMA Public Assistance funds will contribute to design and construction costs; RESTORE Act Spill Impact Component funds from the BP oil spill settlement could be used for pier improvements that enhance resilience and maximize its tourism and recreational benefits.

FACILITIES CONSTRUCTION AND MANAGEMENT

17. Approve Contract to Construct an EMS Station

Funding:

Current Year Dollar Amount:	\$5,795,060
Included in the Current Budget?:	Yes

Fund: General Fund
Comments:

Item Summary:

Approves amending an agreement with Stultz, Inc. for construction services for the Treeline (Arborwood) EMS Station. The agreement amount is \$5,795,059.63.

The project will construct a 7,794-square-foot EMS station on a County-owned site at 13561 Goldenwood Drive, providing operational, living, and support spaces for EMS staff. Work includes site improvements, utility upgrades, and installation of an emergency generator to ensure full station functionality.

This planned and budgeted project will be funded through the General Fund.

18. Approve Contract to Replace a Generator at Melvin Morgan Constitutional Complex

Funding:

Current Year Dollar Amount: \$1,030,873
Included in the Current Budget?: Yes
Fund: General Fund
Comments:

Item Summary:

Awards a contract to Seagate Development Group, LLC. to provide construction services to replace the existing generator at the Melvin Morgan Constitutional Complex. The contract amount is \$1,030,873.00.

The existing generator, installed when the County constructed the building in 1991, has reached the end of its useful life and must be replaced to ensure reliable electrical services when needed. The facility houses the Lee County Tax Collector, Elections Office, and Property Appraiser, all of which provide essential services to the community. Replacing the generator proactively, before failure occurs, will safeguard these operations. The new unit will include a 1 year manufacturer's warranty.

This planned and budgeted project will be funded through the General Fund.

19. Approve Contract to Replace a Generator at Supervisor of Elections Warehouse

Funding:

Current Year Dollar Amount: \$1,125,210
Included in the Current Budget?: Yes
Fund: General Fund
Comments:

Item Summary:

Awards a contract to Genserve LLC to provide construction services to replace the existing generator at the Lee County Supervisor of Elections' Warehouse, located at 13180 South Cleveland Ave, Fort Myers. The contract amount is \$1,125,210.00. The generator will come with a 1-year manufacturer's warranty.

The current generator at the Elections Warehouse, installed in 2006, failed in late 2022. To maintain operations during election cycles, the County has relied on rental units. The new generator will allow the facility to operate for up to 72 hours during an emergency, with refueling as needed, ensuring reliable election support.

This planned and budgeted project will be funded through the General Fund.

20. Approve Contract to Replace a Generator at Administration/Old Courthouse Building

Funding:

Current Year Dollar Amount:	\$1,226,645
Included in the Current Budget?:	Yes
Fund:	General Fund
Comments:	FY 25/26 Budget

Item Summary:

Awards a contract to Genserve LLC to provide construction services to replace the existing generator at the Lee County Administration/Old Courthouse Buildings. The contract amount is \$1,226,645.00.

The existing generator, installed in 2010, has reached the end of its useful life. The equipment has mechanical issues and parts are obsolete. It supports the Lee County Administration Building and Old County Courthouse, which provides essential services. Replacing it now will ensure reliable backup of operations as needed. The new unit is covered by a 1 year manufacturer's warranty.

This planned and budgeted project will be funded through the General Fund.

21. Approve Purchase Order to Repair Boca Grande Teacherage, Dishong Bowen Houses

Funding:

Current Year Dollar Amount:	\$199,985
Included in the Current Budget?:	Yes
Fund:	FEMA and General Fund
Comments:	FEMA - Hurrican Helene: \$160,185.13 FEMA - Hurricane Milton: \$34,086.07 P&R General Fund: \$5,713.80

Item Summary:

Approves a purchase order to repair Boca Grande Teacherage and Dishong Bowen Houses. The purchase order amount is \$199,985.00. Six quotes were obtained for this purchase and Target Builders Construction Management Inc. was determined to be the responsible bidder with the lowest responsive bid.

