

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 2, 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 - Rabbi Nicole Luna, Temple Beth El
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
Adjourn

TRANSCRIPT

1. 09/02/25 Agenda Transcript

PROCLAMATIONS

2. Pet of the Month (Commissioner Pendergrass)

RECAP

3. 09/02/25 Agenda Recap - REVISED 9/2 8:15 AM

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 Budget?:	N/A
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>.

COMMUNITY DEVELOPMENT

2. Approve Petition to Vacate at 3494 Golda Circle, North Fort Myers

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 G92 and G93 of the platted lots at 3494 Golda Circle, North Fort Myers, Florida. This action will remove encumbrances to create a unified site for an accessory carport structure. There were no objections from the public utility providers and there are no other affected property owners.

3. Approve Renewing Single Source Agreement for Accela Subscription Services

Funding:

Current Year Dollar Amount:	\$686,582
Included in the Current Budget?:	Yes
Fund:	Building Department Operating
Comments:	

Item Summary:

Authorizes renewing a single-source agreement for Accela subscription services for a five-year term. The total agreement amount is \$3,645,158.32.

Accela Civic Platform is a web-based, enterprise-level software solution supporting permitting and regulatory functions across several Lee County departments, including Community Development, Transportation, Natural Resources, Utilities and Public Safety. The current agreement expires November 9, 2025.

Accela is the only developer and provider of maintenance services and warranties for this software. 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.

The contract with Accela, Inc. includes a damages cap that has been reviewed and approved by staff and County Administration.

COUNTY ATTORNEY**4. Authorize Public Hearing to Modify the Boundaries of Brightwater CDD****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 advertise and conduct a Public Hearing on October 7, 2025, at 9:30 a.m. to adopt an Ordinance authorizing the Brightwater Community Development District to amend Lee County Ordinance #18-02 to modify the District's external boundary.

Brightwater CDD submitted a petition to contract the CDD to remove 1.25 acres, contiguous to the original District property, and amend the district's external boundary. The request is consistent with the Lee County Comprehensive Plan.

5. Authorize Public Hearing to Modify the Boundaries of Stoneybrook North CDD**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 advertise and conduct a Public Hearing on October 7, 2025, at 9:30 am to adopt an Ordinance authorizing the Stoneybrook North Community Development District (CDD) to amend Lee County Ordinance 14-23 to modify the District's external boundary.

Stoneybrook North CDD submitted a petition to modify the boundaries of the CDD by removing approximately 0.77 acres of land from the District and adding approximately 2.03 acres. The

modified boundary will encompass approximately 384.41 acres. The request is consistent with the Lee County Comprehensive Plan.

COUNTY LANDS

6. Accept Donation of Temporary Parking Area on Fort Myers Beach for LeeTran

Funding:

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

Item Summary:

Approves accepting the donation of a temporary parking area from Fort Myers Beach Fire Control District. The parking area is located at 2545 and 2555 Estero Boulevard, Fort Myers Beach and will be used for overnight parking of three LeeTran trams. The agreement term is September 22, 2025 through May 1, 2026. Lee County is responsible for installing fencing along all sides of the site and, when the agreement expires, is responsible for removing the fencing and restoring the site.

COUNTY MANAGER

7. Approve Interlocal Agreement with Fort Myers for Maravilla MSTU Fire Protection

Funding:

Current Year Dollar Amount:	\$42,000
Included in the Current Budget?:	Yes
Fund:	Maravilla MSTU
Comments:	

Item Summary:

Approves extending an Interlocal Agreement with City of Fort Myers to provide fire protection services to the Maravilla Municipal Services Taxing Unit (MSTU) and Marvaez area, which is located south of Hanson Street, east of Cleveland Avenue, north of Carrell Road and west of Central Avenue.

The millage rate will be based on final taxable value provided by Property Appraiser using 2.0000 mills. The extension to the agreement is for the period October 1, 2025 through September 30, 2026.

