

District 1

Kevin Ruane

District 2, Chairman

Cecil L Pendergrass

District 3, Vice Chairman

David Mulicka

District 4

Brian Hamman

District 5

Trish Petrosky



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

August 4, 2026

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 Will Kitchen, First Assembly of God

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

Workshop Update

- Public Comment on Workshop

Adjourn

TRANSCRIPT

1. 8-4-2026 Agenda Transcript

Funding:

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

Item Summary:

PROCLAMATIONS

2. Pet of the Month (Commissioner Pendergrass)

RECAP

3. 8-4-26 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 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>.

2. Approve Lee Board of County Commissioners' Meeting Minutes

Funding:

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

Item Summary:

Approve the minutes for Lee Board of County Commissioners' meetings held on May 19, 2026 June 2, 2026 June 3, 2026, June 16, 2026 and June 17, 2026. The minutes were provided to Board members, and any comments from the Commissioners were taken into consideration in the development of the final minutes.

3. Present June 2026 Driver Education Safety Trust Fund Report

Funding:

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

Item Summary:

This is a monthly report from the Clerk of Court's Office that provides financial activity for the driver's education safety trust fund.

4. Present May and June 2026 Monthly Investment Summaries

Funding:

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

Item Summary:

This is a monthly information report from the Clerk of Court's Office that provides interim information on investments.

COMMUNITY DEVELOPMENT

5. Approve Amendment to the 2026-2029 Local Housing Assistance Plan

Funding:

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

Item Summary:

The State Housing Initiatives Partnership (SHIP) Program requires all locally adopted Local Housing Assistance Plans (LHAPs) to outline eligible strategies for assisting income-qualified households. In response to the passage of SB 594, the County is updating its 2026-2029 LHAP to include a dedicated Manufactured Housing (Mobile Home) strategy for assisting very low-, low-, and moderate-income households with relocation due to mobile home park closure, mobile home lot rental assistance, and rehabilitation and emergency repairs of eligible mobile homes. There is no local match requirement for SHIP funding.

6. Approve Petition to Vacate at 554 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 public utility easement lying along the northeasterly, southeasterly and southwesterly boundary lines of Lot 30 at 554 Meadow Road, Lehigh Acres, Florida. This action will remove encumbrances to create a unified site for future commercial development. There were no objections from the public utility providers and there are no other affected property owners.

7. Approve Petition to Vacate at 857 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 18-19 and Lots 19-20 of the platted lots at 857 Meadow Road, Lehigh Acres. This action will remove encumbrances to create a unified building site for a residential accessory structure. There were no objections from the public utility providers. The vacation of the portion of the above-referenced platted easements will not alter existing drainage or utility conditions.

8. Approve Petition to Vacate at 1110 Homestead Road North, Lehigh Acres, FL

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 public utility and drainage easement lying along the northeast right-of-way line of Homestead Road North at 1110 Homestead Road North, Lehigh Acres, Florida. This action will remove encumbrances to create a unified site for future commercial development. There were no objections from the public utility providers and there are no other affected property owners.

9. Approve Petition to Vacate at 15121 Cemetery Rd, Fort Myers, FL

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 and drainage easement centered along the common lot line between Lots 9 and 10 of the platted lots at 15121 Cemetery Rd, Fort Myers, Florida. This action will remove encumbrances to create a unified site for a future residential home. There were no objections from the public utility providers and there are no other affected property owners.

10. Approve Petition to Vacate at E 13th St & Joel Blvd, 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 6 and 7 of the platted lots at E 13th St & Joel Blvd, Lehigh Acres, Florida. This action will remove encumbrances to create a unified site for future site improvements. There were no objections from the public utility providers and there are no other affected property owners.

COUNTY ATTORNEY

11. Approve a Resolution to Delete Administrative Code 2-15

Funding:

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

Item Summary:

Approve a Resolution to delete AC 2-15, The Tourist Development Council Administrative Code. The Tourist Development Council Administrative Code was originally adopted in December 1994 when the Council was created; and amended in June 2013 at the adoption of Chapter 2013-258 which changed the make up of the Council. The 2026 Legislature adopted HB 4047 which was signed by the Governor, changing the make up of the Council. The Administrative Code is duplicative of the ordinance and provides no additional requirements.

12. Direct to Public Hearing the Repeal of Ordinance 04-24, Price Gouging

Funding:

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

Item Summary:

Florida Statute 501.160 prohibits the sale of essential goods and housing at an unconscionable price during a declared state of emergency providing more protection than Lee County Ordinance 04-24, Price Gouging. Ordinance 04-24 is duplicative of Florida Statutes 501.160 and no longer necessary.

COUNTY LANDS

13. Accept Sidewalk Easement and Right-of-Way Parcel in Lehigh Acres

Funding:

Current Year Dollar Amount:	\$200
Included in the Current Budget?:	Yes
Fund:	Transportation Trust
Comments:	Cost for recording fees of easement and deed

Item Summary:

Accepts a +/- 1,728 square foot Sidewalk Easement and a +/- 2,353 square foot parcel for right-of-way located at 554 Meadow Road in Lehigh Acres. The Sidewalk Easement and right-of-way parcel are being granted to the County pursuant to a development order.