The Boca Grande Teacherage and Dishong Bowen Houses experienced flood-related damage as a result of Hurricanes Helene and Milton in 2024. Water impacted both the interior and exterior of the buildings. The project will involve fixing or replacing walls, hardwood floors, plumbing and electrical systems, and some outside features.

This project will be funded through the Federal Emergency Management Agency's (FEMA) Disaster Relief and the General Fund

22. Approve Purchase of Furniture for South County Regional Library

Funding:

Current Year Dollar Amount: \$228,236
Included in the Current Budget?: Yes
Fund: Library Fund
Comments:

Item Summary:

Approves a piggyback purchase of furniture for South County Regional Library using pricing from the State of Florida contract with Workscapes, Inc. in the amount of \$228,235.94.

The new furniture purchase is part of the South County Regional Library renovation project. The purchase includes furniture for the public area, as well as modular workstations for library staff.

A market analysis was completed and the purchase under this contract will represent a savings of \$363,391.53, which is a 61.4% savings. 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.

This planned and budgeted project will be funded through Library Ad Valorem Funding.

HUMAN & VETERAN SERVICES

23. Approve Renewing Subrecipient Agreement for Opioid Abatement Strategy Summary

Funding:

Current Year Dollar Amount: \$1,876,250.25
Included in the Current Budget?: Yes
Fund: Opioid Abatement
Comments:

Item Summary:

Centerstone of Florida, Inc. is a subrecipient initially awarded a contract through the Notice of Funding Availability (NOFA) for projects aligned with Lee County’s Opioid Abatement Strategy Summary. Human and Veteran Services is requesting a third-year contract for Centerstone of Florida, Inc. in the amount of \$1,876,250.25 for the period of August 1, 2025 – July 31, 2026.

This contract includes the option of an additional two years of funding, subject to the availability of funds and satisfactory performance by Centerstone of Florida, Inc. for a maximum of five years in the amount of \$6,496,365.00.

INNOVATION & TECHNOLOGY

24. Approve Renewing Piggyback for County Remote Disaster Recovery Data Center

Funding:

Current Year Dollar Amount: \$124,030
Included in the Current Budget?: Yes

Fund:	ITG
Comments:	Purchase is for FY25/26

Item Summary:

Approves an annual piggyback to use pricing on the GSA Contract for Electronic Commerce and Subscription Services for the county's remote disaster recovery data center. The contract is in the amount of \$124,029.60.

The data center, located at the National Access Point in Miami, provides a secure location for redundant technology data services to provide the county connectivity to all needed applications and internet as needed throughout the year.

Individual purchases in excess of \$100,000.00 will be brought to the Board for approval. 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. A market analysis was completed and the purchase under this contract will represent a savings of \$36,470.40, or 22.72%.

25. Approve Renewing Piggyback for Microsoft Enterprise Software Licensing

Funding:

Current Year Dollar Amount:	\$1,280,351
Included in the Current Budget?:	Yes
Fund:	ITG
Comments:	

Item Summary:

Approves an annual piggyback of the Sourcewell contract for Technology Products and Services with SHI International Corp. The contract is in the amount of \$1,280,351.14 annually with a total expenditure of \$3,841,053.42 over a term of three years. Approval of this agreement provides continued use of Microsoft products.

Innovation and Technology worked with Microsoft's auditing team to true-up licensing across the enterprise. This resulted in a reduction of \$303,672.84 from the current agreement and ensures all users are appropriately equipped with the services they need to perform their role.

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. A market analysis was completed and the purchase under this contract will represent savings of \$790,877.58, or 17.07% over the three-year term.

MEDICAL EXAMINER

26. Approve Sole Source Purchase of Anatomage Virtual Cadaver Table

Funding:

Current Year Dollar Amount:	\$105,315
Included in the Current Budget?:	Yes
Fund:	Medical Examiner Operating Budget
Comments:	

Item Summary:

Approves the sole source purchase of one Anatomage Virtual Cadaver Table for the Lee County Medical Examiner's Office. The purchase is in the amount of \$105,315.