8. Approve Amendment and Task Order for CDBG-DR Staff Augmentation and Implementation Vendor

Funding:

Current Year Dollar Amount:	\$588,000
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:

Approves an amendment and task order modification to the contract with Hunt, Guillot & Associates, LLC to provide flat-rate pricing for subject matter expertise related to Affordable Housing Development Financing and Title Closing Services. These services will primarily be used for the CDBG-DR Multi-Family Affordable Housing Development and Rehabilitation programs. The amendment allows for a single flat rate per service versus the hourly rate for a subject-matter expert under the current fee schedule.

9. Execute CDBG-DR Intent to Award for 5300-5360 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:

This non-binding action conditionally awards up to \$20,000,000 of Community Development Block Grant-Disaster Recovery (CDBG-DR) funding to develop 230 affordable rental units at 5300-5360 Summerlin Road, Ft. Myers, Florida 33919. The Fort Myers Housing Authority sponsored project is estimated to cost \$93,719,000 (\$407,473.91/unit) and would receive an \$86,957 CDBG-DR subsidy per unit. Actual award of funds is contingent upon successful negotiation of all loan documents, additional due diligence, and final BoCC approval.

FACILITIES CONSTRUCTION AND MANAGEMENT**10. Approve Contract Amendment to Replace Chillers at Lee County EOC****Funding:**

Current Year Dollar Amount:	\$4,489,090
Included in the Current Budget?:	Yes
Fund:	E911/General Fund
Comments:	

Item Summary:

Approves a contract amendment with Owen-Ames-Kimball Co., to replace the water chillers, ice boxes, and CRAC Unit (computer room air conditioning unit) at the Lee County Emergency Operations Center (EOC). The contract amount is \$4,489,090.00.

Three chillers and four ice tanks will be replaced as part of the project. Hybrid units, which can cool with both air and water, will be put in place of four existing CRAC units. The current equipment is about 15 years old and it is at the end of its useful life. It needs to be replaced with more up-to-date equipment. The new CRAC units will make the server room cooling system more reliable because they can cool with both chilled water and condensed air. It will help to prevent the servers from overheating.

This project will be funded through E911 Fund and General Fund.

11. Award Construction Contract to Rebuild Sanibel Bridge Toll Plaza South Stair Tower

Funding:

Current Year Dollar Amount:	\$991,041
Included in the Current Budget?:	Yes
Fund:	FDEM LAP Fund
Comments:	Hurricane Ian – Recovery & Resilience

Item Summary:

Awards a contract to Compass Construction, Inc. to rebuild the south stair tower located at the Sanibel Bridge Toll Plaza. The contract is in the amount of \$991,041.00.

The toll plaza serves as an office for about 20 Lee County Department of Transportation employees. The original stairwell was severely damaged by Hurricane Ian and is needed to provide safe overpass access to the south side of the Causeway toll plaza. The project will remove the damaged stairs and install new drilled shaft foundations, concrete stairs, railings, and a secure access door.

The project will be funded through the FDEM Legislative Appropriations Program (LAP).

FLEET MANAGEMENT**12. Award Contract for Motorcraft Parts and Accessories****Funding:**

Current Year Dollar Amount:	\$75,000
Included in the Current Budget?:	Yes
Fund:	Fleet Operating Fund
Comments:	

Item Summary:

Awards a contract to TPH Holdings, LLC dba The Parts House as a Primary Vendor and Sam Galloway Ford, Inc. as a Secondary Vendor. The contracts are for the purchase of Motorcraft parts and accessories on an as-needed basis for vehicle repairs. The initial term of the contracts is for a period of three years.

Motorcraft manufactures a wide range of parts and accessories, including aftermarket components designed for Ford and other vehicle brands. While both Motorcraft and Ford OEM parts are high-quality and suitable for Ford vehicles, Motorcraft offers a broader selection of aftermarket options. Bidding the products separately increased vendor competition and helped secure the best pricing for the County.

