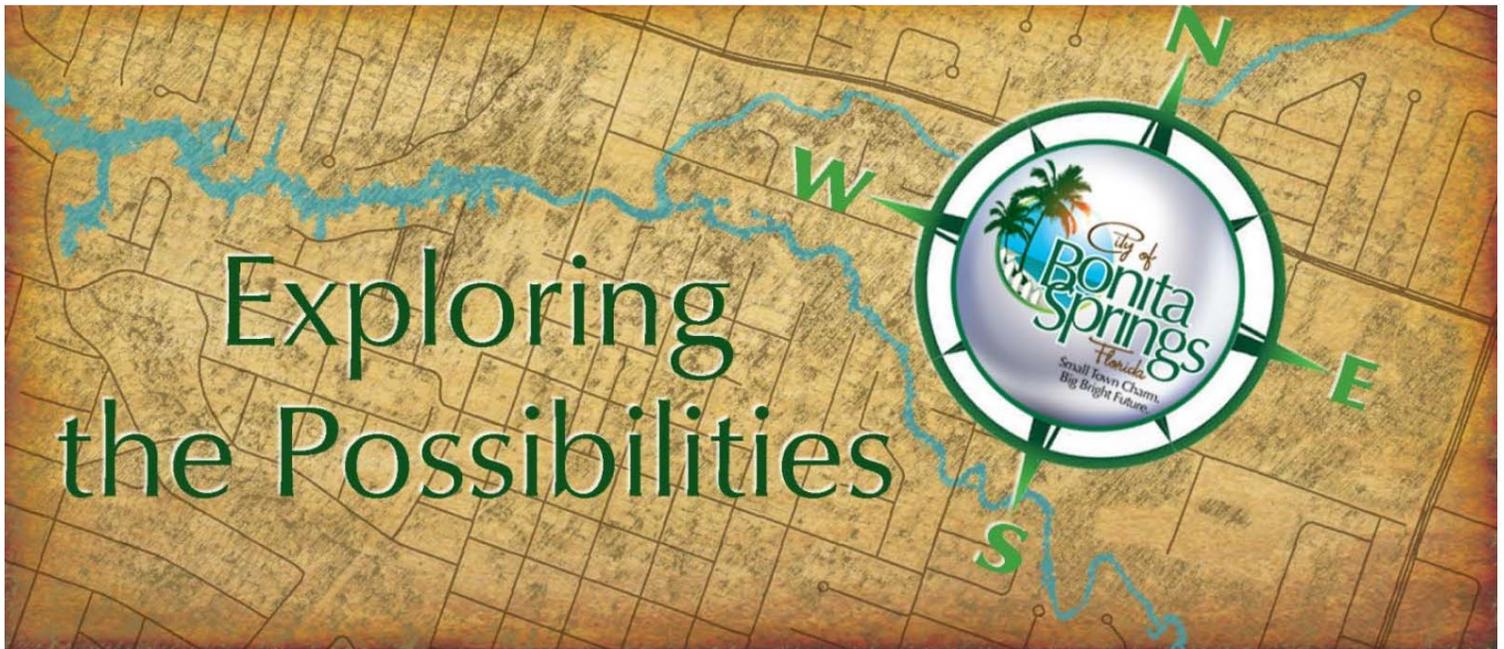


City of Bonita Springs, Florida

Evaluation and Appraisal Review (EAR)



March 2016



Acknowledgements

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Executive Summary

The City of Bonita Springs Comprehensive Plan is the framework for planning. It is the foundation upon which all land use decisions in the City are based. It expresses the community vision and values, and embodies public policy for the distribution of future land use, both public and private. The Comprehensive Plan sets out the City's policies for sound land use planning and the provision of services to maintain, and where necessary improve, the City's natural and built environments and its residents' quality of life. Its alignment with the City's vision for its future is critical as it provides the means by which to get there.

As the foundation for land use decisions, Florida Statutes (F.S.) require municipalities and counties to prepare an Evaluation and Appraisal Review (E.A.R.) of the comprehensive plan every seven (7) years.¹ The state-mandated process requires that the City of Bonita Springs submit a notification letter to the Florida Department of Economic Opportunity (DEO) by April 1, 2016. The notification document must state whether the city must amend the comprehensive plan to reflect changes in state requirements since the last update. In addition, §163.3191, F.S. encourages local governments to evaluate their plan to reflect changes in local conditions.

The process of developing this E.A.R. for the City of Bonita Springs has several major goals. These were to:

- Identify changes in state requirements that necessitate changes in the comprehensive plan.
- Identify changing conditions and trends affecting the community that should be reflected in the Comprehensive Plan, including annexations.
- Conduct a review of implementation of the existing comprehensive plan and the degree to which plan objectives have been achieved.
- Assess successes and shortcomings of the plan.
- Determine the extent to which the comprehensive plan is consistent with current trends, conditions, and vision.

This review provides an assessment of changes in Bonita Springs since the 2009 E.A.R. This includes profiles of the City, population, education, economics, and housing. In addition, it reviews existing land use and summarizes annexations occurring since the last E.A.R. It provides an assessment of the City's implementation of the Comprehensive Plan related to the major infrastructure investments. This review then turns to the process of developing the E.A.R., followed by an Element – by – Element review of the major state-required, annexation-related, and optional amendments.

This review concludes that: 1) the comprehensive plan must be amended to reflect changes in state requirements since the last update, particularly the sweeping changes in the Community Planning Act passed in 2011; 2) there are several areas where annexations necessitate amendments; and 3) trends and conditions in the City of Bonita Springs suggest optional amendments that would strengthen the current vision, as well as the City's implementation efforts.

¹ In 2012, the Florida Department of Economic Opportunity published chapter 73C-49, establishing the Community Planning schedule for Local Governments' Evaluation and Appraisal Notification Letter. This new schedule changed the City of Bonita Springs due date from 10/1/2012 to 4/1/2016.

Following the notification letter to the DEO, the City of Bonita Springs will have one year to submit amendments to the comprehensive plan under the state coordinated review process. These are also known as E.A.R.-based amendments. Full implementation of an amended plan would necessitate further changes to the City's Land Development Code (LDC).

Assessment of Bonita Springs Changes and Conditions since Plan Adoption

Purpose and Expected Outcome of the E.A.R.

As the foundation for land use decisions, Florida statutes require municipalities and counties to prepare an Evaluation and Appraisal Review (E.A.R.) of the comprehensive plan every seven (7) years.² The state-mandated process requires that the City of Bonita Springs submit a notification letter to the Florida Department of Economic Opportunity (DEO) by April 1, 2016. The state requires that the notification document whether the city must amend the comprehensive plan to reflect changes in state requirements since the last update. In addition, Statute 163.3191 encourages local governments to evaluate their plan to reflect changes in local conditions.

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- Assess successes and shortcomings of the plan.
- Determine the extent to which the comprehensive plan is consistent with current trends, conditions, and vision.

Following the notification letter to the DEO, the City of Bonita Springs will have one year to submit amendments to the comprehensive plan. These are also known as E.A.R.-based amendments, and will undergo the state coordinated review process. Full implementation of an amended plan would necessitate the changes to the City's land development code. Figure 1 below graphically represents this process.



Figure 1: EAR Process

² In 2012, the Florida Department of Economic Opportunity published chapter 73C-49, establishing the Community Planning schedule for Local Governments' Evaluation and Appraisal Notification Letter. This new schedule changed the City of Bonita Springs due date from 10/1/2012 to 4/1/2016.

163.3191 Evaluation and appraisal of comprehensive plan.—

(1) At least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect changes in state requirements in this part since the last update of the comprehensive plan, and notify the state land planning agency as to its determination.

(2) If the local government determines amendments to its comprehensive plan are necessary to reflect changes in state requirements, the local government shall prepare and transmit within 1 year such plan amendment or amendments for review pursuant to s. 163.3184.

(3) Local governments are encouraged to comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. Plan amendments transmitted pursuant to this section shall be reviewed pursuant to s. 163.3184(4).

(4) If a local government fails to submit its letter prescribed by subsection (1) or update its plan pursuant to subsection (2), it may not amend its comprehensive plan until such time as it complies with this section.

(5) The state land planning agency may not adopt rules to implement this section, other than procedural rules or a schedule indicating when local governments must comply with the requirements of this section.

History.—s. 11, ch. 75-257; s. 10, ch. 85-55; s. 11, ch. 86-191; s. 10, ch. 92-129; s. 13, ch. 93-206; s. 6, ch. 95-322; s. 29, ch. 96-410; s. 5, ch. 96-416; s. 4, ch. 98-146; ss. 6, 14, ch. 98-176; s. 5, ch. 98-258; s. 17, ch. 2000-158; s. 9, ch. 2002-296; s. 905, ch. 2002-387; s. 4, ch. 2004-230; s. 8, ch. 2005-290; s. 12, ch. 2005-291; s. 13, ch. 2007-196; s. 5, ch. 2007-198; s. 4, ch. 2007-204; s. 5, ch. 2010-205; s. 20, ch. 2011-139; s. 8, ch. 2012-96; s. 9, ch. 2012-99.

City Description

Location and Context of Bonita Springs

The City of Bonita Springs is located in the southwest corner of Lee County and is part of the Cape Coral – Fort Myers, FL Metropolitan Statistical Area (MSA). According to the United States Census, the incorporated area of the city is approximately 38.6 square miles.³ Bonita Springs is generally bordered by the Gulf of Mexico to the west, the newly incorporated Village of Estero to the north, unincorporated Lee County to the northeast, and unincorporated Collier County to the south.

³ Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, County Business Patterns, Economic Census, Survey of Business Owners, Building Permits, Census of Governments. Square miles likely does not include annexations post decennial census of 2010. Last Revised: Wednesday, 14-Oct-2015 16:15:37 EDT

Overview of the City

The Bonita Springs Historical Society has developed a history of the area from which much of the following information was derived.⁴ According to the Historical Society, the area has been populated for the past 8,000 years and was once part of the Calusa Chiefdom. In 1539, the Spanish arrived, bringing with them diseases that decimated the native inhabitants. In 1870, a group of government surveyors pitched a camp along the Imperial River, inspiring the name “Survey.” Slowly, homesteaders began to populate the area until, in the 1880’s, when Braxton B. Comer bought 6,000 acres of land. Comer established a plantation, cultivating coconuts, bananas, pineapples, and other kinds of fruit. Other homesteaders and visitors continued to trickle into the area, establishing citrus groves and enjoying the area’s natural beauty, bountiful hunting, and fishing.

The development of the area accelerated in 1912 when a man by the name of Ragsdale and his investors purchased 2,400 acres around Survey. They laid out small streets for potential buyers, renamed the town Bonita Springs, and renamed the river “Imperial River” to increase the sales appeal. Where previously, transportation had been facilitated exclusively by boat, a road was completed in 1917 connecting Bonita Springs to Fort Myers. In 1925, Barron Collier extended his Fort Myers-Southern Railroad south to Bonita, precipitating a land boom. The completion of Tamiami Trail (Old 41) through Bonita in 1928 commenced a second boom. Bonita Springs briefly incorporated from 1925 to 1934.⁵

During the 1980’s and 90’s, the construction of I-75 and US 41 inspired another surge of real-estate activity. Today, Bonita Springs is an affluent town, with shopping centers, restaurants, recreational activities, and beaches. In 1999, Bonita Springs became the 5th incorporated city in Lee County. The City adopted a “Government Lite” approach that uses a small staff while contracting out most services.

The City of Bonita Springs has embraced the slogan, “Small Town Charm. Big Bright Future.” This slogan captures the essence of the City’s direction in many areas. The City’s focus on quality of life is evident in a variety of choices made in the areas of the environment, recreation, historic preservation, and downtown development. This priority is also evident in citizen feedback, City Council decisions, and committee recommendations.

Residents of Bonita Springs take pride in their city’s small-town charm and abundance of pristine natural resources. The City partners with a number of conservation groups to protect environmentally sensitive areas and educate the public about ecological and hydrologic preservation. For example, the City has engaged a number of efforts to promote mangrove restoration, water monitoring, wildlife research, removal of invasive flora and fauna, and ecologically responsible urban development. Several community outreach programs endeavor to educate school children, residents, and visitors about conservation.

The City is home to endangered and threatened wildlife species, such as West Indian Manatees, bottlenose dolphins, small sawtooth sawfish, roseate spoonbills, gopher tortoises, and bald eagles. Many species survive only in habitats unique to Southwest Florida. Much of this vital habit is in the City of Bonita Springs, including mangroves, sea grass beds, and marsh lands.

⁴ Bonita Springs Historical Society. Highlights of Bonita History. Website retrieved 12/17/2015 from http://bonitaspringshistoricalsociety.org/BSHS/Bonita_History_%26_Links.html

⁵ Tichy-Smith, Laura. 2014. Ghosts of coconut loom over Estero-Bonita Springs boundary. Florida Weekly. May 14, 2014. Retrieved 12/18/2015 from http://fortmyers.floridaweekly.com/news/2014-05-14/Top_News/Ghosts_of_Coconut_loom_over_EsteroBonita_Springs_b.html.

The City of Bonita Springs is a member of the Charlotte Harbor National Estuary Program, which encompasses a wide area from Venice to Bonita Springs to Winter Haven. A 20-year plan, known as the Comprehensive Conservation and Management Plan (CCMP), was adopted by the partners of the Charlotte Harbor Estuary Program and approved by the State of Florida and the U.S. Environmental Protection Agency in 2001. The CCMP includes diverse resource management concerns such as fish and wildlife habitat loss, water-quality degradation and water flow. Bonita Springs' water resources are governed in part by the South Florida Water Management District, which coordinates with the City in developing storm-water management, water-quality improvement, and habitat assessment.