14. Approve Easement Purchase for Billy Creek Septic Conversion – 8751 Ortiz Cir.

Funding:

Current Year Dollar Amount:	\$4,050
Included in the Current Budget?:	Yes
Fund:	Utilities Capital Improvement
Comments:	\$2,800: Easement Rights \$1,250: Estimated Closing Costs

Item Summary:

Acquires an undivided 1/29th interest in a perpetual utility easement (+/-49,004 square feet) and a temporary easement at 8751 Ortiz Circle in the amount of \$2,800 plus closing costs. The easements are being purchased for the Lee County Septic Conversion Project — Billy Creek & Orange River Impaired Water Area, which is in the design phase. The project will reduce nutrient loading to impaired waters and improve protection and restoration of water quality.

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

Funding:

Current Year Dollar Amount:	\$510,000
Included in the Current Budget?:	Yes
Fund:	Conservation 20/20 Capital Improvement Fund
Comments:	\$15,000: Closing costs include (title policy, environmental audit, settlement fees, and survey)

Item Summary:

Approves a purchase agreement for a Conservation 20/20 parcel (Nomination 143-2) of +/- 3.5 acres of land located at 10301 Palm Beach Boulevard in Fort Myers. The purchase price for this Tier I acquisition parcel is \$495,000. The Conservation Land Acquisition and Stewardship Advisory Committee (CLASAC) recommended approving this purchase agreement by unanimous vote. The property is an infill parcel and will be incorporated into the County's Orange River Preserve.

16. Approve Land Purchase for Conservation 20/20 on Pine Island

Funding:

Current Year Dollar Amount:	\$415,000
Included in the Current Budget?:	Yes
Fund:	Conservation 20/20 Capital

Comments:

Improvement Fund

\$15,000: Closing costs (title policy, environmental audit, settlement fees, and survey)

Item Summary:

Approves a purchase agreement for a Conservation 20/20 parcel (Nomination 665) of +/- 10 acres of land near the intersection of Stringfellow Road and Monaco Lake Drive on Pine Island. The purchase price for this Tier I acquisition parcel is \$400,000. The Conservation Land Acquisition and Stewardship Advisory Committee (CLASAC) recommended approving this purchase agreement by unanimous vote. The property is adjacent to the County's Pine Island Flatwoods Preserve. The purchase price of \$400,000 is at the lowest appraised value of two appraisal reports.

17. Approve Land Purchase for Conservation 20/20 of Two Parcels on Pine Island

Funding:

Current Year Dollar Amount:	\$1,710,000
Included in the Current Budget?:	No
Fund:	Conservation 20/20 Capital Improvement Fund
Comments:	\$1,680,000: Nom. 656 & Nom. 657 Purchase Price \$30,000: Title Policy, Environmental Audit, Settlement Fees & Survey

Item Summary:

Approves Conservation 20/20 purchase agreements for a +/- 27.9 acre parcel (\$1,395,000) and a +/- 28.13 acre parcel (\$285,000), located at 9901 Stringfellow Road, Saint James City. These Tier I acquisition parcels both accumulated a Ranking Score of 47 and the Conservation Land Acquisition and Stewardship Advisory Committee (CLASAC) recommended approval of these purchase agreements by unanimous vote. The purchases of these properties are contingent upon simultaneous closing of both parcels as they are contiguous, share some common ownership, and would each be too small if not combined with the other.

18. Approve Temporary Access License Agreement with Florida Power & Light Company

Funding:

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

Item Summary:

Establishes temporary license rights across County-owned property to provide Florida Power & Light Company (FPL) access to its transmission facilities until completion of the future Kingston project's spine road. The term of this Temporary Access License Agreement commences upon Board approval and is effective for up to five years.

19. Approve Tier I Placement for Conservation 20/20 Nominations 655-2 and 673

Funding:

Current Year Dollar Amount:	\$11,500
Included in the Current Budget?:	Yes
Fund:	Capital Improvement-Conservation 20/20
Comments:	\$11,500: Estimated Appraisal and Title commitment costs

Item Summary:

Approves the CLASAC recommendations to place Conservation 20/20 (C20/20) Nomination 655-2 and 673 into Tier I, as recommended by the Conservation 20/20 Land Acquisition and Stewardship Advisory Committee (CLASAC). Nomination 655-2 is located within the Charlotte Harbor Buffer Preserve in northwest Lee County. Nomination 673 is located within the Corkscrew Regional Ecosystem Watershed (CREW) Area in southeast Lee County. The CLASAC votes passed unanimously.

Any purchase agreement for acquisition will be returned to the Board for future consideration.