The table provides highly advanced 3D anatomy visualization and a virtual dissection platform that offers a powerful tool for post-mortem studies and forensic analysis. It provides the ability to visualize and virtually dissect a body to understand the extent of trauma, locate injuries, and determine the sequence of events. The table can also be used for detailed examination of the skull, jaws, and teeth in 3D, to aid in identifying individuals. This project is funded through the Medical Examiner's Operating Budget.

NATURAL RESOURCES

27. Approve Resolution Requesting FY26/27 Beach Funding from FDEP

Funding:

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

Item Summary:

This item approves a Board resolution supporting the County's grant applications to the Florida Department of Environmental Protection (FDEP) for the Bonita Beach Groin Repair and Gasparilla Nourishment projects. FDEP requires a Board resolution before Lee County can apply for state funding for beach nourishment and inlet management projects.

Lee County has successfully applied for this competitive grant program, with past reimbursements covering up to 75% of project costs. If awarded, this funding will help offset County costs for upcoming beach erosion control projects planned for FY26/27.

No County funding is required at this time. Any grant agreements awarded will return to the Board for approval in 2026. Previous successful grants have supported projects at Gasparilla Island, Captiva (through CEPD), Blind Pass, Estero Island, Lovers Key, and Bonita Beach.

28. Approve ILA for Captiva Beach Nourishment Project

Funding:

Current Year Dollar Amount:	\$2,500,000
Included in the Current Budget?:	Yes
Fund:	Beach Renourishment Trust Fund
Comments:	

Item Summary:

Approve an Interlocal Agreement (ILA) with Captiva Erosion Prevention District (CEPD) to define cooperative roles for the ongoing 2025 beach nourishment project, including formulas defining how the County financial contribution will be calculated. Formulas to calculate the County's financial contribution will be based on public recreation and protection of County properties.

CEPD is completing a nourishment project to restore beaches and maintain storm protection as well as providing recreational and environmental benefits. The project area is along the state-designated, critically eroded shoreline of Captiva Island.

As in prior projects, CEPD is requesting partial County funding for the project, which includes design and permitting, beach nourishment, and permit-required monitoring. The work was anticipated and is consistent with the State Strategic Beach Management Plan.

PARKS AND RECREATION

29. Approve Purchase of Network, Wi-Fi Equipment for N. Ft. Myers Recreation Center

Funding:

Current Year Dollar Amount:	\$112,627
Included in the Current Budget?:	Yes
Fund:	Capital Improvements Fund, Florida Department of Commerce Capital Projects Fund Multi-Purpose Community Facility Program Grant

Comments:

Item Summary:

Award a competitively bid purchase order to Driven Tech, Inc. to purchase network and Wi-Fi equipment as part of broadband upgrades at the North Fort Myers Recreation Center. The purchase is in the amount of \$112,627.31

The North Fort Myers Recreation Center improvement project includes furnishing a computer lab, upgrading Wi-Fi and AV equipment, and expanding broadband services.

Three bids were solicited in accordance with Lee County Procurement Ordinance 25-11. Driven Tech, Inc. was determined to be the lowest responsive and responsible bidder.

This purchase is fully funded by the State of Florida Department of Commerce Capital Projects Fund Multi-Purpose Community Facility Program grant, accepted by the Board on November 5, 2024.

30. Approve Purchase of Security Equipment for N. Ft. Myers Recreation Center

Funding:

Current Year Dollar Amount:	\$104,454
Included in the Current Budget?:	Yes
Fund:	Capital Improvements Fund, Florida Department of Commerce Capital Projects Fund Multi-Purpose Community Facility Program Grant

Comments:

Item Summary:

Awards a competitively bid purchase order to Aztek Communication Technologies to purchase security camera and CCTV equipment as part of broadband upgrades at the North Fort Myers Recreation Center. The purchase is in the amount of \$104,454.

The North Fort Myers Recreation Center improvement project includes furnishing a computer lab, upgrading Wi-Fi and AV equipment, and expanding broadband services.

Three bids were solicited in accordance with Lee County Procurement Ordinance 25-11. Aztek Communication Technologies was determined to be the lowest responsive and responsible bidder.