The Density Reduction / Groundwater Recharge (DR/GR) area in Bonita's eastern border has been an area of significant discussion since the City's incorporation. The DR/GR future land use category was developed by Lee County in 1990 as a vehicle to protect groundwater resources and manage growth in environmentally sensitive lands. Currently, the existing DR/GR uses include mining, agriculture, wildlife habitat, and low density residential land uses. In 2014, the Bonita Springs City Council instituted the Citizens Water Strategy Task Force by way of Resolution 13-078. This task force met throughout 2014 and developed a list of recommendations regarding water quality, potable water supply, hydrology, habitat restoration and other miscellaneous items relating to the DR/GR land use category. The DR/GR remains a contentious issue, as there exists simultaneous pressure for both preservation and development.⁶

From a tourism and recreational perspective, Bonita's environmental resources are also integral to the livability and vitality of the community. The City's white, sandy beaches attract visitors all year round. Ecotourism, boating, sport fishing, shelling, and other water-related activities provide a basis for the tourism industry, making environmental preservation germane to its future.

The City's Parks and Recreation Department manages a variety of recreational assets to meet the community's recreational and leisure needs. In addition to the City's resources, there is an abundance of parks and open space areas. Bonita Beach Park, Bonita Nature Place, Riverside Park, Little Hickory Island Beach Park, Everglades Wonder Garden, and Lover's Key State Park are available to residents and visitors year-round. The City's diverse recreational facilities include the Bonita Disc Golf Course, B3 Skate Park, Bonita Springs Recreation Center, Bonita Springs Community Pool, Bonita Springs Soccer Complex, Depot Park, Island Park, and other city-owned lands.



Cullum's Trail

The City has prioritized preservation of historic structures, as it is integral to the character of development and redevelopment. Sites, such as the Shangri La Resort, Liles Hotel, Haldeman House, Nutting House, Packard House, Goodbread Grocery, Bonita Springs Elementary School, and the McSwain House link the small town's past with its future. Supporting these linkages, the City completed a Historic Resources

⁶ How these competing pressures for development are resolved are outside the scope of this EAR process. This review will, therefore, not make recommendations based on the Citizens Water Strategy Task Force results, nor will it recommend specific strategies for the DR/GR.

Survey of Bonita Springs in 2004; and, in 2015, moved forward with developing an historic village concept. The Historic Preservation Board is an important committee towards this effort, responsible for identifying, evaluating, preserving, and protecting historic and archaeological sites.

The quality of life focus is also evident in the decisions regarding downtown redevelopment and improvement. In 2015, the Bonita Springs City Council voted to approve the downtown improvements project for the historic area of Old 41 between Terry and Tennessee streets. The goal is to create a walkable downtown featuring a “main street”. Wide sidewalks, bike lanes, roundabouts and streetscaping are intended to attract more people to the area and boost economic development. In addition, the City contracted with the Gibbs Planning Group for a Downtown Retail Market Study / Retail Market Analysis assessing the market potential for the revitalized downtown. The Gibbs findings indicate that, “with the planned infrastructure improvements and the availability of developable sites, downtown Bonita Springs is poised to regain market share and elevate the profile of a historic business district.”⁷ The downtown redevelopment is also intended to meet a variety of other economic, livability, and water quality goals.

⁷ Gibbs Planning Group. 2015. Retail Market Analysis: Bonita Springs, FL, p. 2. Retrieved 12/19/2015 from <https://www.cityofbonitasprings.org/wp-content/uploads/2015/08/Bob-Gibbs-Bonita-Springs-Retail-Study.pdf>.

Data Supporting Evaluation and Appraisal Review

Population Demographics

The estimated population of the City of Bonita Springs contained within this review is derived from the United States Census, the Florida Housing Data Clearinghouse managed by the Shimberg Center for Housing Studies at the University of Florida⁸, and the Land Use Scenarios report commissioned by the Lee County Metropolitan Planning Organization.⁹ As required by Florida Statutes for the purposes of long-range planning efforts, the Bonita Springs' population is comprised of two estimates: permanent and seasonal population.

This review assumes a 25-year planning horizon, or until 2040, upon which the following population projections are based.

The current 2015 permanent population of the City of Bonita Springs is estimated to be 46,838.¹⁰ The Florida Housing Data Clearinghouse estimates that the permanent population will rise to 69,669 by the year 2040. The average growth rate for all ages is 6.8%.¹¹ The fastest growing age segment are those individuals over 75 years of age. This segment of the population will grow by 14.1%.¹²

Based on methodology developed in other communities as well as in the Lee County MPO Land Use Scenarios study, the seasonal population is estimated to be 30,837.¹³ Using the average growth rate in the city, the seasonal population is estimated to grow to approximately 42,424.¹⁴

As a result of these estimates, if the city grows at its previous rate, the combined permanent and seasonal population is projected to rise from 77,675 in 2015 to 112,093 in 2040. Based on the average household size of 2.63 residents per unit, this could translate into roughly 13,000 additional units in the City to accommodate the projected population growth. This estimate simply conveys the amount of units that may be required to accommodate the additional population. It does not account for those future or vested units that have not been constructed. This figure should not be construed as a recommendation for future potential, but is simply an estimate based on previous population growth trends.

⁸ The Shimberg Center for Housing Studies' population projection sources its data from the University of Florida's Bureau of Economic and Business Research and the United States Census.

⁹ Lee County Metropolitan Planning Organization (2015). Land Use Scenarios for Lee County, Florida: Final Report. January, 2015.

¹⁰ Florida Housing Data Clearinghouse, 2015. Housing Profile Bonita Springs, Florida: Population Projections. Retrieved 12/16/2015 from

<http://flhousingdata.shimberg.ufl.edu/a/profiles?action=results&nid=3505&image2.x=14&image2.y=12>. Estimates include total number of residents (permanent and institutional).

¹¹ Ibid.

¹² Ibid.

¹³ Based on the U.S. Census 2010-2014 American Community Survey 5-Year Estimates Vacancy Status Table B25004. Estimated includes the category of vacant units 'For seasonal, recreational, or occasional use' of 11,609 units multiplied by the 'Average household size of occupied housing units by tenure' of 2.63. See also http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_B25004&prodType=table. Estimates verified by Dr. Thomas Felke at Florida Gulf Coast University.

¹⁴ The 2040 seasonal estimate is based on the average growth rate of the permanent population of the City of Bonita Springs. The rate is roughly consistent with the Lee MPO's seasonal population estimate of 44,821 by 2040. Because the starting point of population estimates and the size of household units vary based on the most current Census estimates, the specific numbers of seasonal population also can vary. Estimates verified by Dr. Thomas Felke at Florida Gulf Coast University.

If the City intends to incorporate population projections into any future E.A.R. based amendments, these projections should be updated to assure that the information is the most currently available.

Table 1 below summarizes these estimates.

Table 1: Current and Projected Population

	Current Population (2015)	Projected Population (2040)
Permanent	46,838	69,669
Seasonal	30,837	42,424
Total	77,675	112,093

Economic, Education, and Housing Characteristics

Bonita Springs Industry

According to the Bonita Springs Estero Economic Development Council, there are six (6) key economic development opportunities actively targeted by the City and regional partners. These are construction, corporate headquarters, financial services, healthcare, manufacturing, and tourism. According to the most recent 2012 Economic Census of the U.S., retail trade, arts and entertainment, and health care and social assistance were the top three employers in the City.¹⁵

Table 2 below reports the top 10 employers in the City by the North American Industry Classification System (NAICS), the standard source used for classifying industries.

Table 2: Top 10 Employers by NAICS Classification

2012 NAICS Code	Employees	Number Establishments	Annual Payroll (\$1,000)
Retail trade	2,067	187	48,934
Arts, entertainment, and recreation	1,305	36	29,831
Health care and social assistance	1,142	125	53,526
Professional, scientific, and technical services	962	198	56,264
Finance and insurance	581	120	36,059
Wholesale trade	525	43	28,064
Other services (except public administration)	502	115	13,666
Real estate and rental and leasing	399	119	18,846
Information	343	21	20,833
Manufacturing	146	24	4,555

¹⁵ U.S. Census 2012. All sectors: Geographic Area Series: Economy-Wide Key Statistics: 2012. 2012 Economic Census of the United States. Retrieved 12/31/15 from <http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk>.

The focus of economic development in Bonita is to expand and retain the area’s current business base, as well as diversify the mix of retail and tourism employers. To that end, the City works with the Bonita Springs Area Chamber of Commerce, the Bonita Estero Economic Development Council, the Fort Myers Partnership, Lee County Economic Development Office, Enterprise Florida, and others to attract businesses in the area of technology, research and development, life sciences, aviation, corporate headquarters, clean manufacturing, green technology, and tourism.¹⁶

Income

The median household income of Bonita Springs’ residents in the last 12 months was estimated by the U.S. Census to be \$53,530. The average (or mean) income of households was estimated to be \$89,976, with 25.4% of households earning above \$100,000 annually. This is significantly higher than the state median and mean income, which is \$47,212 and \$67,413, respectively.¹⁷ The percent of the population 16 years and over in the labor force is 47.2%; of those, 4.2% are unemployed. 52.8% of the population is not in the labor force; compared to the state rate of 40.5%.¹⁸ This is indicative of the large number of retirees living in the City. The percentage of families in Bonita Springs whose income in the past 12 months was below the poverty level was 12.2%, which is consistent with the state percentage.¹⁹ Table 3 reports these selected economic characteristics.

Table 3: Income and Employment

Income and Employment Characteristics	Bonita Springs	Florida
Median Household Income	\$53,530	\$47,212
Mean Household Income	\$89,976	\$67,143
Percentage of People over 16 in Labor Force	47.2%	59.5%
Percentage of People over 16 Not in Labor Force	52.8%	40.5%
Unemployed Percentage of Civilians in Labor Force	4.2%	6.5%
Percentage of Families Past 12 Months Below Poverty Level	12.2%	12.2%

Education

The Lee County School District has jurisdiction over public and charter schools in Bonita Springs serving families with children in grades K-12.²⁰ Higher education opportunities are available through Florida

¹⁶ City of Bonita Springs. 2015. Local Business Development. Website retrieved 12/31/15 from <http://www.cityofbonitasprings.org/applicationpermit/local-business-development/>

¹⁷ U.S. Census. 2014. Median Income in the Past 12 Months (In 2014 Inflation-Adjusted Dollars); 2010-2014 American Community Survey 5-Year Estimates. Retrieved 12/31/15 from http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_S1903&prodType=table

¹⁸ U.S. Census. 2014. Selected Economic Characteristics; 2010-2014 American Community Survey 5-Year Estimates. Retrieved 12/31/15 from http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP03&prodType=table

¹⁹ Ibid.

²⁰ Plans to locate a new high school in the city generated opposition in late 2015, due to its potential siting in an area near the Hunter Ridge Community. The Lee County school district has postponed the process and is considering alternate locations.

Southwestern College and Florida Gulf Coast University. 83.7% of residents hold a high school degree or higher and 31.2% hold a bachelor's degree or higher.²¹

Housing

The Florida Housing Data Clearinghouse at the Shimberg Center for Housing Studies reports on housing by jurisdiction in the state of Florida using a variety of data sources, such as the U.S. Census Bureau and the Florida Department of Revenue. For 2014, the median sales price of single family homes in the City was \$372,500, and \$230,000 for condominiums. The median gross rent was \$1,059, compared to the state median of \$990. Nearly 53% of renters in Bonita Springs paid more than \$1,000 per month in rent.²²

Another important data point is the prevalence of cost-burdened households in the City. "Cost-burdened" is a term describing households that pay more than 30% of their income towards rent or mortgage. In 2014, Shimberg reported that 39% of renters or mortgage-holders in Bonita Springs were cost-burdened. Within the elderly population in the City (defined by Shimberg as households headed by an individual over 65 years of age), 30% are cost-burdened. Shimberg estimates that the percentage of cost-burdened households will fall to 38% by 2040.²³

The housing conditions of occupied units in the City are generally good compared to Lee County. A total of 228 units (or 0.7%) lack complete kitchen facilities, compared to 2.1% in Lee County (7,850 units). There are no reported units that lack plumbing facilities; whereas 1.7% of Lee County's occupied units lack complete plumbing facilities.²⁴

The diversity of housing is also important to consider as the City grows, as it directly relates to the cost-burdened household indicators outlined above. Shimberg estimates that single-family units make up 56% of the City's total housing stock. Multi-family units comprise 29%, and mobile homes comprise 15% of the total housing units.²⁵ Bonita Springs has a larger share of mobile homes than Lee County, where this housing type accounts for 10.6% of the housing units.

Existing Land Use, Development Potential, and Annexations

Existing Land Use

Generally speaking, the Future Land Use Element identifies the types, densities and intensities of various land uses in the City of Bonita Springs, and where these land uses are permitted within the long-range planning horizon. It establishes and articulates broad policy in keeping with the traditional role of the comprehensive plan as a framework for, or schematic plan of, area-wide future development. The Future

²¹ U.S. Census. 2014. Educational Attainment: 2010-2014 American Community Survey 5-Year Estimates. Retrieved 12/31/15 from <http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

²² Florida Housing Data Clearinghouse. Shimberg Center for Housing Studies at the University of Florida. Retrieved 12/31/15 from

<http://flhousingdata.shimberg.ufl.edu/a/profiles?action=results&nid=3505&image2.x=11&image2.y=18>

²³ Op. Cit., Florida Housing, retrieved 12/31/15 from

http://flhousingdata.shimberg.ufl.edu/a/ahna_taic?years=2040&vars=cost_burden_id&go.x=12&go.y=15&action=results&nid=3505

²⁴ Op Cit., Florida Housing. Retrieved 12/31/15 from

<http://flhousingdata.shimberg.ufl.edu/a/profiles?action=results&nid=3500&image.x=20&image.y=7>

²⁵ Op Cit., Florida Housing. Retrieved 12/31/15 from

http://flhousingdata.shimberg.ufl.edu/a/general?report=a13_tab1_part2&report=a14_tab1&go.x=11&go.y=15&action=results&nid=3505

Land Use Element is at the same time both reactive and proactive. It not only reflects previously adopted plans and established land use patterns, it also establishes the City's policy regarding future zoning and long-range land use patterns, often through build-out.