COUNTY MANAGER

20. Approve Agreement with Lee County Schools for Purchase of Vehicle for Drivers Education Program

Funding:

Current Year Dollar Amount:	\$26,588
Included in the Current Budget?:	Yes
Fund:	Special Revenue
Comments:	

Item Summary:

Approves a contract with the Lee County School District and releases funds in the amount of \$26,588, that will be used for the purchase of one new vehicle for the Driver's Education Program.

21. Approve Amendment to Line of Credit Agreement – Exhibit A (Project List)

Funding:

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

Item Summary:

The proposed amendment revises Exhibit A of the existing Line of Credit Agreement with PNC Bank, NA to reflect the updated list of previously approved capital projects eligible for funding under the LOC. The amendment does not increase the authorized amount of the Line of Credit or modify any other terms and conditions of the existing agreement. The revised Exhibit A is intended to clarify and update the project list to ensure consistency with the County's approved capital improvement program.

22. Approve Fund Balance Adjustments FY25-26

Funding:

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

Item Summary:

Adjusts budget in 14 funds for transfers between major maintenance projects, transfers from reserves for funds over budget, and account number corrections. These are accounting clean-up items and do not add any projects or affect any reserves in the county's major property tax funds (General Fund, Unincorporated MSTU, Library and All Hazards).

23. Approve CDBG-DR Matching Funds for Cape Coral HMGP Project

Funding:

Current Year Dollar Amount:	\$1,553,632
Included in the Current Budget?:	Yes
Fund:	Federal Grants through General Fund
Comments:	

Item Summary:

Awards \$1,553,632 in Community Development Block Grant–Disaster Recovery (CDBG-DR) funds as the local match for the City of Cape Coral's FEMA Hazard Mitigation Grant Program Lake Kennedy Wind Retrofit-Generators Project. The award will utilize a portion of the CDBG-DR funding reserve previously established by the Board.

24. Amend City of Sanibel CDBG-DR Subrecipient Agreements for Planning Projects

Funding:

Current Year Dollar Amount:	N/A
Included in the Current Budget?:	Yes
Fund:	Federal Grant Funds through General Fund
Comments:	CDBG-DR Grant Funded, Long Term Recovery Initiative HG-006

Item Summary:

Amends two Community Development Block Grant - Recovery (CDBG-DR) Resiliency Planning Program Subrecipient Agreements with the City of Sanibel. The amendments reallocate \$27,015.05 in unused funds from the Sanibel Broadband Feasibility Study to the Sanibel Transportation Master Plan to support additional public engagement activities identified by the City. The amendments do not increase the County's total funding commitment.

25. Approve Task Order Modifications for CDBG-DR Individual Housing Item

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:

Approves modifications to existing task orders with BDO Government Services, LLC to provide additional funding for ongoing rehabilitation and reconstruction activities under the County's Community Development Block Grant–Disaster Recovery (CDBG-DR) Individual Housing Rehabilitation, Reconstruction, and Elevation Program (HRRE/LeeCares) through September 30, 2026. Rehabilitation and reconstruction activities have exceeded initial projections, prompting a need to increase funding to pay general contractors for work being performed on homes under construction. The LeeCares HRRE Program has executed grant agreements for 817 homeowners, with construction completed on 512 homes and approximately 129 homes currently underway.

26. Adopt Proposed FY26-27 Ad Valorem Rates for TRIM Notice & Set Budget Public Hearing Dates

Funding:

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

Item Summary:

Adopts proposed FY26-27 ad valorem maximum millages for the Truth In Millage (TRIM) notice and schedule the first and second public hearing on the FY26-27 proposed budget and proposed millage rates for September 3 and September 15, 2026, at 5:05 p.m. in the Old Lee County Courthouse Commission Chambers Meeting Room.

27. Execute Letter of Support for Pine Echo I & II Public Housing Development

Funding:

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

Item Summary:

Demonstrates the County's support for the Lee County Housing Authority's bid to convert the Pine Echo I & II Apartments to a Rental Assistance Demonstration (RAD)/Section 18 Blend redevelopment project. Located at 14073 Whitebirch Lane and 14170 Warner Circle in North Fort Myers, the conversion will facilitate rehabilitation and long-term preservation of the 92-unit affordable housing development. The Board originally awarded \$7,000,000.00 of CDBG-DR funding for rehabilitation of these units on May 21, 2024.

28. Report Quarterly Expenditures for County-Sponsored Functions

Funding:

Current Year Dollar Amount:	\$80,536
Included in the Current Budget?:	Yes
Fund:	Various
Comments:	

Item Summary:

Lee County Ordinance #90-18 requires quarterly reporting of expenditures on county-sponsored functions. Some of these expenditures are funded through grants and donations. These include workshops, training, seminars, receptions, ribbon cuttings, and meals related to county-sponsored

events and meetings. Expenditures for the quarter were \$80,536.24.