This purchase is fully funded by the State of Florida Department of Commerce Capital Projects Fund Multi-Purpose Community Facility Program grant, accepted by the Board on November 5, 2024.

31. Approve Increase in Annual Estimated Expenditure for Landscape Maintenance & Mowing

Funding:

Current Year Dollar Amount:	\$1,300,000
Included in the Current Budget?:	Yes
Fund:	General Fund, Unincorporated MSTU Fund, Capital Improvements
Comments:	FY 2024/2025 contract increased by \$190,200 - from \$1,109,800 to \$1,300,000

Item Summary:

This item seeks approval for an amendment to the Parks landscape maintenance contract with P & T Lawn & Tractor Services, Inc. The proposed adjustment increases the FY 2024/2025 contract amount by \$190,200—from \$1,109,800 to \$1,300,000. A subsequent adjustment will raise the annual contract value by an additional \$60,000, bringing the total to \$1,360,000 effective October 1, 2025.

The contract encompasses comprehensive landscape maintenance services, including mowing, trimming, pruning, irrigation, planting, and mulching, across 92 Parks and Recreation sites. The FY 2024/2025 increase is driven by the addition of new service locations, including the expanded Lehigh Acres Park, Ruby Gill House, and the Civic Center. The second increase reflects the reintegration of beach locations into the service schedule, where maintenance costs have exceeded initial projections.

These adjustments are necessary to maintain core service levels across all sites. Funding for the increases is included in the department's approved annual budget.

PROCUREMENT MANAGEMENT

32. Approve Amendment for Custodial for South Lee County to Add Services for Fleet

Funding:

Current Year Dollar Amount:	See Comments below.
Included in the Current Budget?:	Yes
Fund:	Various department funds
Comments:	Expenditures will be on an as-needed basis as approved in departments' annual adopted budgets.

Item Summary:

Approves a contract amendment with United States Service Industries, Inc., under the solicitation for Custodial Services for South Zone Lee County. The amendment requested will increase the frequency of weekly cleaning services from once per week to twice per week and add quarterly custodial services at the Fleet Management, Lee County Sheriff's Office service location. The amendment will increase the contract amount by \$5,752.36 annually. Total expenditures during Fiscal Year 2023-2024 for United States Service Industries, Inc. were \$307,010.82.

PUBLIC SAFETY

33. Approve Purchase Agreement with Central Florida Behavioral Health Network

Funding:

Current Year Dollar Amount:	\$83,333
Included in the Current Budget?:	No
Fund:	General Fund
Comments:	

Item Summary:

Lee County is part of the Coordinated Opioid Recovery (CORE) Network of Addiction Care, in collaboration with Central Florida Behavioral Health Network, Inc. (CFBHN), the Florida Department of Children and Families (DCF), and the Florida Department of Health.

This item approves a purchase agreement outlining terms for reimbursement to Public Safety for staffing, vehicles, medications, and supplies needed to support participation in the program. The grant totals \$83,333.33 and is through June 30, 2026. The agreement remains in effect through June 30, 2030. Each year, once DCF provides its funding schedule and provider allocations are determined, CFBHN will distribute the additional corresponding funds under this five-year agreement. These amendments will be brought to the Board for approval.

34. Approve Purchase Order for Vehicle Upfitting Services

Funding:

Current Year Dollar Amount:	\$158,761
Included in the Current Budget?:	Yes
Fund:	General Fund
Comments:	

Item Summary:

Approves a purchase order for vehicle upfitting equipment and installation from Lightning Wireless Solutions Inc. in the amount of \$3,781.00. This purchase provides the integration of essential communications, safety, and operational equipment necessary to support mobile health outreach and service delivery. Lightning Wireless Services has been selected based on its demonstrated lowest cost, as well as its capability and alignment with project specifications and timelines.

35. Award Annual Contract for Landscape Maintenance and Mowing

Funding:

Current Year Dollar Amount:	\$81,810
Included in the Current Budget?:	Yes
Fund:	General Fund
Comments:	

Item Summary:

Awards a three-year contract to John Fideli Landscapes, LLC. in the amount \$81,810.00 annually with a two-year renewal option. John Fideli Landscapes, LLC will provide landscape maintenance services, including mowing, edging, string trimming, shrub and tree pruning, weeding, fertilizing,

mulching, pest and weed control, and tree/shrub replacement of trees at nine Lee County Public Safety locations.