Vacant Land

The Future Land Use Designation Table 4 summarizes the distribution of the adopted future land use categories based on the Future Land Use Map data as of February 1, 2016. The table indicates the largest land use allocation as Moderate Density Mixed-Use/Planned Development designation, representing approximately 8,671 acres, or 33%, of the City's total acreage. In comparison, Coconut Village represents the smallest area with approximately 13.69 acres, or less than one percent (1%) of the total land area.

Table 4: Future Land Use Designation

Future Land Use Designation	Total Area (Acres)	Percentage of Land Area
Coconut Village	13.69	0.1%
Conservation	257.7	1.0%
DRGR	4,230.1	16.3%
Estate Residential	0	0
General Commercial	1,468.7	5.6%
High Density-Mixed Use/Village Residential	317.6	1.2%
High Density Residential	194.2	0.7%
Industrial	463.5	1.8%
Interchange Commercial	385.0	1.5%
Low Density Residential	1,482.6	5.7%
Medium Density Multi-Family Residential	1,341.4	5.2%
Medium Density Residential	1,056.6	4.1%
Moderate Density-Mixed Use/Planned Development	8,671.1	33.3%
Moderate Density-Residential	1,977.1	7.6%
Outlying Suburban	122.0	0.5%
Public/Semi-Public	151.8	0.6%
Recreation	672.6	2.6%
Resource Protection	1,907.65	7.3%
Suburban	0	0
Urban Community	41.8	0.2%
Urban Fringe-Community District	1,165.7	4.5%
Wetlands	98.4	0.4%
Total	26,019.24	100%

The Vacant Lands Table (Table 5 below) provides a breakdown of vacant acreage and density potential within each future land use designation, and correlates the vacant lands to the potential density of its assigned land use designation. This analysis indicates there are approximately 3,000 acres of vacant lands available within the City boundaries (see also Vacant Lands Figure 2), representing approximately 11% of the land area. The Low Density future land use designation contains approximately 562 vacant acres (19% of the total land area) representing the largest availability of vacant land acreage within a given land use designation. However, it provides one of the lowest density categories based upon the established maximum density of 1.3 units per acre.

Several additional observations are important and will be addressed later in this review.

First, one of the higher density future land use categories that still has substantial vacant acreage available is the General Commercial designation – a designation whose primary purpose is to promote commercial development. Based on allowable density, the remaining unit potential is 2,743.

Second, the Old 41 Town Center residential development potential may result in significantly lower densities than represented in Table 5 below at the time of build out. This will depend upon the type of redevelopment pursued, as many of the Sub-Areas allow stand-alone/single-use commercial or mixed-use development. Additionally, the estimated unit potential assumes redevelopment of established neighborhoods to the maximum permitted densities set forth in the Redevelopment Master Plan, which is unlikely.

Table 5: Vacant Lands ²⁶

Future Land Use Designation	Allowable Density	Vacant Acres	Percentage of Vacant Land Area	Remaining Unit Potential
Coconut Village	6.0	4.95	0.20%	29
Conservation	0	.31	0.00%	0
DRGR	1.0/10 acres	509.4	17.20%	50
Estate Residential	.33	0	0.00%	0
General Commercial	10.0	274.3	9.20%	2,743
High Density MU Village	10.0	53.8	2.30%	538
High Density Residential	10	67.5	2.30%	675
Industrial	10.0	53.6	2.30%	536
Interchange Commercial	10.0	114.8	4.20%	1,148
Low Density Residential	1.3	562.5	19.00%	731
Medium Density Residential – MF	6.0	317.8	10.70%	1,905
Medium Density Residential	11.6	138.5	5.70%	1,618
Moderate Density Mixed Use/PUD ⁽²⁾	6.0	307.6	11.40%	1,845
Moderate Density Residential	5.8	248	9.40%	1,438
Outlying Suburban	0	0	0.00%	0
Public/Semi-Public	0	13.0	1.50%	0
Recreation	0	1.8	0.10%	0
Resource Protection	1.0/20 acres	128.5	4.30%	6
Suburban	3	0	0.00%	0
Urban Community	0	0	0.00%	0
Urban Fringe Community	2.54 – 2.77	169.5	0.20%	469
Old 41 Town Center ⁽³⁾⁽⁴⁾⁽⁵⁾	5.8-15.0	86.7	N/A	502 – 1,300
Maximum Total		2,965.6	100%	15,025

- (1) All acreages are approximate and based upon GIS data retrieved from Lee County Property Appraiser and City of Bonita Springs
- (2) Wetlands in this designation will reduce density to 1 DU/20 acres.
- (3) Single-Family Sub-Areas 2A and 2B not included in the density potential calculation due to existing levels of development and single-family platting
- (4) Density calculations are expressed as a range due to varying permitted densities within Sub Areas 4, 5, 6A, 6B, 8A, 8B, including developed and partially developed parcels.
- (5) Density calculations exclude Commercial, Government, and Recreational Sub-Areas.

²⁶ This table does not describe possible bonus density.

Based upon the above analysis, the available residential development potential based on the future land use designations as they currently exist are sufficient to accommodate the additional projected population outlined in this review, which would require approximately an additional 13,000 units by the year 2040. This information suggests that the City will be approaching build out by 2040.

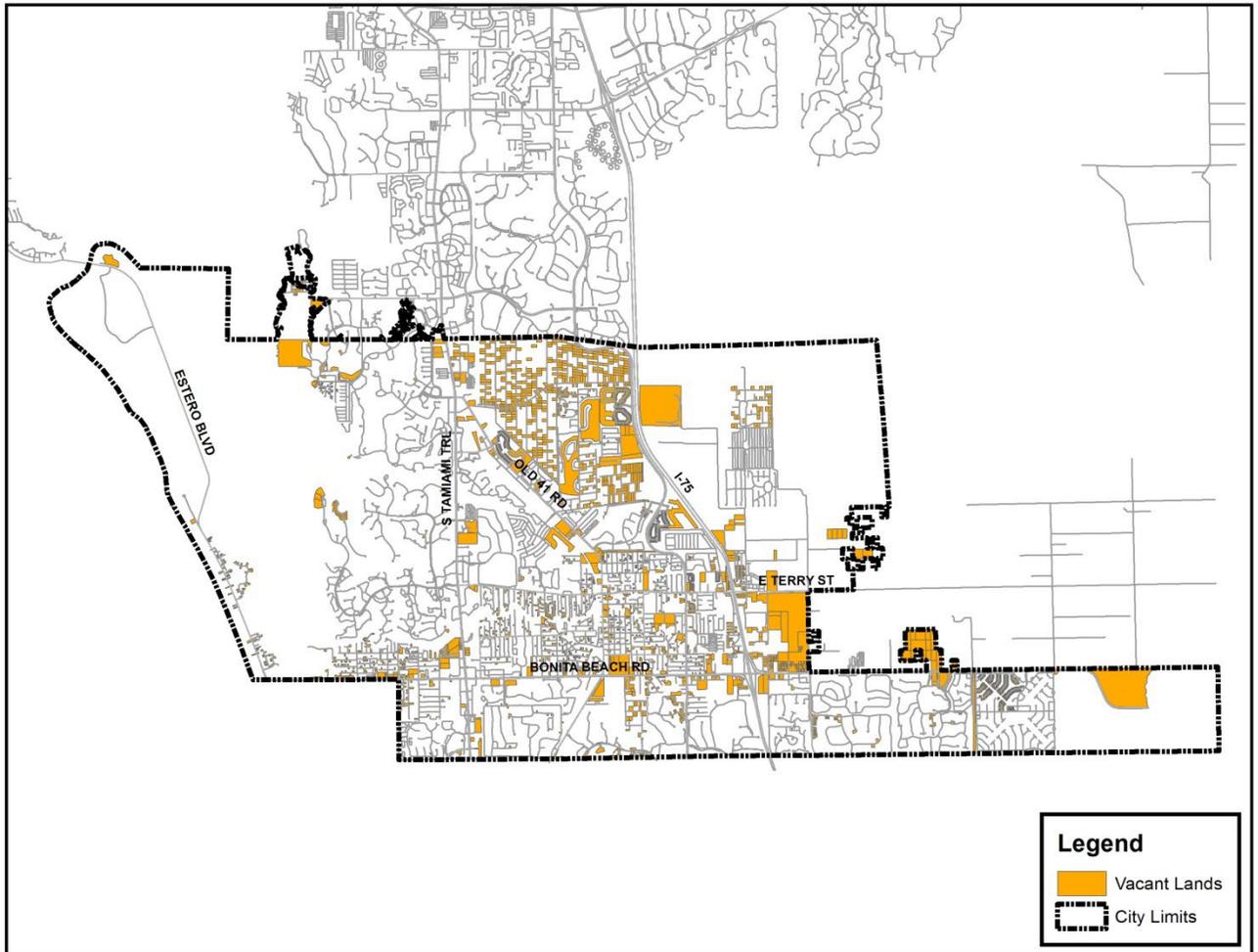


Figure 2: Vacant Lands Map

Annexations

According to the City's available records, 292+/- acres of land have been annexed into the municipal boundary since the 2009 E.A.R. These annexations are summarized in Table 6 below (see also Figure 3: Future Land Use Map). These areas were annexed into the City from unincorporated Lee County. This represents a 1% increase to the total land area within the City.

All annexed lands are located in the northwestern portion of the City, to the west of Tamiami Trail (US 41), east of the Estero Bay, and south of the Village of Estero municipal boundary. The Future Land Use Map in Figure 3 below shows the general location of the annexed lands. These annexations have not resulted in the creation of enclaves, or an illogical boundary for the purpose of delivering municipal services to newly annexed areas.

The majority of the annexed properties are fully developed and located within the master-planned developments known as Pelican Landing. These lands are accessed via publicly or privately maintained roadways, and are within the Bonita Springs Utilities franchise area for the delivery of central water and sewer services.

The annexations adhere to the policies set forth in the Intergovernmental Coordination Element of the Bonita Springs Comprehensive Plan. The key change to the City's Comprehensive Plan as a result of these annexations was the creation of the Coconut Village Future Land Use Designation, applicable to approximately 13.69 acres of land located north of Coconut Road, and adjacent to the Estero Bay (known as Weeks Fish Camp Phase 1).²⁷ This Future Land Use Category was adopted via Ordinance 14-23 on October 15, 2014, amending the Comprehensive Plan by adding a new policy, 1.1.10.2 "Coconut Village".²⁸ The Coconut future land use category allows for mix of marine, retail, hotel, office and public uses, and sets forth specific development standards and regulations to ensure environmental protection and an appropriate integration of uses.

²⁷ Note that this annexation also established ±3.65 acres in the FLU Resource Protection category.

²⁸ As cited in Municode, Ord. No. 14-23, § 1, adopted October 15, 2014, amended the Comprehensive Plan by adding a new policy to be numbered 1.1.11. In order to prevent the duplication of policy numbers, the new provisions were designated as 1.1.10.2. See Municode https://www.municode.com/library/fl/bonita_springs/codes/comprehensive_plan?nodeId=FULAUSEL_GOOBPO&showChanges=true

Table 6: Annexations 2009-2015

Ordinance No.	Project Name	Acreage
13-12	Pelican Landing	135.75 AC
14-03	Weeks Fish Camp Phase I	17.34 AC
14-04	Hyatt Coconut Pointe	26.50 AC
14-07	Pelican Landing ⁽¹⁾	0.25 AC
14-08	Pelican Landing ⁽²⁾	0.60 AC
14-09	Walden Center	8.91 AC
14-10	Pelican Landing	55.16
14-11	Pelican Landing ⁽³⁾	15.00 AC
14-15	Pelican Landing ⁽⁴⁾	2.00 AC
14-19	Pelican Landing ⁽⁵⁾	0.60 AC
15-13	Weeks Fish Camp Phase 2	30.51 AC
	TOTAL	292.62 AC

(1) Lot 5, Pelican Landing Unit 27

(2) Colony Estates Lot 1, Pelican Landing Unit 25

(3) 56 total parcels within Sanctuary Lakes and Pelican Landing Unit 22 (acreage shown is approximate)

(4) 9 total parcels within Heron Cove, Heron Glen, and Unit 10 of Pelican Landing (acreage shown is approximate)

(5) 5 total parcels within Heron Cove of Pelican Landings (acreage shown is approximate)