Fleet management anticipates annual expenditures of approximately \$75,000 under this contract.

13. Award Contract for Ford OEM Parts**Funding:**

Current Year Dollar Amount:	\$400,000
Included in the Current Budget?:	Yes
Fund:	Fleet Operating
Comments:	

Item Summary:

Awards a contract to Sam Galloway Ford, Inc. to purchase of Ford Motor Company OEM parts, on an as-needed basis. The contract has an initial term of three years, as approved in the department's annual adopted budget. The estimated annual expenditure is \$400,000.

Fleet Management currently maintains 849 Ford vehicles, including 14 ambulances equipped with Ford engines. The use of Ford OEM parts is essential to maintain the integrity of the fleet and to comply with warranty requirements.

HUMAN & VETERAN SERVICES**14. Approve SalusCare's Participation in AHCA Low Income Pool Program****Funding:**

Current Year Dollar Amount:	\$1,400,000.00
Included in the Current Budget?:	Yes
Fund:	General Fund
Comments:	

Item Summary:

Approves authorization and execution of a Low Income Pool Letter of Agreement (LOA) with the State of Florida, Agency for Health Care Administration (AHCA) in order to participate in the Medicaid Low Income Pool (LIP) program for SalusCare's Central Receiving Facility. The agreement is for an amount not to exceed \$1,400,000.00. Participation will generate federal matching funds for SalusCare to assist in meeting the state-required match obligation. The dollar amount and participation in the program are at the request of SalusCare.

This item also authorizes the County to serve as the Intergovernmental Transfer (IGT) entity to provide the approved LIP allocation to AHCA. The agreement is forthcoming from AHCA and will finalize the amount and timeline of payments.

A Memorandum of Understanding and a contract will be brought back to the Board for approval for SalusCare to participate in the LIP and to provide state mandated mental health and substance use services for children and adults after the LOA is received and the county budget is finalized.

LIBRARY**15. Approve Submitting Application for FY25-26 State Aid to Libraries Grant****Funding:**

Current Year Dollar Amount:	See Comments below.
Included in the Current Budget?:	Yes
Fund:	Grant-funded Revenue - Library
Comments:	Award estimates for FY25-26 are not available.

Item Summary:

The Lee County Library System applies for Florida State Aid to Libraries Grant annually. The funds from this grant are used to support services that provide equal access to free public library services to all residents. The grant application requires approval by the Board of the Grant Agreement, Certification of Hours, Free Library Service and Access to Materials, and the Annual Plan of Service. Once approved, the items must be submitted by Oct. 1, 2025 to the Florida Department of

State, Division of Library Information Services. In FY24-25, the library received \$457,298. Award estimates for FY25-26 are not available.

MEDICAL EXAMINER

16. Accept Grant from US Dept of Justice through FL Dept of Law Enforcement

Funding:

Current Year Dollar Amount:	\$3,221
Included in the Current Budget?:	No
Fund:	General
Comments:	

Item Summary:

Accepts the 2024 Paul Coverdell Forensic Sciences Improvement Grant from the Florida Department of Law Enforcement through the US Department of Justice. The grant, in the amount of \$3,220.45, will be used to support Medical Examiner operations.

NATURAL RESOURCES

17. Approve Agreement with U.S. Geological Survey for Water Resources Data Collection

Funding:

Current Year Dollar Amount:	See Comments below.
Included in the Current Budget?:	Yes
Fund:	Unincorporated MSTU
Comments:	Lee County: \$204,430 USGS: \$99,080 Total: \$303,510

Item Summary:

Approves an annual joint funding agreement to continue cooperative work with U.S. Geological Survey (USGS) that provides critical data for water resources modeling and flood condition assessment. The agreement includes water resources data collection at twelve sites on various rivers and streams throughout the County. The term of the agreement is for a one-year period beginning October 1, 2025. The County has contracted with USGS since 1973.