RISK MANAGEMENT

36. Approve Purchase of Excess Liability Insurance for Solid Waste/FPL Agreement

Funding:

Current Year Dollar Amount: \$625,000
Included in the Current Budget?: Yes
Fund: Enterprise
Comments:

Item Summary:

Approves an expenditure not to exceed \$625,000 to purchase and maintain an excess liability insurance policy required by an agreement with Florida Power and Light (FPL). Lee County Solid Waste maintains an agreement with FPL for the high-voltage switching station at the Waste to Energy (WTE) facility which requires a separate excess liability insurance policy.

37. Approve Purchase of Excess Casualty and Other Ancillary Insurance Policies

Funding:

Current Year Dollar Amount: \$2,000,000
Included in the Current Budget?: Yes
Fund: General Liability Self-Insurance
Comments:

Item Summary:

Approves an expenditure not to exceed \$2,000,000 to secure insurance coverage for fiscal year 2025–2026. The expenditure is necessary to purchase/bind insurance coverage for the excess casualty and all other ancillary insurance coverage before the renewal date of October 1, 2025. This policy protects the County against unexpected losses.

SHERIFF

38. Approve Expenditure of Fees Collected by Lee County Sheriff's Office

Funding:

Current Year Dollar Amount: \$348,035.26
Included in the Current Budget?: Yes
Fund: General
Comments:

Item Summary:

Approves FY24-25 expenditure of \$384,035.26 of revenues collected from various fees and services by the Sheriff's Office during the period of 06/28/2025 through 08/31/2025. Also, approve transfers within budget line items within the Sheriff's Office allocation. The proceeds are used to offset costs of operating the False Alarms Unit, Law Enforcement costs for overtime, equipment and fuel and Corrections costs for overtime, inmate aggregate claims and equipment.

TRANSPORTATION

39. Award Contract for Lehigh Acres Road Conversions

Funding:

Current Year Dollar Amount: \$1,020,000
Included in the Current Budget?: Yes
Fund: Capital Improvement
Comments:

Item Summary:

Awards a low bid contract to Pavement Maintenance, LLC for road conversions in Lehigh Acres, in the amount of \$1,020,000.00. Work to be done includes resurfacing 13.7 lane miles.

Construction on this project is set to begin in October and is in the FY 2025/2026 budget.

UTILITIES

40. Approve Sole Source Purchase for Calibration Systems and Support Services

Funding:

Current Year Dollar Amount: \$95,000
Included in the Current Budget?: Yes
Fund: Enterprise
Comments:

Item Summary:

Approves a sole-source contract with Beamex, Inc. The contract is in an amount not-to-exceed amount \$95,000. Beamex provides calibration software, support, training, and related equipment and services on an as-needed basis that ensures the accuracy and reliability of measurement instruments used at water and wastewater treatment facilities.

Total expenditures for the prior twelve-month period were \$85,642.00.

Beamex, Inc. is the sole source provider, manufacturer, and the only company that provides support services for its systems nationwide. Using the sole source procurement 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 service disruptions and can continue using established systems.

41. Award Contract for Mobile Sludge Dewatering Unit

Funding:

Current Year Dollar Amount: \$1,691,500
Included in the Current Budget?: Yes
Fund: Enterprise - Utilities Capital Improvement Projects
Comments:

Item Summary:

Approves contract with Centrifuge-Systems, LLC to design, manufacture, and delivery a trailer-

mounted Mobile Sludge Dewatering Unit (MSDU). The contract is in the amount of \$1,691,500.

The MSDU will be used at water reclamation facilities to separate solids from liquids, reducing sludge volume for easier and more cost-effective disposal. The current unit has reached the end of its useful life and requires frequent repair and maintenance, which reduces efficiency and reliability.

This project funding is approved by the BoCC and is included in the FY25 Utilities Capital Improvement Program budget.