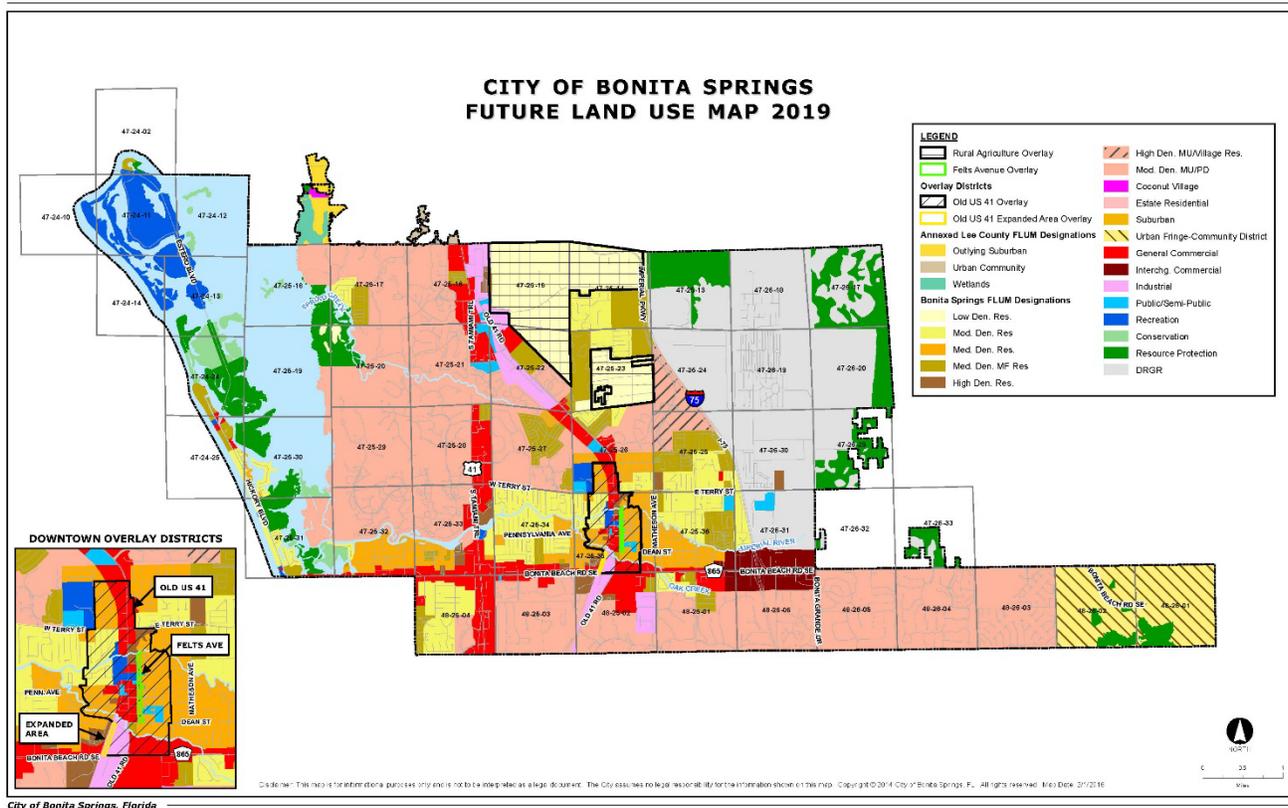


Figure 3: Future Land Use Map as of 2/1/2016

In summary, the City has annexed a nominal amount of lands since 2009. The annexed areas serve as a logical extension of the municipal boundary due to the urban land use context and the adequacy and availability of public infrastructure to serve existing and planned development on these lands.

Infrastructure Analysis & Capital Improvements - Implementing the Comprehensive Plan

Previously, § 163.3177, F.S. required that cities annually update their Capital Improvements Element (CIE) and Five-Year Schedule of Capital Improvements. However, Chapter 163.3177 was modified in two important ways upon passing of the Community Planning Act in 2011 pursuant to House Bill 7202. First, Section 163.3117(3)(a)(4) previously required that the capital improvements element cover a 5-year period, and identified whether projects were funded or unfunded and be accompanied by a priority. This section of Florida Statutes no longer requires the demonstration of financial feasibility. In addition, Section 163.3177(3)(b) modifies the requirements for local governments to annually review the capital improvements element. The City is no longer required to transmit the adopted amendment to the state land planning agency, adopt a long-term concurrency management system, or to address financial

feasibility.²⁹ As a result, Bonita Springs is in compliance with current state requirements regarding capital improvements.

The purpose of the following discussion is to provide an analysis of the efforts of the city relative to its adopted level of service standards. This section addresses water treatment, recreation and open space, storm water, and transportation. While the City does not own and operate its own utilities, this section is focused on those requirements as outlined in the City's Comprehensive Plan.

Water and Sewer

Bonita Springs Utilities Inc. (BSU) is the primary provider of water and sewer service within the City's boundaries. BSU services approximately 42,000 homes and businesses throughout a 60-square mile franchise area that includes Bonita Springs, the Village of Estero, and unincorporated Lee County.

Potable Water

BSU supplies approximately 96% of the City's water needs, with Citrus Park RV Resort providing the remaining 4%. Both systems provide potable water for both residential and non-residential uses, including fire-fighting needs.

The BSU system serves the urbanized area generally defined from Williams Road south to Collier County, and from the Gulf of Mexico east within the city limits. The BSU water treatment plant uses two processes to create potable water: Lime Softening and Reverse Osmosis. The current plant capacity is 15.52 MGD (million gallons per day). In 2013, the average daily flow was 8.07MGD with the highest peak of demand reaching 10.8 MGD. The current level of service established in the Comprehensive Plan is 232 gallons per day per equivalent residential connection (ERC) or 'unit'. According to the 2014 Water Supply Facilities Work Plan, BSU has the capacity to serve a total of 52,888 units at a rate of 15.47 MGD.³⁰

The Citrus Park RV Resort plant provides water service to approximately 1,626 residential units and has an average daily demand of 0.5 MGD. This plant services an area south of Holly Lane to Limerock Road, and from 1st Street west to 14th Street to the east. Its treatment capacity is 0.520 MGD. A new reverse osmosis plant is currently in the planning stages.³¹

Level of service and capacity performance indicate adequate water capacity remains available to support future anticipated growth of an additional 13,000 units. There are no current plans for expansion of the water treatment facility.

Sewer

BSU operates two, 100% reuse Water Reclamation Facilities. The facilities use state-of-the-art membrane bioreactor technology to treat wastewater and produce effluent, which is used for outdoor irrigation.

The two plants have a combined capacity of 11MGD. As of 2013, the average daily flow rate was 4.08MGD and peak flow rate was 6.4MGD. Currently, there is excess capacity of 4.6MGD. By 2040, an additional

²⁹ Specific changes to the Bonita Springs Comprehensive Plan related to updating the CIE as required by state law are addressed in the Element Review section of this document.

³⁰ Kim Hoskins, Bonita Springs Utilities. 2014 Water Supply Facilities Work Plan. Email verification 2/1/16.

³¹ City of Bonita Springs, 2014. Ordinance No. 14-24, "Potable Water and CIP Elements." Retrieved 1/15/16 from <http://www.cityofbonitasprings.org/wp-content/uploads/2014/10/Ordinance-No.-14-24-CLUP-Amendment-Potable-Water-and-CIP-Elements.pdf>

13,000 units will require 2.6MGD at the current level of service standard in the Comprehensive Plan of 200 gallons per day per equivalent residential unit. There appears to be adequate capacity sewer capacity remaining to accommodate growth.³²

Two additional, small private package plants, Citrus Park and Hunter's Ridge also provide wastewater service within the City.

Storm Water

The Comprehensive Plan addresses the stormwater level of service in the following policies and elements as shown on Table 7.

³² There may be a need to address the conversion of septic tanks to the sewer system, which would require a funding mechanism and/or an incentive program.

Table 7: Stormwater Level of Service

Element	Policy	Level of Service
Infrastructure (Stormwater/Aquifer Recharge Sub-Element)	1.2.1(a.)	One lane of evacuation route passable (less than 6 inches of standing water over the crown) during a 100-year storm event (rainfall accumulation of 13.7 inches or less over 3 days) & no flooding of emergency shelters or essential services
Infrastructure (Stormwater/Aquifer Recharge Sub-Element)	1.2.1(b.)	All lanes of evacuation route passable (less than 6 inches of standing water over the crown) during a 25-year-day storm event (rainfall accumulation of 11.7 inches or less over 3 days) & no flooding of emergency shelters or essential services.
Infrastructure (Stormwater/Aquifer Recharge Sub-Element)	Policy 1.2.1(c.)	All lanes of evacuation routes passable during coastal flooding of up to 4.0 feet above mean sea level. Emergency shelters should not be flooded.
Capital Improvements	Policy 1.1.3(d.)1.	<p>Existing Infrastructure/Interim Standard</p> <p>During a 3-day storm event (rainfall) accumulation of 13.7 inches or less (3-day, 100 year storm as defined by SFWMD), one lane of evacuation routes should remain passable (defined as less than 6 inches of standing water over the crown). Emergency shelters and essential services should not be flooded.</p> <p>During a 3-day rainfall accumulation of 11.7 inches or less (3-day, 25-year storm as defined by SFWMD), all lanes of evacuation routes should remain passable. Emergency shelters and essential services should not be flooded.</p> <p>During coastal flooding of up to 4.0 feet above mean sea level, all lanes of evacuation routes should remain passable. Emergency shelters should not be flooded.</p>
Capital Improvements	Policy 1.1.3(d.)2.	<p>Regulations of Private and Public Development</p> <p>The quality of water to be discharged from new surface water management systems is, and shall remain, subject to state and regional permitting programs that determine compliance with state water quality standards. Stormwater management systems in new private and public developments (excluding improvements to existing roads) shall be designed to SFWMD standards (to detain or retain excess stormwater to match the predevelopment discharge rate for the 25-year, 3-day storm). Stormwater discharges from development must meet relevant water quality and surface water management standards as set forth in Chapters 17-3, 17-40 and 17-302, and the rule 40E-4, F.A.C. New developments shall be designed to avoid increased flooding of surrounding areas.</p>

The Phase II Stormwater Master Plan, completed in 2011, addresses water quality concerns in the basin encompassing the City, with particular focus on total nitrogen loading in the freshwater section of the Imperial River. It examines Best Management Practices (BMP's) to reduce this loading. The report evaluates 16 potential BMP sites with the goal of implementing BMP's to improve water quality and reduce impairment in this critical section of the river. The report provides the City with a beginning point in addressing surface water quality concerns.

To date, the City has completed a number of the identified major and minor projects relating to drainage and water quality, including the Shangri-La Road drainage improvements, Rosemary Canal improvements, both east and west of I-75, and stormwater improvements in the Imperial Harbor and the Imperial Gates subdivisions. The City is also in the design and/or construction phase of several other important projects identified in the Master Plan, including the Pine Lake Preserve water quality/rehydration project (identified as Best Management Practice Sites #3 and #9 in the Stormwater Master Plan), which is a joint project with Lee County.

The Infrastructure Element should be updated to reflect the projects identified in the Phase I and II Stormwater Master Plans to ensure that scheduling and funding of these projects is considered as part of the City's annual budget evaluation.

Parks and Recreation

The City's parks, open space and recreation facilities play an important role in the physical, mental, social and environmental health of its residents. Parks can improve the quality of life by strengthening the body and assisting in maintaining physical well-being. Mental and social benefits include providing visual relief from urban development, passive recreational opportunities that refresh the mind and provide opportunities for social interaction and healthy activities for youth. Robust park systems support economic development by attracting tourists and businesses to the city.

The Bonita Springs Parks and Recreation Division is responsible for the administration of the parks and recreation programs of the City. At present, there are 162.96 acres of developed and passive recreation facilities which qualify to meet level of service standards for parks and open space. In addition, the City's proximity to Lover's Key / Carl E. Johnson State Recreation Area adds an additional 1,616-acre regional park that can be enjoyed by the residents of Bonita Springs. Table 8 reflects the current inventory of existing parks as identified in the 2012 Parks and Recreation Master Plan Update.



Lovers Key: Photo State of Florida DEP

Table 8: Inventory of Existing Parks

Park	Features	Acreage
Community Park	Bonita Springs Recreation Center Teen Center B3 Skate Park 18-Hole Disc Golf Course Tennis Courts Baseball/Softball Complex Concession Building Community Pool Outdoor Playground	39.07
Bonita Nature Place	Hiking Trails Preserve Gopher Tortoise Preserve Meeting Room Bat House Butterfly Garden Bee House	28.3
Bonita Springs River Park	Boat Dock Boardwalks Canoe/Kayak Launch Fishing Fishing Pier Picnic Area	17.56
Riverside Park and Band Shell	Liles Hotel Artist Cottages Butterfly Garden Band Shell Boat Dock Canoe/Kayak Launch Concessionaire for Canoe/Kayak, Paddleboard Rentals, and Tours Picnic Area	6.21
Cullum's Bonita Trail*	Nature / Hiking Trail (1.5 miles – not included in acreage calculation) Boardwalk Canoe/Kayak Launch	n/a
Depot Park	Playground and Tot Lot Fishing/Boating Dock	6.73
Island Park	Footbridge Connection between Depot and Riverside Parks Picnic Area	2.13
Banyan Tree Park (Formerly Community Hall Property)	Open space Lee County Sheriff Substation	1.63

Park	Features	Acreage
Lemon Tree Property	Downtown Farmer's Market Overflow Parking/Staging Area	0.23
Leitner Neighborhood Park*	Covered pavilion Picnic tables Warming Kitchen Restroom Facilities Playground Basketball Hoops	.83
Windsor Preserve	Boardwalks/Seating Areas	11.0
Mayhood Park*	Bark n Play Dog Park (6.5 acres) 3 off leash fenced dog areas Dog washing station Picnic pavilion Asphalt Walking and Biking Pathway Gopher Tortoise Preserve (10.6 acres)	16.56
Carpenter Lane	Boardwalks/Seating Areas	2.0
Bonita Soccer Complex	Soccer Fields Concession and Meeting Rooms Playground	7.5
Marni Fields	Soccer Fields	17.0
Beach Park / Bay Park North	Beach Access Picnic Area Non-motorized vessel launch (canoe/kayak)	1.0
Kentucky Street Park	No Amenities	.67
Forest Park	No Amenities	0.1
Imperial Parkway Park	No Amenities	0.68
Oak Creek Preserve	No Amenities	3.76
Total Acreage		162.96
*not included in 2012 Parks Master Plan		

The Parks Master Plan Update identifies the use of the Florida Department of Environmental Protection (FDEP) Division of Recreation and Parks guidelines as the resource for the provision of parks within the City of Bonita Springs. The FDEP guidelines classify parks by type, ranging from regional parks to tot lots, with standards for size and ratio to population. The Comprehensive Plan establishes a level of service of 6 acres per 1,000 residents for regional parks and 1 acre for community parks.³³ It does not establish level of service for other park types. In addition, the Comprehensive Plan does not define whether the standards for park acreage should reflect a seasonal or permanent population.