The total cost is \$303,510; the USGS cooperative share is \$99,080 and Lee County's cost share is \$204,430. A \$65,000 grant amendment from the Florida Department of Environmental Protection (FDEP) is in process to assist with the County match. Funding for the agreement is included in the FY25/26 budget.

18. Approve FDEP Grant Agreement Amendment

Funding:

Current Year Dollar Amount:	\$65,000
Included in the Current Budget?:	No
Fund:	Unincorporated MSTU
Comments:	

Item Summary:

Approves an amendment to a Florida Department of Environmental Protection (FDEP) grant for water flow monitoring equipment located on Telegraph and Popash Creeks. The amendment increases the reimbursement of operating and maintenance costs to \$424,600.00. The equipment at each site monitors the amount of water flowing into the Caloosahatchee River. That data is used to determine the amount of pollutants flowing into the river, which is currently under a Total Maximum Daily Load from the State for total nitrogen. The data also provides real-time reporting on potential flooding in response to storm events.

19. Accept FDEP Disaster Grant Agreement Amendment for Lovers Key and Bonita Beach**Funding:**

Current Year Dollar Amount:	\$1,223,397
Included in the Current Budget?:	No
Fund:	CIP – Tourist Development Beach
Comments:	

Item Summary:

Approves an amendment to a grant agreement with Florida Department of Environmental Protection (FDEP) to provide an additional \$1,223,397.34 for the Hurricane Ian and Hurricane Nicole Recovery Project. The amendment will increase the total grant to \$21,831,229.56 (no local match requirement). The project includes beach and dune restoration on Lovers Key and Bonita Beach as described in the FDEP Revised Grant Work Plan.

PUBLIC SAFETY**20. Direct to Public Hearing a COPCN Application 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 has applied for a Certificate of Public Convenience and Necessity. The application was found to be sufficient and proceeded through the administrative review process. In accordance with Lee County Ordinance 08-16, new applications for a Certificate of Public Convenience and Necessity (COPCN) may only be granted based on competent evidence and after a public hearing. The Public Hearing will be scheduled for September 16, 2025.

21. Approve Site License Agreement to Install Weather Radar at Public Safety Center**Funding:**

Current Year Dollar Amount:	\$30,214
Included in the Current Budget?:	No
Fund:	General Fund

Comments:

Item Summary:

Approves a site license agreement that authorizes Climavision to install weather radar equipment on the roof of the Public Safety Center. The licensee will reimburse the County \$27,813.71 for the cost of constructing the platform and will pay \$2,400 annually for the estimated cost of electricity consumed by its equipment. The initial term of the agreement is for 3 years, with one 3-year renewal period. In lieu of base rent under the agreement, Climavision will share weather data with the County at no cost to the County.

This public-private partnership will fill a known gap in radar coverage for the National Weather Service. The initiative will improve access to data and the ability to predict and forecast severe weather in the region.

SHERIFF

22. Approve Transfer of Funds to Purchase Special Purpose Rifles

Funding:

Current Year Dollar Amount: \$1,400,000

Included in the Current
Budget?:

Fund: Department of Justice Forfeiture Lee County Fund,
Department of Treasury Forfeiture Lee County Fund

Comments:

Item Summary:

Approves a transfer of funds to use federal equitable sharing reserves from the Department of Justice and the Department of the Treasury trust accounts to purchase patrol Special Purpose Rifles (SRP) and related equipment/attachments for deployment to sworn law enforcement personnel. Under the Guide to Equitable Sharing for State, Local, and Tribal Law Enforcement Agencies (March 2024), equitably shared funds may be used to purchase law enforcement equipment, specifically including "firearms and related equipment" as a permissible use (Section V.B.1.d).

Approve the transfer of requested federal equitable share funds as the jurisdictional governing body not to exceed the requested total of \$1,400,000.