FACILITIES CONSTRUCTION AND MANAGEMENT

29. Approve Piggyback Purchase for Fire Alarm System Inspections, Maintenance and Repairs

Funding:

Current Year Dollar Amount:	\$123,498
Included in the Current Budget?:	Yes
Fund:	Operating, Support and Major Maintenance

Comments:

Item Summary:

Approves a piggyback purchase with Johnson Controls Fire Protection for annual inspections, maintenance, testing, repairs, and related support services for proprietary fire alarm systems at seven essential County facilities: the Justice Center Proper, Annex, and Tower; Administration/Old Courthouse; Employee Parking Garage; and Ortiz Jail Core I and Core II. Annual fire alarm inspections are required by the Florida Fire Code and Fire Protection Association standards. As the only authorized service provider for these proprietary systems, Johnson Controls will perform the required inspections, maintenance, and deficiency repairs.

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 provides annual savings of \$29,889 compared to Johnson Controls' standard list pricing, reducing the annual contract cost from approximately \$153,386.81 to \$123,497.81—a savings of 19.5%.

30. Approve Purchase Order for 5th Floor Justice Center Proper Flooring Replacement

Funding:

Current Year Dollar Amount:	\$112,060
Included in the Current Budget?:	Yes
Fund:	General Fund

Comments:

Item Summary:

Provides new flooring for the courtrooms and judicial offices on the 5th floor of the Justice Center Proper. Wayne Wiles Floor Coverings, Inc., will provide materials and installation for this \$112,059.54 budgeted and planned project. The existing flooring is over twenty years old and has reached its end of life.

31. Award Contract for Sewage Grinder Addition and Lint Interceptor Replacement at Ortiz Jail

Funding:

Current Year Dollar Amount:	\$627,000
Included in the Current Budget?:	Yes
Fund:	General Fund

Comments:

Item Summary:

Awards a contract to Andrew Site Work, LLC in the amount of \$627,000.00 to complete a planned and budgeted project that will be funded through the General Fund. This project will install new sewage grinder systems at Core I and Core II of the Ortiz Jail, replace the existing laundry wastewater collection system, and repair and replace concrete, piping, flooring, and interior finishes in the affected areas.

32. Award Design Contract for LeeTran Facilities Mitigation**Funding:**

Current Year Dollar Amount:	\$599,994
Included in the Current Budget?:	Yes
Fund:	Enterprise, FTA Emergency Relief Grant
Comments:	

Item Summary:

Awards a contract to ADG Architecture, LLC to provide mitigation analysis, design services, and grant compliance support for four LeeTran facilities: the LeeTran Beach Park and Ride, LeeTran Rosa Parks Transfer Center, LeeTran Cape Coral Transfer Center, and the LeeTran Headquarters and Maintenance Facility. The contract is in the amount of \$599,994.00. The planned and budgeted project will be funded through grant from the Federal Transit Administration.

33. Approve Sole Source Purchase for Automated Logic Building Management System**Funding:**

Current Year Dollar Amount:	\$120,000
Included in the Current Budget?:	Yes
Fund:	Various
Comments:	Estimated \$120,000 annually or NTE \$360,000 in a 3-year period.

Item Summary:

Approves a three-year, sole source purchase of automated building controls inspection, maintenance, repair, programming, and licensing services from Boyd Brothers, Inc., in a cumulative amount not to exceed \$360,000. Boyd Brothers is the only vendor authorized to support the existing Automated Logic hardware and software that controls HVAC, fire, and smoke control systems in twenty-two (22) County buildings. Additionally, system upgrades are planned for the Justice Center Tower and Lee County Sheriff's Office gun range.

HUMAN & VETERAN SERVICES**34. Approve CDBG Subrecipient Contract with Centerstone of Florida, Inc.****Funding:**

Current Year Dollar Amount:	\$493,712
Included in the Current Budget?:	Yes
Fund:	Entitlement Funds
Comments:	

Item Summary:

Approves a contract with Centerstone of Florida, Inc., a nonprofit agency, using Community Development Block Grant (CDBG) and Community Development Block Grant Coronavirus (CDBG-CV) entitlement funds from the U.S. Department of Housing and Urban Development (HUD). The contract provides Centerstone's Housing Outreach and Treatment (HOT) Team funding in the amount of \$493,712.35 and will be used to serve approximately 400 individuals who are unhoused.

Centerstone's HOT Team will provide behavioral health treatment and outreach services to individuals in the community in a collaborative, multi-agency approach. The total number of clients may vary based on the volume of referrals received through Coordinated Entry, Lee County's standardized assessment and referral process. The Centerstone HOT Team operates Monday through Friday from 8:00 AM to 5:00 PM and provides a 24/7 crisis line for program participants.

35. Approve Continuum of Care Subrecipient Contract with CASL, Inc**Funding:**

Current Year Dollar Amount:	\$256,946
Included in the Current Budget?:	Yes
Fund:	Federal Grant through Continuum of Care
Comments:	N/A

Item Summary:

Approve a subrecipient contract with Community Assisted and Supported Living, Inc. (CASL) utilizing funds from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$256,946.00 for Continuum of Care project #FL0923L4D032403 for period October 1, 2025 - September 30, 2026. Funding will provide case management and permanent supportive housing assistance to individuals who have been homeless for long periods of time and have a chronic disabling condition. Approximately 11 individuals will be provided permanent supportive housing assistance through this program.