The 2012 Parks Master Plan Update defines two park types, community parks and regional parks. The Bonita Springs Community Park is classified as a community park. Based on the current permanent

³³ There is a discrepancy between the 2012 Parks Master Plan and the Comprehensive Plan. The Comprehensive Plan acreage for community parks is 1 acre/1,000 residents, while the 2012 Parks Master Plan cites a level of service of .8 acres. The .8 acre/1,000 residents appears to have been derived from the 2009 Evaluation and Appraisal Report recommendations. This analysis is based on the adopted Comprehensive Plan requirements.

population estimate of 46,838, the level of service standard requires 46.8 acres of community park lands. Currently, there are 39.07 acres in this category (34.93 acres with 4.14 additional acres including the Community Pool complex). By 2040, if the population rises to 69,669 residents, this standard would require an additional 69.7 acres. Absent a full inventory of parks classified using the state’s system, it is difficult to determine whether the additional park lands that currently exist could be used to satisfy the level of service standard in the Comprehensive Plan.

As above, the adopted level of service for regional parks is 6 acres/1,000 population. This level of service standard has been met with the 1,616-acre Lover’s Key Regional Park.

Table 9 summarizes the future LOS standards by park type based on the current Comprehensive Plan and the current and projected population.

Table 9: Current and Future LOS by Park Type

Park Type	Level of Service Standard	Current LOS acreage (based on 46,838 residents)	Current Acreage	2040 LOS acreage (based on 69,669 residents)	Additional Acreage Needed
Community Park	1 / 1,000 residents	46.8	39.07	69.7	30.63
Regional Park	6 / 1,000 residents	281	1,616	418	0

A more detailed analysis based on park classification will be needed to ensure that both adequacy and variety in park type can be maintained. The Comprehensive Plan should establish LOS standards for all park types. This would give credit to the other park types that the City maintains. Alternatively, the City may consider moving from an acreage-based level of service standard to an amenity-based level of service standard, as this may be more useful and appropriate as the City develops.

Transportation

Policy 1.1.3 of the Transportation Element establishes a roadway level of service (LOS) for the City's five (5) types of roadways: I-75, Freeways (non-FIHS), Arterials (Major and Minor), Collectors (Major and Minor), and Local Roads. The LOS established in the Transportation Element Policy 1.1.3 and the Capital Improvements Element Policy 1.1.3(f) for these roads are summarized in Table 10 below. This does not include constrained roads and where transportation concurrency management, transportation concurrency exception areas, or long-term transportation management systems exist.

Table 10: Comprehensive Plan LOS by Roadway Type

Roadway Type	LOS
I-75	D
Freeways	D
Arterials (Major and Minor)	E
Collectors (Major and Minor)	E
Local Roads	D

The City collects annual transportation counts on city-maintained roads, but does not calculate LOS annually. Traditionally, Lee County was a good source for the LOS analysis, and in fact, past Concurrency Reports have been used for this purpose. However, Lee County has recently changed their methodology and its approach no longer meets the needs of the City. One major gap is that that Lee County data uses average annual daily trips, which is also known as the 'Hundred Highest Hour'.

The City is currently working on a methodology to accurately and fairly measure LOS. Additional resources to measure LOS and traffic impacts will be monitored, evaluated, and implemented. Once this methodology is finalized, any future E.A.R.-based amendments should incorporate these measures.

Other concurrency-related considerations involve the Old US 41 Redevelopment Overlay District or "Downtown Bonita Springs". The City of Bonita Springs has identified a potential Transportation Concurrency Exception Area (TCEA) in one of its Comprehensive Plan maps. This TCEA has not been adopted, but also includes the Old US 41 Redevelopment Overlay. While the TCEA has not been established, the City has committed \$18.6 million for improvements along Old 41 from Terry Street south to the Oak Creek Bridge. These improvements include sidewalk and bicycle connectivity that, along with transit, will improve multimodal transportation.

The Metropolitan Planning Organization's (MPO) 2040 Long Range Transportation Plan (LRTP) is another source to identify future road needs and improvements. This 2040 LRTP has taken a different approach and incorporated multimodal performance measures, land use scenarios, and project proposals. The conclusions of the 2040 LRTP were that revenue sources continue to shrink across federal, state, and local sources. As a result, there should be an increased emphasis on safe, multimodal options for transportation. In addition, the 2040 LRTP has moved away from automobile only solutions.

Finally, the City of Bonita Springs has actively sought to embrace multimodal solutions to promote transportation access. Several relevant actions have been taken towards implementing a multimodal system.

- A) The Complete Streets Policy adopted via Resolution No. 14-43 embraces an orientation toward access, as it recognizes that Complete Streets are a, “flexible, context sensitive, multi-modal approach that implements safe and convenient access”.³⁴
- B) The City contracted McMahon Associates, Inc. in 2015 to develop a Key Corridor/Network Transportation Evaluation. The evaluation serves as a supplemental planning document to the City’s 2008 Master Traffic Plan. The document identifies “at-grade” solutions for the US 41 / Bonita Beach Road intersection as well as identifies multi-modal expansions to the City’s transportation network.
- C) The City engaged the Toole Design Group to conduct a corridor study on Bonita Beach Road that would be the foundation for a “comprehensive, connected and well-maintained multi-modal network”.³⁵
- D) Finally, a Bicycle/Pedestrian Plan is underway with McMahon Transportation and Engineers consulting in its development.

The culmination of these efforts will lead to a more integrated transportation and land use approach that will enhance mobility and accessibility, as well as preserve the character of the City.



³⁴ City of Bonita Springs, 2014. Resolution No. 14-43 Complete Streets Policy. City of Bonita Springs, FL.

³⁵ Bonita Beach Road Request for Proposals. City of Bonita Springs, FL.

Public Participation in the E.A.R. Process

Public involvement is a key feature in preparing the City of Bonita Springs E.A.R. As required by the Comprehensive Plan, several public meetings were held to identify issues that were important to the community. A wide range of stakeholders, business owners, civic groups, and citizens were invited to provide feedback on issues, opportunities, and strategies. These workshops were held on September 17, 2015 and October 5, 2015. A final general public meeting was held on January 13, 2016. Official public notice was provided in accordance with the City's advertising procedures, and flyers were placed on the City's official website. In addition, notice of these meetings were sent to an electronic mailing list consisting of neighborhood associations, homeowner associations, and interested stakeholders. Additional notice was sent via mail to homeowner associations for whom electronic contact information could not be obtained. City Council members were also sent an invitation. All recipients were asked to also distribute notices to any group they thought would be interested in attending.

Based on the sign-in sheets, there were 34 attendees at the 9/17/15 meeting; 29 at the 10/5/15 meeting; and 23 at the 1/13/16 meeting.³⁶ Consistent with the Comprehensive Plan requirements, public comments were encouraged and considered at each of the public workshops. Members of the public were notified that written comments may be provided to the City on forms available from the Office of the City Clerk.



In addition to the meetings, an on-line survey was developed. The purpose of the survey was to expand the opportunities for public input, particularly for seasonal residents that may have been unable to attend the meetings. The survey results were used to triangulate and confirm the direction and input obtained by members of the community in meetings. 334 survey responses were collected during the 2-month period (September 30, 2015-November 30, 2015). This participation rate is consistent with response rates for similar surveys conducted throughout the region. The survey report is available in Appendix C: Public Participation Report. The survey results indicate strong preference towards walkable communities and a desire to protect the character and environment of the City.

³⁶ There were several in attendance whose names did not appear on the sign in sheet.

In addition to the public meetings and survey, there were approximately 59 emails sent to Dr. Banyan regarding the E.A.R. process. Of these, approximately 15 were requests for information (meeting location, due dates, etc.), 15 were related direct to the Comprehensive Plan, and the remainder 29 were general comments (general feedback on the process, thank you messages, or information related to meeting attendance, etc.). These emails are on file with the Bonita Springs City Clerk. One hard copy of a letter was mailed to Dr. Banyan at FGCU. This was scanned and placed on file with the City Clerk.

Several meetings were held with members of the City Council, City staff, local agencies, and City Council candidates for office to gather input on the E.A.R. process.

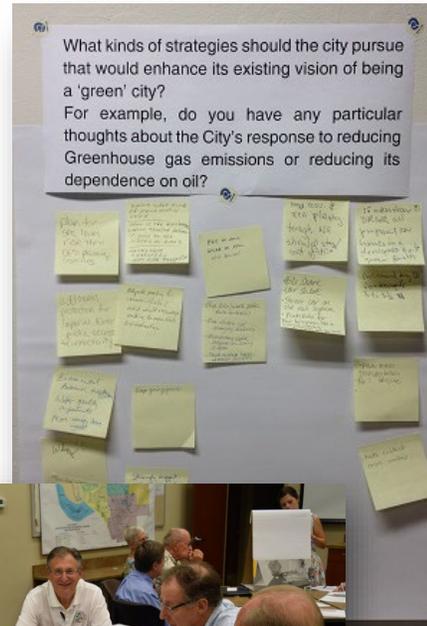
In addition to these general stakeholder meetings, two (2) meetings with the Local Planning Agency (LPA) were held on October 1, 2015 and February 11, 2016. The LPA was presented with the analytical framework used in the E.A.R. process and a summary of the review. The LPA recognized the need for state-mandated amendments and the need to send the E.A.R. notification to the state. The LPA recommended that the maps throughout the plan be updated. Finally, there was a consensus among members that the optional amendments be discussed and considered over the course of several LPA meetings.

The final draft report of the E.A.R. was placed on the City's official website and citizens were invited to provide additional public comment. Notices of public hearings were also provided on the City's official website.

Consistent with the Comprehensive Plan requirements, the public was invited to comment using forms available from the Office of the City Clerk.

The Bonita Springs City Council was engaged in the process on several different occasions. At the outset of the process, Council was presented with the E.A.R. framework on August 19, 2015. In addition, the City Council hosted a presented on the results of the E.A.R. and voted to send the E.A.R. notification letter to the Department of Economic Opportunity on February 17, 2016.

The significant public input into the E.A.R. process formed the backbone of the Element Review. More specifically, the sections relating to the optional changes are based on the direction of public input. Based on the information gathered from the multiple opportunities for public input, there were several common areas of interest to most participants. In no particular priority, these included enhancing the City's quality of life, maintaining the City's small-town charm, increasing opportunities for safe multi-modal



transportation, providing for high-quality infill development in the downtown area, environmental and water resource protection,³⁷ diversifying housing options for both seniors and working professionals, and attracting green and/or clean industry.

³⁷ Several participants noted the desire to not increase density or development in the DR/GR. However, future decisions regarding the DR/GR are outside the scope of this report.

Plan Element Review

This Element Review section includes a comprehensive examination of all of the existing goals, objectives and policies of each Element. Subsequent to the City's last E.A.R., there have been significant changes to Florida Statutes that have resulted in a "deregulation" of compliance requirements. This loosening in state regulation, combined with an evolving direction of the City since its last E.A.R. suggest the need to review the Plan in its entirety. The purpose of this review to determine the continued applicability of its goals, objectives and policies. A more detailed review of each Element is provided in the Appendix.

This discussion is organized by element into three subsections in a brief bulleted form: a) state-mandated amendments, b) suggested amendments resulting from annexation, and c) optional amendments that resulted from expressed community priorities.

The state-mandated review subsection is a summary of the Bonita Springs Comprehensive Plan changes in compliance with Section §163.3191(2)(f), Florida Statutes. This Section is supplemented by the State Consistency Review table that appears in Appendix A of this E.A.R.

The annexation-related related amendments denote changes that should be made to the Comprehensive Plan due to annexations. Please refer to the Table 6 earlier in this report for the list of annexations to which this analysis refers.

The optional amendments section is a summary of the changes that may be desired by the City based on the community priorities expressed throughout this E.A.R. process. This sub-section evaluates the existing plan's alignment with the public input and the four strategic priorities identified by City Council as the future direction of growth: Quality of Life, Revitalizing Downtown, Strengthening Infrastructure, and Economic Development. It assumes a focus on targeted urbanization – that is, a growth pattern that encourages a more compact, walkable form of development that promotes opportunities for preservation and protection of outlying rural lands and its associated natural resources. As noted in the public participation section above, priorities for the optional amendments were gathered from the public meetings, the on-line public survey, council-member feedback, council candidate feedback, and other comments from stakeholders that were received throughout the process.

Where appropriate, additional conclusions related to specific elements are provided.

Finally, Appendix A provides the State Consistency Review and Appendix B offers an Element-by-Element analysis of the goals, objectives, and policies in the Comprehensive Plan.