SOLID WASTE

23. Award Contract for Landfill Gas Operations, Monitoring and Maintenance Services

Funding:

Current Year Dollar Amount: \$168,665

Included in the Current
Budget?: Yes

Fund: Enterprise

Comments:

Item Summary:

Awards a contract to Sullivan Environmental, Inc to provide operations, monitoring and maintenance services for the landfill gas collection system at the Lee/Hendry County Regional Solid Waste Disposal Facility. The requested annual expenditure is up to \$168,665 for services performed and is based on the bids received. The initial term of the contract is for a period of three

years with the option to renew for two additional one-year periods.

The landfill gas collection system was installed in 2025 and plays a critical role in maintaining regulatory compliance and mitigating odors at the Lee Hendry Landfill. While routine operations and maintenance will be conducted in-house, more complex work will be performed by the vendor. Individual purchases in excess of \$100,000.00 will be presented to the Board for approval.

24. Authorize Issuance of Purchase Orders for WTE Facility Hurricane Milton Repairs

Funding:

Current Year Dollar Amount:	\$240,026
Included in the Current Budget?:	Yes
Fund:	Enterprise
Comments:	

Item Summary:

Approval authorizes Procurement to issue purchase orders for two invoices totaling \$240,026.19 to Reworld Lee, Inc., for reimbursement of work performed under the Waste-To-Energy (WTE) Facility contract. Repairs addressed damage sustained during Hurricane Milton to multiple buildings and property at the Solid Waste WTE Facility. Under the contract, Reworld Lee, Inc. is solely responsible for repair, design, and construction of any capital projects resulting from uncontrollable circumstances, and may bill the County only at actual cost, excluding any profit mark-up.

25. Approve Single Source for Compost Equipment Parts and Service

Funding:

Current Year Dollar Amount:	\$350,000
Included in the Current Budget?:	Yes
Fund:	Enterprise
Comments:	

Item Summary:

Approves single-source procurement from McCourt Equipment Inc. for proprietary parts for Backhus and Doppstadt Composting Equipment and repair services. The purchase amount is not-to-exceed \$350,000.00. Total expenditures for the prior twelve-month period were \$290,240.00.

McCourt Equipment is the only authorized dealer for Lee County and the region for the Backhus and Doppstadt equipment lines, and it has the only diagnostic software for this specialized machinery. The single-source procurement method is used when there is only one vendor providing the required product or service. While routine preventative maintenance and repairs are performed in-house, consumable components, proprietary parts, and more complex repairs requiring diagnostic software and warranty-specific expertise must be provided through McCourt Equipment Inc. Lee County Solid Waste maintains four Backhaus and Doppstadt machines that play a critical role in biosolids processing and composting operations.

TRANSIT

26. Authorize Agreement with FDOT for Mobility-on-Demand Service Funding for Lehigh Acres

Funding:

Current Year Dollar Amount:	\$901,378
Included in the Current Budget?:	Yes
Fund:	Enterprise, FDOT Grant
Comments:	Funding for the Lehigh Acres Mobility-on-Demand service: \$450,689 – FDOT grant \$450,689 – County match Total Program cost \$901,378

Item Summary:

Approves a Public Transportation Grant Agreement and acceptance of the FY25-26 State Public Transit Service Development Program funding from the Florida Department of Transportation (FDOT). The grant amount is \$450,689 and requires a local match of an equal amount. This agreement will provide operating assistance for an expanded Mobility-on-demand (MOD) service zone and operation of two additional vehicles. The agreement will begin once the grant agreement is fully executed and will expire on December 31, 2028.

27. Authorize Agreement and Adopt Resolution for FDOT Public Transit Block Grant Funding

Funding:

Current Year Dollar Amount:	See Comments
Included in the Current Budget?:	Yes
Fund:	Enterprise, FDOT Grant Funds
Comments:	FDOT Grant \$2,478,865 Lee County Participation: \$2,478,865

Item Summary:

Approval of this item authorizes the execution of the Public Transportation Grant Agreement (PTGA) and acceptance of the FY25/26 Public Transit Block Grant funding from the Florida Department of Transportation (FDOT). The grant amount is \$2,478,865 and requires a local match of an equal amount. This grant provides annual assistance to transit agencies and may be used for eligible capital and operating costs associated with providing public transit services. The term of this agreement will begin once the agreement is executed and will expire on December 31, 2026.