36. Approve Submission of Annual Action Plan and Acceptance of Annual Entitlement Grant Funds from HUD**Funding:**

Current Year Dollar Amount:	\$4,361,506
Included in the Current Budget?:	Yes
Fund:	HUD Entitlement Funds
Comments:	

Item Summary:

Approve submission of Lee County's Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD) for HUD Fiscal Year 2026. This approval ensures the County is in compliance with HUD rules and allows Lee County to continue receiving federal funding for planning, homeless services, community development and affordable housing projects. This item also approves accepting \$4,361,506 in grant funding for HUD Fiscal Year 2026 from the U.S. Department of Housing and Urban Development:

1. \$3,149,229 in Community Development Block Grant (CDBG) funding.
2. \$944,679 in HOME Investment Partnership Funds (HOME) funding.

3. \$267,598 in Emergency Solutions Grant (ESG) funding.

NATURAL RESOURCES

37. Approve Single Source Purchase for Water Quality Testing Supplies

Funding:

Current Year Dollar Amount:	\$125,000
Included in the Current Budget?:	Yes
Fund:	General Fund
Comments:	

Item Summary:

Approves a Single Source agreement with IDEXX Distribution, Inc. as the single-source provider of water quality testing supplies. These supplies are used by the Environmental Laboratory to perform water quality testing certified by the Florida Department of Environmental Protections and other national organizations. Total expenditures for the prior twelve-month period were approximately \$108,000.00. 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 Use Agreement with State of Florida for Jug Creek Dredging

Funding:

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

Item Summary:

Lee County in coordination with West Coast Inland Navigation District (WCIND) plan to conduct minimal dredging operations in Jug Creek, Bokeelia to remove spot shoaling and restore safe navigation in the public channel. The preferred dredge material handling option is removal via containerized trucks from the state property which requires execution of a land use agreement.

39. Award Contract for Improvements to the L and Brantley Dover Canals

Funding:

Current Year Dollar Amount:	\$450,000
Included in the Current Budget?:	Yes
Fund:	FDEM & CDBG-DR Grant Funds and CIP General Funds
Comments:	\$198,750 FDEM Grant; \$66,250 CDBG-DR Grant; and \$185,000 CIP General Funds

Item Summary:

Awards a contract to JR Evans Engineering, P.A. for surveying, design, engineering, permitting, and other Engineer of Record services for Phase I of the L-Canal-Brantley-Canal Improvements project. The contract is in the amount of \$450,000.00. Funding is available in the current fiscal year budget.

PUBLIC SAFETY

40. Approve Renewal of Estero Fire Rescue District Certificate of Public Convenience and Necessity

Funding:

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

Item Summary:

The Estero Fire Rescue District submitted an application for renewal of its Certificate of Public Convenience and Necessity (COPCN) to provide advanced life support (ALS) non-transport services. Approval provides Estero Fire Rescue District with the necessary COPCN to satisfy the statutory requirements applicable to its State non-transport license, which expires on August 31, 2026. Granting of the COPCN will allow the District to continue operating as an ALS non-transport service provider in accordance with State law for two additional years.

41. Approve Renewal of Sanibel Fire Rescue District Certificate of Public Convenience and Necessity

Funding:

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

Item Summary:

The Sanibel Fire Rescue District submitted an application for renewal of its Certificate of Public Convenience and Necessity (COPCN) to provide advanced life support (ALS) non-transport services. Approval provides Sanibel Fire Rescue District with the necessary COPCN to satisfy the statutory requirements applicable to its State non-transport license, which expires on January 3, 2027. Granting of the COPCN will allow the District to continue operating as an ALS non-transport service provider in accordance with State law for two additional years.

42. Approve Piggyback Purchase of 911 Emergency Notification Software and Services

Funding:

Current Year Dollar Amount:	\$394,973
Included in the Current Budget?:	Yes
Fund:	General Fund/CIP
Comments:	

Item Summary:

Authorizes Lee County Public Safety to utilize pricing available through the League of Oregon Cities Contract No. PS26480 for the purchase of a comprehensive upgrade to the Lee County Public Safety fire station alerting system through the implementation of the US Digital Designs Phoenix G2 Fire Station Alerting System. The project includes station alerting equipment, mobile alerting capabilities, system configuration, project management, installation, warranty, technical support, and software maintenance. The system enhances emergency dispatch notifications by delivering automated audio and visual alerts, improving responder situational awareness, turnout

times, and communications reliability while integrating with existing dispatch systems. Ongoing maintenance and support are included to ensure continued system performance and operational readiness.