Future Land Use Element

State-Mandated Amendments

- Remove reference to §9J-5.003 F.A.C. throughout Element.
- References to "Evaluation and Appraisal Report" must be changed to "Evaluation and Appraisal Review".
- If retaining transportation concurrency: Provide land use strategies and update Figure 9 to support transportation concurrency exception areas and mobility funding within urban areas of the City targeted, such as the Old US 41 Redevelopment Overlay District.
- Update Administrative Section reference to §163.3167(8).

Annexation Related Amendments

- Place all annexed properties into the City's future land use designations and remove references to Lee County future land use designations throughout, i.e. Outlying Suburban and Urban Community.
- Amend the density schedule and density transfer tables in Policy 1.1.2 to include Coconut Village future land use category.
- Amend Figures 2, 3, 5 & 6 to address revised municipal boundary/annexed lands.

Optional Amendments

- Support infill and redevelopment. The current placement of the land use designations and their associated densities do not support the community vision of urban center as the focus for development. The Vacant Lands Map (see Figure 2) reflects limited availability of properties within the core area of the City to support redevelopment. As the City pursues the redevelopment of its historic core, the City might examine a reallocation of density that directly supports the redevelopment of downtown. Higher density in strategic areas to support infill and redevelopment should be encouraged as a viable means for sustainably accommodating future growth through the provision of multi-modal transportation options, efficiency of infrastructure and generation of revenue.
- Establish and encourage concentrated nodes of development. Minimum densities, rather than maximum densities, may be appropriate for higher density land use categories. This would promote more efficient use of infrastructure, increased walkability and bikeability, and increased transit ridership.
- Currently, there is significant residential growth potential in land use categories intended for intensive non-residential development that may be incompatible with residential uses (specifically the Industrial and General Commercial Land Use). An analysis of future growth patterns citywide should include an evaluation of the appropriateness of allowing residential development in these land use categories.
- Assess similarities in land use categories and combine as appropriate. Specifically, the description and density allowances in the Medium Density Multi-Family and High Density Residential land use categories are very similar. The history behind the creation of these land use categories was to reflect existing land uses and "vest" potentially non-conforming development patterns. However, as the City grows these might be examined to better support the future growth preference for these land use categories.
- Old US 41 Redevelopment Overlay
 - Develop a goal and vision that describes the downtown as "the mixed-use heart of Bonita Springs, where residential, commercial, employment and civic uses are all present and integrated". Incorporate downtown focus on being pedestrian friendly with well-designed public streets, parks and plazas, mixed-use structures, and a variety of housing types. Develop policies to support the provision of infrastructure downtown.
 - Consider minimum, rather than maximum densities, to ensure development occurs at an intensity that truly creates a downtown destination and a population to support it.
 - Develop incentives to assure a mixed-use form of development.
 - Round up densities to the next whole number.
 - Adopt map reflecting Old 41 Overlay boundary and remove sub-areas.

- Establish policies that support the design, aesthetics, and uses along the main corridors of Bonita Beach Road and U.S. 41.
- Consider whether mother-in-law or accessory units should carry a density allowance, or exempt from density calculations in certain, appropriate land use designations.
- Update Future Land Use Map series (Figures 1-10).

General Comments

In addition to the following state-mandated, annexation related, and optional amendments, a full listing of recommendations is provided in Appendix B. This includes general clean-up of dates, using the plan as a vision document, and integrating the various plan elements. These issues are also addressed at the conclusion of this section.

Transportation Element

State-Mandated Amendments

- Remove reference to statutory concurrency requirements on a statewide basis §163.3180(1), F.S.
- Remove reference to §9J-5.003 F.A.C. throughout Element
- Provide tools and techniques to address the application of transportation concurrency, if maintained. Tools and techniques may include, but are not limited to: proportionate-share formula, which deducts costs of providing for "transportation deficiencies"; transportation sufficiency plans; and development patterns that encourage multi-modal transportation systems.

Annexation Related Amendments

- Amend Figures 1-7 to address revised municipal boundary/annexed lands.

Optional Amendments

- Incorporate Complete Streets Resolution into existing and new policies. Policies should strengthen the Complete Streets approach to roadway design. The integration of transit and land use planning are essential to promoting a more urban character land use pattern.
- Integrate and emphasize safety of all users as a goal in the transportation planning process.
- Establish a process to develop an integrated land use and transportation plan to guide infrastructure investments, level of service standards, and a fee structure. The resulting policies should incentivize development in appropriate places and provide disincentives for development in inappropriate areas of the City.
- Integrate a multi-modal element into existing Goals, Objectives, and Policies.
- Develop level of service standards and performance measures to support a multi-modal system.
- Revise policies to de-emphasize "traffic" and embrace multimodal accessibility for all users.
- Work with City Council to determine whether transportation concurrency will be retained. Develop new tools if not; revise concurrency if Council will retain.
- Consider any policy implications from the Traffic Analysis / Network Study.
- Update Future Transportation Map series (Figures 1-9).

Housing Element

State-Mandated Amendments

- Update objective to address long-range planning horizon and population projections.
- Update language to reflect that Housing Element is to be based on guidelines, standards, and strategies based on an inventory taken from the decennial U.S. Census.

Annexation Related Amendments

- Amend density schedule in Policy 1.3.2 to include Coconut Village future land use category, or remove the table from this Element as it replicates information within the Future Land Use Element.

Optional Amendments

- Consider policies to protect the quality of neighborhoods through an integrated set of policies in the Land Use and Transportation Elements that support such things as walkable neighborhoods with good mixed use supported by smart infrastructure investments.
- Consider housing policies that respond to the need for housing for young professionals and workers.³⁸ These include mixed use, townhouses, and units in walkable communities.
- Develop policies to address maintenance and conservation of existing housing stock, including incentives to preserve existing low-income housing in a way that meets the City's aesthetic standards.
- Develop policies that emphasize fair share and community balance, promotion of housing choices, reduction in housing discrimination.
- Develop policies that emphasize energy conservation.
- Develop policies that offer administrative and technical support for non-profit housing development corporations such as Habitat for Humanity.
- Consider a strategy to promote the provision of workforce (as compared to low or very low income) housing.
- Revise definitions based on policy direction. For example, if the Plan will retain affordable housing and income limit categories, these should be based on standard definitions from the U.S. Department of Housing and Urban Development (HUD) and should be current.
- Remove duplicative policies and move to the appropriate element. Housing-related provisions should be located primarily in the Housing Element.

³⁸ There was some debate on how to describe housing to meet the needs of people in the workforce. Some were concerned that the term "affordable housing" would imply government-supported low-income housing. However, by using too limiting of terms, such as "young professionals" there is a risk of leaving out critical workers (such as police, fire, or teachers who may not be "young"). Therefore, for the purpose of this discussion, "workforce housing" is used in this report to convey the broadest possible target population.

Infrastructure Element

State-Mandated Amendments

- Revise adoption by reference of the “Stormwater Master Plan” (Phases I and II) to identify the title and author of the document, and indicate clearly what provisions and edition of the document is being adopted.

Annexation Related Amendments

- Amend Figures to address revised municipal boundary/annexed lands.

Optional Amendments

- Develop a general infrastructure goal with supportive objectives and policies that state its purpose of providing public facilities and services to serve the existing population and new growth. These should promote public health, environmental protection, operational efficiency, and economic opportunity.
- Develop goals, objectives, and policies that tie infrastructure needs to land use goals of the City, focusing on the servicing of those areas where growth is encouraged and discouraging urban sprawl.
- Support a growth management program through the revitalization of a central business district (U.S. 41 Corridor) and its surrounding areas through the coordination of infrastructure and land use planning. Expansion of services should be targeted to areas identified for growth and this strategy should be supported via the policies established in the Infrastructure and Land Use Elements.
- Develop policies that reference the City’s Water Supply Plan and Stormwater Master Plans.
- Eliminate duplication and remove the regulatory policies to strengthen the Plan.

Conservation / Coastal Management Element

State-Mandated Amendments

- Amend Policy 16.2.3 to remove reference to required concurrency management pursuant to repeal of §9J-5.003 F.A.C.
- Incorporate requirements for the redevelopment components of the Coastal Management Element as noted in the State Consistency Review (Appendix A).

Annexation Related Amendments

- Amend the density transfer tables in Policy 15.1.5 to include Coconut Village future land use category, or remove from this Element as this replicates information within the Future Land Use Element.

Optional Amendments

- Generally, the backbone of this element should embrace the principle that conservation is the most cost-effective strategy in the long term to ensure there will be a reliable supply of resources into the future.
- Refocus the Conservation Element to support the other elements in the Plan with a goal of conservation and preservation. For example, the Land Use and Transportation elements should

support a compact, transit-oriented growth pattern. This would promote an efficient use of urban land that reduces the need to develop outlying areas and creates an urban form where walking, bicycling, and transit are more attractive alternatives to automobile travel. Reducing dependence on automobiles reduces vehicle miles traveled which in turn, lowers greenhouse gas emissions. This element could support the Land Use and Transportation elements. These policies would embrace actions that reduce the City's share of greenhouse gas emissions through fuel efficiency, energy conservation, and the use of renewable resources will curb the impact of climate change.

- Consider policies for sustainable development that tie land use and conservation through preservation of open space and wildlife, management of resources, and other initiatives to protect the public health, safety, and welfare.
- Consider policies that include a more urban approach to the promotion of open space and wildlife conservation. This would include policies to support urban forestry for its benefits, such as habitat, shade (for walkability), and air quality.
- Revise policies for readability and clarity. For example, rather than providing policies specific to an endangered species, it would be more straightforward to establish general policies that are applicable to all endangered species. This will ensure there are no species left unprotected as conditions change in the future.
- Address policies regarding emergency management by reference to assure that actions are continually up-to-date.

Recreation and Open Space Element

State-Mandated Amendments

- Remove reference to statutory concurrency requirements on a statewide basis §163.3180(1), F.S.
- Remove reference to §9J-5.003 F.A.C. throughout Element.
- Revise adoption by reference to the "Parks, Recreation and Open Space Master Plan" to include the title, edition (as amended), and author of the document; indicate clearly what provisions are being adopted.

Annexation Related Amendments

- There are no required amendments to the Recreation and Open Space Element relating to annexations.

Optional Amendments

- Strengthen policies to support program implementation. For example, Policy 1.2.12 states the city "shall continue to assess impact fees for regional and community parks". This policy could be strengthened to state that the City "will collect land and/or appropriate park fees for parks and recreation facilities to serve future residents".
- Revise policies that establish level of service standards to be consistent between the 2012 Parks Master Plan and the Comprehensive Plan.
- Develop policies that more directly address funding and joint-use agreements.
- Establish park standards for the range of park types in the City. Policy 1.1.1 establishes ratio criteria (acreage of park per population) for regional and community parks but does not address

other park types such as neighborhood parks, and pocket (tot lot) parks. This can also be done in the Parks Master Plan.

- Consider a level of service system that addresses both acreage-based standards and amenity-based standards, such as baseball fields, swimming pools, trails, etc.
- Broaden policies to address the citywide benefit of parks with regard to economic feasibility, community needs and desires, changing demographics, and evolving trends in recreation.
- Provide access to a diversity of recreational facilities and programs that meet the demographically changing needs of the community.
- Sustain partnerships in the planning, site selection, design, and construction of park and recreation facilities to ensure community needs are satisfied.
- Include recreational needs in neighborhood planning to ensure that facilities and programs reflect community preference, such as senior activities or playgrounds for youth.
- The 2012 Parks Master Plan Update should be incorporated into the Comprehensive Plan by reference.

Intergovernmental Coordination Element

State-Mandated Amendments

- Remove reference to statutory concurrency requirements on a statewide basis §163.3180(1), F.S.
- Remove reference to §9J-5.003 F.A.C. throughout Element
- Revise population estimate language to reflect “at least the minimum amount of land required to accommodate the medium projections of the University of Florida’s Bureau of Economic and Business Research for at least a 10-year planning period unless otherwise limited.”
- Revise Objective 1.7 to reference both permanent and seasonal estimates and projections.

Annexation Related Amendments

- There are no required amendments to the Intergovernmental Coordination Element relating to annexations.

Optional Amendments

- Consider revising Goal 1 to more generally address coordination of plans and activities of various units of government in order to provide effective and efficient urban services and mitigation of jurisdictional conflict. In this way, the Goal will continue to effectively address inclusion of all applicable entities without the need for amending this Element.
- Remove the numerous duplicative policies addressing coordination with the school district, much of which is addressed in the School Facilities Element.
- Update and remove repetitive policies that are addressed elsewhere within the Comprehensive Plan and this element.
- Consider interlocal service boundary agreement(s) with adjacent communities.

Capital Improvements Element

State-Mandated Amendments

- Remove reference to statutory concurrency requirements on a statewide basis §163.3180(1), F.S.
- Remove reference to §9J-5.003 F.A.C. throughout Element
- Modify Policy 1.2.3 regarding concurrency deferrals or exemptions to provide for alternative tools and techniques to address the application of concurrency for transportation, parks, and schools, where these concurrency requirements are maintained.

Annexation Related Amendments

- There are no required amendments to the Capital Improvements Element relating to annexations.

Optional Amendments

- Consider overall attention to the total fiscal capability of the City, including analysis of public expenditures, revenues, taxes and other funding sources, financial management, capital programming, and budgeting. Goals, objectives, and policies related to these areas should be clearly defined and spelled out.
- Consider a goal that establishes a fiscally prudent approach to the planning and management of facilities and infrastructure to ensure efficient and transparent use of existing public investments and required new capital investment.
- Annually or regularly update the five-year Capital Improvement Schedule (CIP) to reflect anticipated or planned capital expenditures that correspond to the growth strategy for the City.
- Develop policies that include analysis of service and facility impacts of new development. This should be used to identify and quantify the need for additional public facilities and the timeframe for such needs.