TRANSPORTATION

28. Approve Single Source Purchase for Foley Products Reinforced Concrete Pipe and Lube

Funding:

Current Year Dollar Amount:	\$120,000
Included in the Current Budget?:	Yes
Fund:	Transportation Trust
Comments:	

Item Summary:

Approves a single-source purchase of reinforced concrete culvert pipes in multiple sizes and the necessary pipe lubricant with Foley Products Company, LLC. The purchase amount is \$120,000.00.

These reinforced concrete culvert pipes are the same molds/forms that Lee County has been installing for many years. Foley is the only company with the forms for the concrete pipe that is used in Lee County. Other concrete pipes and manufacturers can't be used without additional labor, time, and materials. 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.

The single source will be for a one-year period. The amount spent through July in FY 2024/25 is \$71,557.51. Funding is available in the budget for these purchases.

29. Award Informal Quote for Storm Drain Repair in Bayside Estates Community, Ft. Myers Beach

Funding:

Current Year Dollar Amount:	\$168,239
Included in the Current Budget?:	Yes
Fund:	Transportation Trust
Comments:	

Item Summary:

Awards an informal quote to Shenandoah General Construction, LLC to purchase Cured In Place Pipe Lining and related activities in the amount of \$168,238.50.

The project includes approximately 1,242 linear feet and will line pipes that are experiencing a decline in their structural integrity in Fort Myers Beach on Azalea Lane, Bryan Court, Dogwood Lane, and Elgantane Lane in the Bayside Estates Community. The project involves cleaning, videoing, and inserting a resin-coating liner into the existing storm drain pipes then curing it to form a new structurally sound pipeline.

Funding for this project is available in the current year budget.

30. Execute Signalization Agreement at Alico Road and Airport Haul Road

Funding:

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

Item Summary:

Execute Signalization Agreement with Premier/Som Airport Park, LLC for a new signal at Alico Road and Airport Haul Road once signal warrants are met.

Premier is the developer of a project on the west side of Airport Haul Road known as Premier Airport West. The County has issued development orders for the property which include conditions that may require a new signal. Premier agrees to either install a signal or provide its proportionate share of the entire cost of the signal. The costs will be based on the actual trip generation of the

constructed uses and square footage at the time the signal is warranted.

31. Approve Contract Change Order for Buckingham Rd & Gunnery Rd Roundabout

Funding:

Current Year Dollar Amount:	\$205,161
Included in the Current Budget?:	Yes
Fund:	Transportation Capital Projects
Comments:	

Item Summary:

Approves a change order to the contract with V & H Construction, Inc. for the construction of a roundabout at the intersection of Buckingham Road and Gunnery Road in the amount of \$205,161.42.

This change order is needed due to field directive changes to install 14 Rectangular Rapid Flashing Beacons to provide safe pedestrian movement around the roundabout, addition of a temporary left turn lane during construction for enhanced Maintenance of Traffic, adding 2 additional school entrance speed limit signs, and incorporating Plan Revision No. 1 into the contract documents.

Total compensation will increase \$205,161.42, bringing the new contract total to \$5,055,891.50. No days are being added to the current 370 contract term.

32. Approve County Project Authorization for Road Resurfacing at McGregor Blvd. and San Carlos Blvd.

Funding:

Current Year Dollar Amount:	\$114,131.48
Included in the Current Budget?:	Yes
Fund:	Transportation Trust
Comments:	

Item Summary:

Approves a County Project Authorization to the contract with Ajax Paving Industries of Florida LLC asphalt paving of McGregor Blvd at its intersection with San Carlos Blvd. in the amount of \$114,131.48. The project will include milling and resurfacing of the west leg of the McGregor Blvd. at San Carlos Blvd. intersection which has been subject to extensive pothole issues.

