

CITY OF BONITA SPRINGS, FLORIDA

ORDINANCE NO. 25-11

AN ORDINANCE ESTABLISHING VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.005(2), FLORIDA STATUTES; PROVIDING FOR THE ESTABLISHMENT OF THE COMMUNITY DEVELOPMENT DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; NAMING THE DISTRICT; PROVIDING THAT THE CITY OF BONITA SPRINGS MAY NOT AND SHALL NOT MODIFY OR DELETE ANY PROVISION OF THE DISTRICT CHARTER SET FORTH IN SECTIONS 190.006 - 190.041, FLORIDA STATUTES; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Pulte Home Company, LLC, a Michigan limited liability company, has petitioned the City Council of the City of Bonita Springs, Florida (the "City") to establish VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT; and

WHEREAS, the City Council (the "City Council"), after proper published notice, conducted a local public information-gathering ordinance hearing as required by law and finds as follows:

1. The petition is complete in that it meets the requirements of Section 190.005(1)(a), Florida Statutes; and all statements contained within the petition are true and correct.

2. The City has reviewed and approved the petition for establishment of the proposed district.

3. The costs to the City and government agencies from establishment of the district are nominal. There is no adverse impact on competition or employment from district establishment. The persons affected by establishment are the future landowners, present landowners, the City and its taxpayers, and the State of Florida. There is a net economic benefit flowing to these persons from district establishment as the entity to manage and finance the

statutory services identified. The impact of district establishment and function on competition and the employment market is marginal and generally positive, as is the impact on small business. None of the reasonable public or private alternatives, including an assessment of less costly and less intrusive methods and of probable costs and benefits of not adopting the ordinance, is as economically viable as establishing the district. Methodology is set forth in the economic impact statement on file. The statement of estimated regulatory costs of this petition on district establishment is adequate.

4. Establishment of the proposed district, whose charter is Section 190.006 - 190.041, Florida Statutes, was created by general law, is not inconsistent with the applicable local Comprehensive Plan or the State Comprehensive Plan.

5. The area of land within the proposed district is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developed as one functional interrelated community.

6. The district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.

7. The community development services and facilities of the district will be compatible with the capacity and uses of existing local and regional community development services and facilities.

8. The area that will be served by the district is amenable to separate special district government.

9. The proposed district, once established, may petition the City Council for consent to exercise one or more of the powers granted by charter in Section 190.012(2), Florida Statutes.

10. Upon the effective date of this Ordinance, the proposed Vivid Shores Community Development District will be duly and legally authorized to exist and exercise all of its general and special powers as limited by law; and has the right to seek consent from the

City for the grant of authority to exercise special powers in accordance with Section 190.012(2), Florida Statutes, without question as to the district's continued right, authority and power to exercise its limited powers as established by this Ordinance.

11. All notice requirements of law were met and complete notice was timely given.

THE CITY OF BONITA SPRINGS, HEREBY ORDAINS:

Section 1. Recitals. The forgoing recitals are hereby ratified and confirmed as being true and correct and hereby made a part of this Ordinance and adopted as legislative findings.

Section 2. District Name. The community development district herein established will be known as Vivid Shores Community Development District.

Section 3. Authority for Ordinance. This Ordinance is adopted pursuant to Section 190.005(2), Florida Statutes, and other applicable provisions of law governing City ordinances.

Section 4. Establishment of Community Development District. Vivid Shores Community Development District is hereby established within the boundaries of the real property described in Exhibit "A" attached hereto and incorporated by reference.

Section 5. Designation of Initial Board Members. The following five persons are designated to be the initial members of the Board of Supervisors:

- | | | |
|----|-----------------|---|
| 1. | Scott Brooks | 24311 Walden Center Drive, Suite 300
Bonita Springs, Florida 34134 |
| 2. | Naomi Robertson | 24311 Walden Center Drive, Suite 300
Bonita Springs, Florida 34134 |
| 3. | Laura Ray | 24311 Walden Center Drive, Suite 300
Bonita Springs, Florida 34134 |
| 4. | Jason Sawyer | 2639 Professional Circle, Suite 101
Naples, Florida 34119 |
| 5. | Ned Dewhirst | 6200 Whiskey Creek Drive
Fort Myers, Florida 33919 |

Section 6. Statutory Provisions Governing District.

Vivid Shores Community Development District will be governed by the provisions of Chapter 190, Florida Statutes. In addition, the developer(s) of the land within the boundaries of Vivid Shores Community Development District, and any successors or assigns, shall include the disclosure statement contained in Section 190.048, Florida Statutes, in subsequent land purchase agreements.

Section 7. Conflicts and Severability.

In the event this Ordinance conflicts with any other City ordinance or other applicable law, the more restrictive will apply. If any phase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion will be deemed a separate, distinct and independent provision and such holding will not affect the validity of the remaining portion.

Section 8. Effective Date. This ordinance shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 17th day of September, 2025.

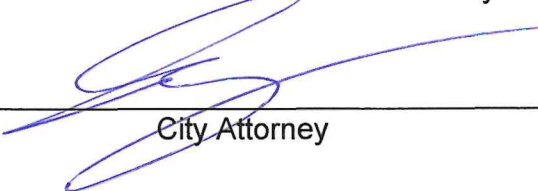
AUTHENTICATION:



Mayor



City Clerk

APPROVED AS TO FORM: 

City Attorney

Vote:

Bogacz	<u>aye</u>
Carr	<u>aye</u>
Corrie	<u>aye</u>
Gibson	<u>aye</u>

Fitzpatrick	<u>aye</u>
Fullick	<u>aye</u>
Purdon	<u>aye</u>

Date filed with City Clerk: 9/17, 2025