The cost of this purchase will be shared among Lee County Public Safety, Lehigh Acres Fire Control and Rescue District, Alva Fire District, Boca Grande Fire Control District, Estero Fire Rescue, Fort Myers Shores Fire Protection and Rescue Service District, and San Carlos Park Fire Protection and Rescue Service District. Each participating agency will reimburse Lee County for its proportionate share of the equipment and installation costs based on the number of fire stations served.

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 has been completed and the purchase under this contract will represent a savings of 10.89% or \$43,011.79 off vendor MSRP pricing.

43. Approve a Resolution Changing the Name of a Street on Captiva Island

Funding:

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

Item Summary:

The residents of a community on Captiva Island, through their association, have requested a street name change from Tennis Villas to Captiva Resort Villas. E-9-1-1 Addressing has reviewed the request and finds it meets the requirements of Ordinance 04-18 and the County's E-9-1-1 addressing policy. This action is required if a name change is requested after the official plat is recorded. In this case, the plat was recorded in 1977.

44. Approve Piggyback for Annual Purchase of Critical Care and EMS Equipment

Funding:

Current Year Dollar Amount:	\$620,000
Included in the Current Budget?:	Yes
Fund:	General Revenue
Comments:	

Item Summary:

Authorizes Lee County Emergency Medical Services (EMS) to utilize pricing available through State of Minnesota Sourcewell Contract No. 041823-ZLL for the purchase of Zoll ventilators, aspirators, accessories, and maintenance plans. These life-saving devices are essential for providing advanced respiratory support and airway management during medical emergencies. Lee County EMS currently operates a fleet of Zoll ventilators, and continued use of this equipment supports consistency in operations, training, and patient care.

Expenditure under this contract total \$296,675.12 during the current fiscal year, with annual spending projected to reach approximately \$620,000. Additional purchases are anticipated over the next three years to support the expansion of EMS services and the opening of new EMS stations.

For purchases presented to the Board of County Commissioners exceeding \$100,000,

Procurement Management will conduct a market analysis to evaluate available vendors, pricing, cooperative purchasing options, procurement methods, and market conditions to ensure fair and reasonable pricing and compliance with County procurement requirements.

45. Approve Piggyback for Emergency Medical Supplies, Equipment, and Services

Funding:

Current Year Dollar Amount:	\$667,000
Included in the Current Budget?:	Yes
Fund:	General Fund
Comments:	

Item Summary:

Establishes a master piggyback authorization for Lee County Public Safety to utilize Okaloosa County, Florida Cooperative Contract No. C26-4259-PS, Medical Equipment and Uniforms, for the purchase of medical supplies, equipment, accessories, and related services as needed to support departmental operations.

This cooperative agreement replaces Lee County's existing agreement with Manatee County, which expires in December 2026, ensuring continued access to competitively solicited pricing and an uninterrupted supply of critical medical equipment and services. Expenditures during the current fiscal year total \$448,095.65, with anticipated expenditures of approximately \$2,000,000 over the next three years to support the expansion of emergency medical services and the opening of new EMS stations.

Utilizing this cooperative contract allows the County to leverage competitively awarded pricing, achieve estimated savings of 10% to 35%, and reduce procurement time by relying on an existing competitive solicitation. A market analysis has been completed to confirm the pricing is fair and reasonable. Individual purchases exceeding \$100,000 will be presented to the Board of County Commissioners for approval.

SHERIFF

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

Funding:

Current Year Dollar Amount:	\$523,935
Included in the Current Budget?:	Yes
Fund:	General Fund
Comments:	

Item Summary:

Approves FY25-26 expenditure of \$523,934.91 of revenues collected from various fees and services by the Sheriff's Office during the period of 4/4/26 through 7/10/26. 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.

47. Approve Lee County Sheriff's Office FY26 Bridging Immigration Related Deficits Grant Application and Acceptance

Funding:

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	No
Fund:	Grant through General Fund
Comments:	There is no cash or in-kind match required.

Item Summary:

Authorizes the Lee County Sheriff's Office to apply for the FY26 Bridging Immigration Related Deficits Experienced Nationwide ("BIDEN") Program, which will provide funding from a \$3 billion pool in which applicants must be an established participant in a 287(g) partnership in order to upgrade the Main Jail's access control features that currently have pre-1980s technology (with parts no longer available), as well as upgrading the manual/mechanic doors to hydraulic/pneumatic to match the Core's access control and doors. Quotes will be obtained. This funding is offered by the U.S. Department of Justice, Office of Justice Programs. There is no cash or in-kind match required.

TRANSIT**48. Approve Piggyback Purchase of Four Paratransit Vehicles****Funding:**

Current Year Dollar Amount:	\$452,104
Included in the Current Budget?:	Yes
Fund:	Grant
Comments:	

Item Summary:

Approve the piggyback purchase of four ADA vans from Florida Transportation Systems for the amount of \$452,104.00. These vehicles shall replace four ADA/Paratransit Vehicles that have reached or exceeded their established FTA useful life of 5 years and/or 150,000 miles as part of the vehicle replacement plan and will reduce costs associated with maintaining older, high-mileage ADA Paratransit vehicles.