Work is set to begin in September. Funding is available in the current year budget.

UTILITIES

33. Approve Purchase of Two Turbine Pump and Motor Assemblies for Pinewoods WTP

Funding:

Current Year Dollar Amount:	\$242,159
Included in the Current Budget?:	Yes
Fund:	Enterprise
Comments:	

Item Summary:

Approves the purchase of two turbine pump and motor assemblies using the annual contract with John Mader Enterprises, Inc. dba Mader Electric Motors. The purchase amount is \$242,159.36.

One of the existing assemblies at the Pinewoods Water Treatment Plant (WTP) is in poor condition and requires immediate replacement to maintain system reliability and avoid unplanned downtime. The second assembly will serve as a spare, allowing for timely replacement of another unit of similar age if needed, and reducing the risk of service disruptions due to lead times or emergency failures.

The funding is approved by the Board and included in the FY25 Utilities Capital Improvement Program budget.

34. Approve STA for Engineering Services for SE Advanced Water Reclamation Facility Construction**Funding:**

Current Year Dollar Amount:	\$13,285,786
Included in the Current Budget?:	Yes
Fund:	Utilities
Comments:	

Item Summary:

Approves a Supplemental Task Authorization (STA) to the contact with Jacobs Engineering Group, Inc. Jacobs Engineering will provide professional services during the construction of the Southeast Advanced Water Reclamation Facility (SEAWRF). The STA is in the amount of \$13,285,786.00.

Jacobs Engineering will provide engineering services for supervision and inspection to ensure construction is completed according to the project design, permitting and schedule. Services will also include deep injection well (DIW) hydrogeologic support and oversight of well monitoring and testing throughout the construction phase of two DIWs.

This Board-approved project is part of the FY25 Utilities Capital Improvement Program.

ADMINISTRATIVE AGENDA

COUNTY LANDS**35. Approve Land Purchase Agreement for 1100 Main Street, San Carlos Island****Funding:**

Current Year Dollar Amount:	\$1,960,000
Included in the Current Budget?:	No
Fund:	General Fund
Comments:	Purchase Price: \$1,900,000 Estimated closing costs: \$60,000

Item Summary:

Approves purchasing approximately 28,358 square feet of land located at 1100 Main Street, Fort Myers Beach. The purchase is no more than \$1,900,000 based on appraisals that will be obtained

after execution of the Purchase Agreement.

HEARING EXAMINER

36. 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

37. Conduct 2nd Public Hearing to Amend Development Agreement with Babcock Property Holdings

Funding:

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

Item Summary:

Conduct the second of two public hearings for consideration and approval of an amendment to the Development Agreement between Lee County and Babcock Property Holdings, LLC, owners and developers of the Babcock Ranch Project. On May 7, 2025 Lee County approved an increase to the number of dwelling units, a decrease in the number of hotel rooms and increasing on-site preservation areas. In addition to these changes, the Utilities extension date is being removed so that the County and the developer can coordinate timing and the legal description in the Development Agreement is being amended to reflect a conveyance from Babcock Property Holdings for the State Road 31 expansion.

The first public hearing was held on August 19, 2025.

SOLID WASTE

38. Conduct Public Hearing Adopting Resolution to Certify FY26 Annual Solid Waste Special Assessments

Funding:

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

Comments:

Item Summary:

This Public Hearing sends the previously approved solid waste rates to the Lee County Tax Collector for certification, adoption, and collection. This is a non-ad valorem assessment of the Residential and Commercial Solid Waste Collection and the Disposal Annual Special Assessment Roll and Disposal Facilities Special Assessment Roll for Fiscal Year 25-26. Complies with applicable Lee County Ordinances, Florida Administrative Code, and Florida Statutes.