Public Participation, Monitoring, Updating, and Evaluation Procedures Element

State-Mandated Amendments

- Remove reference to §9J-5.003 F.A.C. throughout Element.
- References to the Department of Community Affairs must be removed. Replace with the wording, “State Land Planning Agency.”
- References to “Local Government Comprehensive Planning and Land Development Regulation Act” must be changed to “Community Planning Act.”
- References to “Evaluation and Appraisal Report” must be changed to “Evaluation and Appraisal Review”.
- Update references to the preparation and processing of E.A.R. amendments and notifications, where local governments issue Determination Letters to the State Land Planning Agency and associated amendments within one year.

Annexation Related Amendments

- There are no required amendments to the Public Participation, Monitoring, Updating, and Evaluation Procedures Element relating to annexations.

Optional Amendments

- Consider relocating information to an Appendix and removing outdated description of the initial Comprehensive Plan formulation and adoption.
- Consider expanding the purpose of this Element to address broader public participation goals, objectives, and policies that foster the existing interest in community planning; advocates additional participation measures; and provides a framework for public participation on forthcoming efforts.

Public School Facilities Element

State-Mandated Amendments

- Remove reference to statutory concurrency requirements on a statewide basis §163.3180(1), F.S.
- Remove reference to §9J-5.003 F.A.C. throughout Element
- Revise Policy 1.2.4 to allow portable classrooms for use as a mitigation strategy towards school concurrency and capacity.

Annexation Related Amendments

- There are no required amendments to the Public School Facilities Element relating to annexations.

Optional Amendments

- Work with City Council to determine whether school concurrency will be retained as a growth management tool. If it will not be retained, then remove policies related to concurrency and determine other appropriate growth management tool(s).
- Update to reflect current Census data.
- Technically, the City may elect to remove this Element as it is no longer required by Florida Statutes. Due to the importance of public school facilities to the City, particularly a Bonita Springs High School, it is recommended that the City retain this Element.

Definitions

State-Mandated Amendments

- Remove reference to §9J-5.003 F.A.C. throughout Definitions Element.
- Include and/or revise following definitions pursuant to changes to §163.3164: Adaption Action Area; Antiquated Subdivision; Urban Service Area; Urban Sprawl; and Financial Feasibility.
- Update other definitions as noted in State Consistency Review (Appendix A).

Annexation Related Amendments

- There are no required amendments to the Definitions Element relating to annexations.

Optional Amendments

- Update definitions as noted in the Element-by-Element analysis.
- Update definitions noted in the State Consistency Review (Appendix A).
- Update definitions to coincide with definitions set forth in the Land Development Code.

- Move definitions found throughout the elements of the Comprehensive Plan to this section so all definitions appear in one location.

Summary Observations

There are several more general observations that apply to the Comprehensive Plan as a whole. These include the continuity of the elements, the Plan as a vision tool, and outdated or detailed timeframes.

Integrating the Plan Elements

The most significant shortcoming of the existing Comprehensive Plan is the need to strengthen the continuity between all elements. The different elements of the Plan should work together to reflect the community vision. The interrelationship and consistency among Plan elements is an important strategy to assure that the vision is accomplished. For example, the Future Land Use Element contains policies to promote growth and redevelopment of the Old U.S. 41 Redevelopment Overlay, while the Infrastructure Element does not provide policies to support a more focused form of development specific to this corridor. The Plan should embrace a series of interrelated policies throughout all of its elements so that it provides clear direction to accomplish the City's vision.

The Plan as a Vision Document

The existing Plan provides an overabundance of detail in many of its policies are more consistent with a regulatory code, rather than a visionary tool. Many communities choose to place these regulations in the Land Development Code (LDC) where they can implement the vision that is established in the Plan. However, some communities will retain key restrictions that are of a more regulatory nature. An example of such is the level of detail outlined in the Urban Fringe Community District Policy 1.1.10. which specifies the exact species of native plantings permitted in the required vegetated buffers. A better approach to address the desire for expansive, native buffers may be a policy that describes the desired character, compatibility measures, and environmentally friendly plantings.³⁹ This kind of approach strengthens the Comprehensive Plan as a tool to achieve community outcomes. Still, it is up to each community to choose how to strike this balance and will make different choices in this regard.

Timeframes

Historically, comprehensive plans were used to “promise” completion of requirements that were either desired or mandated. This was commonly reflected through the inclusion of specific timeframes or completion dates in policies. Statewide, local governments had difficulty meeting these adopted deadlines due to budgetary challenges or staffing capabilities. Today, the trend is to remove such timeframes to provide local governments with greater flexibility to choose when and how needed changes might be accomplished. The City's Plan reflects this era of establishing specific dates to accomplish a given task. There are multiple policies that designate completion of specific reports, for example. In the instance that a particular study is no longer needed or relevant, the policy quickly becomes outdated and irrelevant. These deadlines should be removed throughout the Plan.

Ultimately, the most important role of the Comprehensive Plan is to uphold the vision of the City through strategic and coherent integration of all of its components.

³⁹ There is some concern that by removing regulatory language from a difficult to amend document (the Comprehensive Plan) to a more easily amended document (the Land Development Code). The concern is that future City Councils may be more or less lenient with their LDC interpretation and/or may amend these guidelines. Instead, a series of integrated policies are also effective in protecting the City's desired character and the community's vision.

Appendix A: State Consistency Review

Section 163.3191(2)(f), F.S. requires that the Evaluation and Appraisal (E.A.R.) contain an evaluation and assessment of relevant changes to the State Comprehensive Plan (187.201, F.S.), Chapter 163, F.S, Rule 9J-5, F.A.C. since the adoption of the last E.A.R.-based amendments. The following analysis was conducted utilizing all of the changes that have occurred to the State Comprehensive Plan since 2009, when the City adopted its most recent E.A.R.-Based Amendments (April 15, 2009). Where inconsistencies were identified, such as a requirement not currently addressed in the City of Bonita Springs Comprehensive Plan, the appropriate Element is identified for update. Where changes to the State Comprehensive Plan do not apply to the City, an “X” has been denoted in the N/A column. Please also note several changes to the State Comprehensive Plan between 2009 through 2010 were repealed/modified by the Community Planning Act of 2011. Those changes that were repealed / modified have been denoted as “N/A”.

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
2009 [Chapters 2009-85 and 2009-96, Laws of Florida]					
1	Changes “Existing Urban service area” to “Urban service area” and revises the definition of such an area. Section 2, Chapter 2009-96, LOF.	163.3164(29)	X		
2	Adds definition of “Dense urban land area.” Section 2, Chapter 2009-96, LOF.	163.3164(34)		Not Addressed.	Definitions
3	Postpones from December 1, 2008 to December 1, 2011, the need for the annual update to the capital improvements element to be financially feasible. Section 3, Chapter 2009- 96, LOF.	163.3177(3)(b)1.	X		
4	Requires the future land use element to include by June 30, 2012, criteria that will be used to achieve compatibility of lands near public use airports. For military installations, the date is changed from June 30, 2006, to June 30, 2012. Section 3, Chapter 2009-85, LOF.	163.3177(6)(a)	X		
5	Requires the intergovernmental coordination element to recognize airport master plans. Section 3, Chapter 2009- 85, LOF.	163.3177(6)(h)1. b.	X		
6	Requires the intergovernmental coordination element to include a mandatory (rather than voluntary) dispute resolution process and requires use of the process prescribed in section 186.509, F.S., for this purpose. Section 3, Chapter 2009-96, LOF.	163.3177(6)(h)1.c		Addressed in Objective 2.5 of the Intergovernmental Coordination Element	

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
7	Requires the intergovernmental coordination element to provide for interlocal agreements pursuant to s.333.03(1)(b), F.S., between adjacent local governments regarding airport zoning regulations. Section 3, Chapter 2009-85, LOF.	163.3177(6)(h)1. d.	X		
8	Defines “rural agricultural industrial center” and provides for their expansion through the plan amendment process. Section 1, Chapter 2009-154, LOF	163.3177(15)(a) [New]	X		
9	Allows a municipality that is not a dense urban land area to amend its comprehensive plan to designate certain areas as transportation concurrency exception areas. Section 4, Chapter 2009-96, LOF.	163.3180(5)(b)2.	X		
10	Allows a county that is not a dense urban land area to amend its comprehensive plan to designate certain areas as transportation concurrency exception areas. Section 4, Chapter 2009-96, LOF.	163.3180(5)(b)3.	X		
11	Requires local governments with state identified transportation concurrency exception areas to adopt land use and transportation strategies to support and fund mobility within such areas. Section 4, Chapter 2009-96, LOF.	163.3180(5)(b)4.		Not Addressed.	Transportation & Future Land Use Elements
12	Except in transportation concurrency exception areas, local governments must adopt the level-of-service established by the Department of Transportation for roadway facilities on the Strategic Intermodal System. Section 4, Chapter 2009- 96, LOF	163.3180(10)	X		
13	Defines a backlogged transportation facility to be one on which the adopted level-of-service is exceeded by existing trips, plus additional projected background trips. Section 5, Chapter 2009-85, LOF.	163.3180(12)(b) & (16)(i)	X		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
2010 [Chapters 2010-5, 2010-33, 2010-70, 2010-102, 2010-182, 2010-205 and 2010-209, Laws of Florida]					
1	Deletes section 163.31771(6), F.S. (obsolete language that addressed an accessory dwelling unit repot); no sustentative comprehensive planning requirement impact. Section 16, Chapter 2010-5, LOF.		X		
2	Chapter 2010-102, Laws of Florida, makes several minor changes which do not effect sustentative comprehensive planning requirements: Section 163.2526, F.S.: repealed Section 163.3167(2), F.S.: obsolete language deleted Section 163.3177(6)(h), F.S.: minor wording changes Section 163.3177(10)(k), F.S.: minor wording changes Section 163.3178(6), F.S.: obsolete language deleted Section 163.2511(1), F.S.: minor wording changes Section 163.2514, F.S.: minor wording changes Section 163.3202, F.S.: minor wording changes		X		
3	Chapter 2010-205, Laws of Florida, makes several minor wording changes Chapter 163, Part II, F.S., which do not affect sustentative comprehensive planning requirements: Section 163.3167(13), F.S. Section 163.3177(4)(a), F.S. Section 163.3177(6)(c), (d) and (h), F.S. Section 163.3191(2)(l), F.S.		X		
4	Chapter 2010-209, Laws of Florida, make a minor wording change in Section 163.2523, F.S., which does not affect sustentative comprehensive planning requirements.		X		
5	Deleted the phrase "SMART Schools Clearinghouse". Section 11, Chapter 2010-70, LOF.	163.31777(1)(a) and (3)(a)	X		
6	Revises section 163.3175, F.S., to list the 14 military installations and 43 local governments affected by special coordination and communication requirements. Section 1, Chapter 2010-182, LOF.	163.3175(2)	X		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
7	Revises section 163.3177(6)(a), F.S., to specify that the 43 local governments listed in section 163.3175(2), F.S., must consider the factors listed in section 163.3175(5), F.S., when considering the compatibility of land uses proximate to military installations. Section 2, Chapter 2010-182, LOF.	163.3177(6)(a)	X		
8	Revised section 163.3180(4)(b), F.S., to define hangars for the assembly, manufacture, maintenance or storage of aircraft as public transit facilities. Section 1, Chapter 2010-33, LOF.	163.3180(4)(b)	X		
2011 [Chapter 2011-139, Laws of Florida]					
1	Deletes the exemption for plan amendments to designate an urban infill and redevelopment area from the twice per year amendment limitation of Section 163.3187.	Section 163.2517(4)	X		
2	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."	Section 163.3161(1)		Not Addressed.	Public Participation, Monitoring, Updating and Evaluation Procedures
3	Expresses the purpose of the act, changing "control" future development to "manage" future development "consistent with the proper role of local government."	Section 163.3161(2)	X		
4	States the intent of the act is to focus the state role in managing growth to protect the functions of important state resources and facilities.	Section 163.3161(3) [New]	X		
5	Modifies the intent of the legislature with respect to how comprehensive plans and amendments affect property rights.	Section 163.3161(10)	X		
6	Expresses legislative intent to recognize and protect agriculture, tourism, and military presence as being the state's traditional economic base.	Section 163.3161(11) [New]	X		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
7	Expresses legislative intent to not require local government plans that have been found to be in compliance to adopt amendments implementing the new statutory until the E.A.R. period provided in §163.3191, unless otherwise specified in law.	Section 163.3161(12) [New]	X		
8	Modifies the provisions for agricultural lands and practices to state that a plan amendment for an agricultural enclave is presumed not to be urban sprawl as defined in section 163.3164.	Section 163.3162(4)		Not Addressed.	Future Land Use Element & Definitions
9	Changes “Local Government Comprehensive Planning and Land Development Regulation Act” to “Community Planning Act” and sets forth new and modified definitions, many of which were included in repealed Rule 9J-5.003, Florida Administrative Code.	Section 163.3164		Not Addressed.	Public Participation, Monitoring, Updating and Evaluation Procedures
10	Establishes definition for “adaptation action area.”	Section 163.3164(1) New]		Not Addressed (and Optional)	Coastal/Conservation Element & Definitions
11	Establishes definition for “affordable housing” [same meaning as in Section 420.0004(3)].	Section 163.3164(3) [previously in Rule Chapter 9J-5]		Addressed in Definitions.	
12	Establishes definition of “antiquated subdivision.”	Section 163.3164(5)[New]		Not Addressed (and Optional)	Definitions
13	Establishes definition of “capital improvement.”	Section 163.3164(7) [previously in Rule Chapter 9J-5]		Addressed in Definitions	
14	Establishes definition of “compatibility.”	Section 163.3164(9) [previously in Rule Chapter 9J-5]		Addressed in Definitions	
15	Establishes definition of “deepwater ports.”	Section 163.3164(11) [previously in Rule Chapter 9J-5]	X		
16	Establishes definition of “density.”	Section 163.3164(12) [previously in Rule Chapter 9J-5]		Addressed in Definitions	
17	Establishes definition of “flood prone areas.”	Section 163.3164(18) [previously in Rule Chapter 9J-5]		Addressed in Definitions	