ADMINISTRATIVE AGENDA

COUNTY LANDS

42. Approve Acquisitions & Matrix Priority System for Conservation 20/20 Acquisitions

Funding:

Current Year Dollar Amount:	\$30,000
Included in the Current Budget?:	Yes
Fund:	Capital Improvement-Conservation 20/20
Comments:	\$30,000: Estimated Appraisal and Title commitment costs.

Item Summary:

Approves staff to pursue acquisition activity for nine nominations recommended by the Conservation 20/20 Land Acquisition and Stewardship Advisory Committee (CLASAC). The CLASAC votes were unanimous on all parcels, except for Nomination 666, which had 2 dissenting votes and one abstention.

- Nominations 656, 657 and 665 are on Pine Island and are either adjacent to or within the vicinity of an existing preserve.
- Nominations 660, 661, 662, 663 which are adjacent, properties in the Buckingham area.
- Nomination 668 which is +/- 1500 linear feet along the Orange River, located at the intersection of Buckingham and Cemetery Roads in Buckingham.
- Nomination 666 is on Sanibel Island and is adjacent to the City of Sanibel's Pond Apple Park.

This item also approves placing approved nomination parcels into a two-tiered acquisition priority matrix, which CLASAC voted unanimously to approve.

- **Tier I:** High-quality new nominations will be considered for placement in Tier I as they are received and approved as such by the Board.
 - Tier I nominations are 232-2, 492-3, 493-3, 494-3, 573-2, 634, 646, 656, 657, 665, and 668.
- **Tier II:** As acquisitions for Tier I nominations close or come to an impasse, Tier II parcels and new nominations will be considered depending upon their environmental importance, score values, and available funding.
 - Tier II nominations are 654, 658, 660, 661, 662, 663, and 666.

Nominations 622 and 655 are at an impasse due to price. Any purchase agreements for acquisition will be returned to the Board for future consideration.

COUNTY MANAGER

43. Authorize CDBG-DR Action Plan Amendments and Approve Project Awards

Funding:

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A
Fund:	Federal Grant Funds through General Fund
Comments:	CDBG-DR Grant Funded, Long Term Recovery Initiative HG-006

Item Summary:

Publishes proposed substantial amendments to both the Hurricane Ian and Hurricanes Helene and Milton Lee County CDBG-DR Action Plans for a 30-day public comment period beginning September 16, 2025. Comments will be accepted online or via email and will be incorporated into final amendments prior to submission to the U.S. Department of Housing and Urban Development. Awards eight Public Facility and Critical Infrastructure projects totaling an estimated \$52,023,354.

HEARING EXAMINER

44. Authorize Chief Hearing Examiner's Annual Merit Increase

Funding:

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

Item Summary:

Approves the Hearing Examiner merit increase for her performance and contributions to the organization since being appointed on September 3, 2013.

PUBLIC HEARING - 9:30 AM

COUNTY ATTORNEY

45. Conduct Public Hearing to Adopt Amendments to LDC Chapters 26 and 34

Funding:

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

Item Summary:

The proposed amendments will amend LDC Chapters 26 and 34.

These amendments will:

1. Permit residential accessory uses of boathouses and dock pavilions prior to establishing a one or two-family residential dwelling type on a buildable lot; and

2. Provide by-right approval for boathouses and dock pavilions beyond the current square footage cap if the property owner obtains letters of no objection from adjacent property owners and establish an administrative approval process to consider those without letters of no objection.

Ultimately, these revisions will allow for weather protection/shade structures on personal docks permitted prior to establishing a residential principal use and streamline the permitting processes for boathouses and dock pavilions.

PUBLIC SAFETY

46. Conduct Public Hearing to Approve COPCN for AdventHealth Emergency Medical Services

Funding:

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

Item Summary:

AdventHealth Emergency Medical Services applied for a COPCN in June 2025. The application was found to be sufficient and proceeded through the administrative review process. This process, identified in Section 8 of Ordinance 08-16, included an investigation into the public necessity for the service. In accordance with Lee County Ordinance 08-16, new applications for a COPCN may only be granted based on competent evidence and after a public hearing.