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 has been completed and the purchase under this contract will represent savings of \$53,312 or 10.548%.

TRANSPORTATION**49. Award Annual Contract for Alternative Paving Methods****Funding:**

Current Year Dollar Amount:	\$2,500,000
Included in the Current Budget?:	Yes
Fund:	Transportation Capital Improvement
Comments:	

Item Summary:

Awards competitively bid contracts to Ajax Paving Industries of Florida LLC, Asphalt Paving Systems, Inc, OHLA USA, Inc., Pavement Maintenance, LLC, Preferred Materials, Inc., Russ Berner Construction, Inc., SMATS LLC dba 1-800-Striper of Fort Myers, Southern Striping

Solutions, LLC dba Collier Paving & Concrete, and Villa-Fuerte Construction, LLC to provide countywide resurfacing, alternative paving, and general roadway improvements on an as-needed basis for a term of two years.

This is for individual projects up to a total amount of \$1,000,000 as approved in the department's annually adopted budget. Individual projects in excess of \$100,000 will be presented to the Board for approval. Any project over \$50,000 will be required to receive at least three quotes from the approved vendors, at which time the vendor may adjust their unit prices lower than the contract unit price to ensure the County is getting the best possible pricing. On average, over the last contract, expenditures were \$2,500,000 per year.

50. Award Contract for Daniels Parkway Resurfacing Six Mile to Widening Project

Funding:

Current Year Dollar Amount:	\$1,701,380
Included in the Current Budget?:	Yes
Fund:	Transportation Capital Improvement
Comments:	

Item Summary:

Awards a low bid contract to Preferred Materials, Inc. for the resurfacing of Daniels Parkway in Fort Myers in the amount of \$1,701,380.25. Work will be along Daniels Parkway from Six Mile Cypress Parkway to the Widening Project (approximately Riverside Center Ct) and shall include milling, resurfacing, pavement restriping, shoulder work, traffic signal work, and ADA upgrades. Construction on this project is set to begin Fall 2026 and is in the current fiscal year budget.

51. Award Contract for Harlem Heights CDBG Drainage Project

Funding:

Current Year Dollar Amount:	\$740,788
Included in the Current Budget?:	Yes
Fund:	CDBG-DR
Comments:	ResilientLee IF-003

Item Summary:

Awards a contract with Kimley-Horn and Associates, Inc. to provide engineering services for the Harlem Heights Community drainage improvement project in the negotiated amount of \$740,788.43. The scope includes drainage analysis of the current system along with the design of a new stormwater management plan with pipes, ditches, and site drains including design, permitting, and post-design services. This project is funded through a Community Development Block Grant – Disaster Recovery Program (CDBG-DR) and is available in the current year budget. The total grant award for the project is \$3,800,000.

52. Award Contract for McGregor Blvd & Punta Rassa Traffic Signal Repairs

Funding:

Current Year Dollar Amount:	\$457,457
Included in the Current Budget?:	Yes
Fund:	Transportation Capital Improvement
Comments:	

Item Summary:

Awards a low bid contract to Traffic Control Devices, LLC for the permanent repairs to the traffic signal at the intersection of McGregor Boulevard and Punta Rassa Road in the amount of \$457,457.00. Work will include removing and replacing all wiring, installing new electrical service, new directional drilled conduit, repair mast arm foundation, new traffic signal controller assembly, new mast arm assembly, new video detection system, and removal of temporary span and poles. Material acquisition on this project is set to begin in August and construction to start January 2027. Risk Management is pursuing reimbursement for costs related to the accident that caused this damage.

53. Award Informal Quote for Ben Hill Griffin Pkwy Concrete Sidewalk Repairs

Funding:

Current Year Dollar Amount:	\$189,400
Included in the Current Budget?:	Yes
Fund:	Transportation Capital Improvement
Comments:	

Item Summary:

Authorizes the contracted services for concrete sidewalk repair along Ben Hill Griffin Parkway from Quantum Marine Construction LLC in the amount of \$189,400.00. This purchase provides the removal and replacement of damaged concrete sidewalk on the west side of Ben Hill Griffin Parkway from FGCU Lake Parkway north to Alico Road. Project also includes ADA mat installation and joint grinding to provide a smooth transition between sidewalk panels. The necessary repairs were identified by county staff and are required to provide safe walking for pedestrians. Funding is included in the current year budget.

54. Award Informal Quote for East Meadows Stormwater Drainage Improvements

Funding:

Current Year Dollar Amount:	\$198,150
Included in the Current Budget?:	Yes
Fund:	Transportation Trust
Comments:	

Item Summary:

Authorizes the contracted services for stormwater drainage repairs from Quantum Marine Construction LLC in the amount of \$198,150.00. This purchase provides the removal and replacement of damaged stormwater drainage pipes in the East Meadows subdivision. Project also includes replacement of incorrect sized pipes and replacement of pipes set at the incorrect elevation. The Contractor will remove pipes, correct the elevation, and replace with the correct sized pipe for the area. Driveways will then be replaced. The necessary repairs were identified by county staff and are required to provide proper stormwater drainage to the area. Funding is included in the current year budget.

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

Funding:

Current Year Dollar Amount:	\$160,000
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 in the amount of \$160,000.00. The single source will be for a one-year period. The amount spent on the previous Single Source was \$185,745, which included two unique projects that are not reoccurring expenditures. Funding is available in the budget for these purchases.

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.

UTILITIES**56. Approve Contract Renewal and Amendment for Sodium Hydroxide****Funding:**

Current Year Dollar Amount:	\$26,664
Included in the Current Budget?:	Yes
Fund:	Utilities Operating
Comments:	

Item Summary:

Approves a contract amendment with Allied Universal Corporation under Solicitation No. B220047DWJ, Sodium Hydroxide 25% and 50% (Caustic Soda), increasing the contract price for 50% Sodium Hydroxide to \$940.00 per dry ton, representing a 6.94% price increase. Sodium hydroxide is a critical chemical used in Lee County's water and wastewater treatment processes for pH adjustment and corrosion control. The vendor initially requested a 12.51% price increase; however, through negotiations conducted by Procurement Management, the requested increase was reduced to 6.94%. The vendor attributed the increase to rising raw material costs and current market pricing trends. The amendment is expected to increase annual contract expenditure by approximately \$26,663.96. Total expenditure under the contract during the previous twelve-month period was \$404,124.63. This item also approves renewal of the contract through August 14, 2027.

57. Award Annual Contract for Purchase of Sulfuric Acid**Funding:**

Current Year Dollar Amount:	\$410,000
Included in the Current Budget?:	Yes
Fund:	Utilities Operating

Comments:

Item Summary:

Awards a competitively bid contract to Interacid North America, Inc., the lowest responsive bidder to supply sulfuric acid for Lee County Utilities water treatment facilities on an as-needed basis at the unit price of \$3.68 per gallon. This product is used to adjust acidity or alkalinity (pH) in various

treatment processes. Total expenditures for the prior 12-month period were \$400,296.37.

VISITOR AND CONVENTION BUREAU

58. Approve Amended Lee County Tourist Development Council Bylaws

Funding:

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

Item Summary:

Approves amended Lee County Tourist Development Council (TDC) Bylaws to conform to Chapter 2026-205, Laws of Florida (CS/HB 4047), signed by the Governor and filed with the Office of the Secretary of State on June 8, 2026, which expands the TDC from nine to eleven voting members by restructuring the municipal official seats from two to three and adding a seventh tourist industry seat, effective July 1, 2026. The amendment also updates the quorum requirement from five to six voting members. The TDC voted unanimously to approve the amended Bylaws at its regularly scheduled meeting on June 11, 2026.

ADMINISTRATIVE AGENDA

TRANSPORTATION

59. Approve and Adopt 23rd Street SW Alternatives Analysis and Select Alignment

Funding:

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

Item Summary:

Adopt the 23rd Street alternatives analysis that considered alternative routes along the corridor based on five primary factors:

1. Alternative Alignments;
2. Cost;
3. Environmental Factors;
4. Long Range Area Planning;
5. Safety Considerations

Based on the consideration of these five factors, the staff recommendation is to proceed with the replacement of the bridge at Sailfish canal in order to construct a westbound left turn lane at the intersection of Sunshine Boulevard and 23rd Street SW to accommodate the signalization of the intersection and support the projected traffic volumes.

PUBLIC HEARING - 9:30 AM

COMMUNITY DEVELOPMENT

60. Authorize Issuance of Housing Finance Authority Single Family Mortgage Revenue Bonds

Funding:

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

Item Summary:

Authorize the Housing Finance Authority of Lee County (HFA) to issue its Single-Family Mortgage Revenue Bonds, in one or more series, in an aggregate principal amount not to exceed \$80,000,000, to be used pursuant to the Plan of Finance specified in the attached Resolutions. There are no financial or administrative costs to Lee County. Bonds issued by the HFA do not constitute debt or liability to the County.

COUNTY ATTORNEY

61. Conduct Public Hearing to Adopt an Ordinance Repealing/Replacing Ord 13-14 and 16-18

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 an Ordinance Repealing/Replacing Lee County Ordinance No. 13-14, as amended by Ordinance No. 16-18. The adopted ordinance will conform to Chapter 2026-205, Laws of Florida (CS/HB 4047), which expands the Lee County Tourist Development Council (TDC) from nine to eleven voting members, effective July 1, 2026.

Chapter 2026-205, Laws of Florida (CS/HB 4047) was passed by the 2026 Florida Legislature and presented to the Governor on May 27, 2026. Upon becoming law, Chapter 2026-205, Laws of Florida (CS/HB 4047) revises the composition of the Lee County Tourist Development Council by increasing voting membership from nine to eleven, adding one additional elected municipal official and one additional member representing the tourism industry.

The TDC composition changes are effective July 1, 2026.