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
18	Establishes definition of “goal.”	Section 163.3164(19) [previously in Rule Chapter 9J-5]		Addressed in Definitions	
19	Establishes definition of “intensity.”	Section 163.3164(22) [previously in Rule Chapter 9J-5]		Addressed in Definitions	
20	Establishes definition of “internal trip capture.”	Section 163.3164(23) [New]		Not Addressed	Definitions & Transportation Element
21	Establishes definition of “level of service.”	Section 163.3164(28) [previously in Rule Chapter 9J-5]		Addressed in Definitions	
22	Deletes definition of “financial feasibility.”	Section 163.3164(32) [Deleted]		Not Addressed	Definitions
23	Establishes definition of “new town.”	Section 163.3164(32) [previously in Rule Chapter 9J-5]	X		
24	Establishes definition of “objective.”	Section 163.3164(33) [previously in Rule Chapter 9J-5]		Addressed in Definitions	
25	Deletes definition of “dense urban land areas.”	Section 163.3164(34) [Deleted]		Not Addressed.	Definitions
26	Establishes definition of “policy.”	Section 163.3164(36) [previously in Rule Chapter 9J-5]		Addressed in Definitions	
27	Amends the definition of “public facilities” to delete health systems and spoil disposal sites for maintenance dredging located in intracoastal waterways (except sites owned by ports).	Section 163.3164(38)	X		
28	Changes definition of “regional planning agency” to “the council created pursuant to chapter 186.”	Section 163.3164(40)		Not Addressed.	Definitions
29	Establishes definition of “seasonal population.”	Section 163.3164(41) 9J-5]		Addressed in Definitions	
30	Changes definition of “optional sector plan” to “sector plan” and clarifies the purpose of a sector plan. The term includes an optional sector plan that was adopted before the effective date of the act.	Section 163.3164(42)		Not Addressed.	Future Land Use Element & Definitions

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
31	Establishes definition of “suitability.”	Section 163.3164(45) [previously in Rule Chapter 9J-5]		Not Addressed.	Definitions
32	Establishes definition of “transit-oriented development.”	Section 163.3164(46) [New]		Not Addressed.	Definitions
33	Clarifies the definition of “urban service area” to delete the term “built-up” and to include any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation.	Section 163.3164(50)	X		
34	Establishes new definition of “urban sprawl.”	Section 163.3164(51) [replaces definition previously in Rule Chapter 9J-5]		Not Addressed (Existing Definition of Urban Sprawl does not align with F.S. definition).	Definitions
35	Modifies requirements for maintaining comprehensive plan, deleting the reference to section 163.3184 and the requirement that proposed plan amendments be submitted to the state land planning agency.	Section 163.3167(2)		Not Addressed.	Public Participation, Monitoring, Updating and Evaluation Procedures
36	Deletes provisions for regional planning agency adoption of plan amendments for elements and amendments not prepared by a local government.	Section 163.3167(3) and (6) [Deleted]	X		
37	Deletes provisions for local government challenge of costs associated with preparing a comprehensive plan and related state land planning agency action.	Section 163.3167(7) [Deleted]	X		
38	Deletes provisions for encouraging each local government to articulate a vision of its future physical appearance and qualities of its community.	Section 163.3167(11) [Deleted]	X		
39	Establishes provisions for “planning innovations and technical assistance” and clarifies the roles of the state land planning agency and all other appropriate state and regional agencies in the process.	Section 163.3168(1) – (4) [New]	X		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
40	Modifies areas of authority under this act with respect to joint agreements and intergovernmental coordination between cities and counties and planning in advance of jurisdictional changes.	Section 163.3171(4)		<i>Addressed in Intergovernmental Coordination Element</i>	
41	Modifies military base compatibility provisions to not require that commanding officer comments, underlying studies and reports be binding on the local government. Requires the affected local government to be sensitive to private property rights and not be unduly restrictive on those rights in considering the comments provided by the commanding officer or designee.	Section 163.3175(5)(d) and (6)	X		
42	Modified to require that any local government comprehensive plan that has been amended to address military compatibility requirements after 2004 and was found in compliance be deemed in compliance until the local government conducts its evaluation and appraisal review pursuant to section 163.3191 and determines that amendments are necessary.	Section 163.3175(9)	X		
43	Modified to include significant portions of repealed Rules 9J-5.001 and 9J-5.005, Florida Administrative Code, with respect to the principles, guidelines, standards and strategies to be set forth in required and optional elements of the comprehensive plan and requirements for basing these elements on relevant, appropriate and professionally accepted data.	Section 163.3177(1)		Not Addressed.	Optional amendments throughout entirety of Comprehensive Plan to remove optional elements, principles, guidelines & standards.
44	Deletes financial feasibility requirements.	Section 163.3177(2)			
45	Modifies provisions for preparing the capital improvements element to require the schedule to cover a 5-year period and identify whether projects are either funded or unfunded and given a level of priority for funding. Deletes requirements for financial feasibility.	Section 163.3177(3)(a)4		Not Addressed.	Intergovernmental Coordination & Capital Improvements Elements.

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
46	Modifies requirements for local government annual review of capital improvements element to no longer require transmittal of the adopted amendment to the state land planning agency and deletes provisions related to sanctions by the Administration Commission, adoption of long-term concurrency management systems and financial feasibility.	Section 163.3177(3)(b)		Not Addressed.	Capital Improvements Elements – Monitoring and Evaluation Section
47	Modifies planning period requirements, allowing additional planning periods for specific components, elements, land use amendments, or projects as part of the planning process.	Section 163.3177(5)(a)		Not Addressed.	Public Participation, Monitoring, Updating and Evaluation Procedures
48	Modifies requirements for the future land use element to include guidance from repealed Rule 9J-5.006, Florida Administrative Code, relative to general range of density or intensity of uses for gross land area and establishing a long term end toward which land use programs and activities are ultimately directed.	Section 163.3177(6)(a)		Not Addressed.	Future Land Use Element
49	Modifies the standards on which future land use plan and plan amendments are based to include: permanent and seasonal population, compatibility, the need to modify land uses and development patterns within antiquated subdivisions, preservation of waterfronts, location of schools proximate to urban residential areas, and other considerations taken from repealed Rule 9J-5.006, Florida Administrative Code.	Section 163.3177(6)(a)2 and 3		Not Addressed.	Future Land Use Element
50	Modifies requirements for the future land use element “to accommodate at least the minimum amount of land required to accommodate the medium projections of the University of Florida’s Bureau of Economic and Business Research for at least a 10-year planning period unless otherwise limited.”	Section 163.3177(6)(a)4		Not Addressed. Reference to BEBR Medium Projections in Policy 1.5.1 of Intergovernmental Coordination Element	Intergovernmental Coordination Element

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
51	Establishes requirements for analyzing future land use map amendments using portions of repealed Rule 9J-5.006, Florida Administrative Code.	Section 163.3177(6)(a)8 [New]	X		
52	Establishes requirements for the future land use element and map series, including with slight revisions the primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl that were in repealed Rule 9J-5.006, Florida Administrative Code.	Section 163.3177(6)(a)9 and 10 [New]		Addressed in Future Land Use Element	
53	Modifies requirements for the transportation element to include significant portions of repealed Rule 9J-5.019, Florida Administrative Code, addressing circulation of recreational traffic, including bicycle facilities, exercise trails, riding facilities, and airport master plans.	Section 163.3177(6)(b)		Addressed in Transportation Element	
54	Modifies requirements for the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include guidance from portions of repealed Rule 9J-5.011, Florida Administrative Code, and deletes requirements for including a topographic map depicting any areas adopted by a water management district as prime groundwater recharge areas and addressing areas served by septic tanks.	Section 163.3177(6)(c)	X		
55	Modifies potable water supply planning requirements to remove the provision that states that “amendments to incorporate the work plan do not count toward the limitation on the frequency of adoption of amendments to the comprehensive plan.”	Section 163.3177(6)(c)3	X		
56	Modifies requirements for the conservation element to include portions of repealed Rule 9J-5.013, Florida Administrative Code, to list the natural resources to be identified, analyzed and protected and toward which conservation principles.	Section 163.3177(6)(d)1 and 2 [New]		Addressed in Conservation/Coastal Management Element	

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
57	Modifies requirements for analyzing current and projected water sources for a 10-year period to include consideration of demands for industrial, agricultural and potable water use and the quality and quantity of water available to meet these demands and the existing levels of conservation, use and protection and policies of the regional water management district.	Section 163.3177(6)(d)3	X		
58	Clarifies requirements for the housing element to include guidelines, standards and strategies based on an inventory taken from the latest decennial United States Census or more recent estimates and various other considerations listed in repealed Rule 9J-5.010, Florida Administrative Code.	Section 163.3177(6)(f)1 and 2		Not Addressed.	Housing Element (Policy 1.3.1)
59	Deletes requirement for an affordable housing needs assessment conducted by the state land planning agency.	Section 163.3177(6)(f)2 [Deleted]	X	Housing Element Policy 1.3.1 references a housing needs assessment to be conducted by the state planning agency, but does not require it.	
60	Based on repealed Rule 9J-5.010, Florida Administrative Code, sets forth new requirements for the creation and preservation of affordable housing, elimination of substandard housing conditions, providing for adequate sites and distribution for a range of incomes and types, and including programs for partnering, streamlined permitting, quality of housing, neighborhood stabilization, and improving historically significant housing.	Section 163.3177(6)(f)3 [New]		Addressed in Housing Element	
61	Modifies the objectives of the coastal management element and includes a new requirement for preserving historic and archaeological resources.	Section 163.3177(6)(g)		Addressed in Goal 8 of Conservation/Coastal Management Element	
62	Deletes provisions for local government adoption of recreational surface water use policies.	Section 163.3177(6)(g)2 [Deleted]	X		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
63	Sets forth an option for the local government to develop an adaptation action area designation for low-lying coastal zones experiencing coastal flooding due to extreme high tides and storm surge and that are vulnerable to the impacts of rising sea level.	Section 163.3177(6)(g)10 [New]		Not Addressed (and Optional)	Conservation/Coastal Management Element
64	Deletes requirement for intergovernmental coordination element to provide for recognition of campus master plans and airport master plans.	Section 163.3177(6)(h)1.b [Deleted]		Not Addressed (Intergovernmental Element provides for recognition of Campus Master Plan). However, no changes are recommended.	
65	Modifies requirements for the intergovernmental coordination element to include portions of repealed Rule 9J-5.015, Florida Administrative Code, including coordinating and addressing impacts on adjacent municipalities and coordinating the establishment of level of service standards.	Section 163.3177(6)(h)3.a and b [New]		Addressed in Intergovernmental Coordination Element	
66	Deletes requirements in intergovernmental coordination element for fostering coordination between special districts and local general purpose governments, submittal of public facilities report, execution of interlocal agreement with district school board, the county and nonexempt municipalities, and submittal of reports to the Florida Department of Community Affairs by counties with populations greater than 100,000.	Section 163.3177(6)(h)3 and 4 [Deleted]		Not Addressed.	Intergovernmental Coordination Element
67	Deletes provisions for optional elements of the comprehensive plan, transportation and traffic circulation, airport compatibility and other requirements related to transportation corridors and reduction of greenhouse gas emissions specific to governments within an urbanized area.	Section 163.3177(6)(i), (j), (k) [Deleted]		Not Addressed.	Transportation Element

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
68	Deletes provisions for airport master plans.	Section 163.3177(6)(k) [Deleted]	X		
69	Deletes provisions for additional plan elements, or portions or phases thereof, including an economic development element.	Section 163.3177(7)(a)-(l) [Deleted]	X		
72	Modifies provisions for processing plan amendments for land located within a rural agricultural industrial center to presume that these amendments are not urban sprawl as defined in section 163.3164 and shall be considered within 90 days after any review required by the state land planning agency if required by section 163.3184.	Section 163.3177(7)(c)2	X		
73	Deletes requirements for public schools interlocal agreements with respect to submittal of the agreements to the state land planning agency based on an established schedule and other requirements involving the state land planning agency related to waivers and exemptions.	Section 163.3177(1)(b)-(d) and (2)	X	Not Addressed.	Public School Facilities Element.
74	Deletes requirements related to the submittal of comments from the Office of Educational Facilities on the interlocal agreement, challenges to the state land planning agency notice of intent and other review process requirements.	Section 163.3177(3)(a)-(c) and (4)-(7) [Deleted]		Not Addressed.	Public School Facilities Element.
75	Deletes parks and recreation, schools and transportation from the list of public facilities and services subject to the concurrency requirement on a statewide basis.	Section 163.3180(1)		Not Addressed.	Capital Improvements, Public School Facilities & Transportation Elements
76	Modifies concurrency requirements to include portions of repealed Rule 9J-5.0055, Florida Administrative Code, which relate to achieving and maintaining adopted levels of service for a 5-year period, and providing for rescission of any optional concurrency provisions by plan amendment, which is not subject to state review.	Section 163.3180 (1)(a) and (b) [New]		Not Addressed.	Capital Improvements Elements

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
77	Deletes requirement that professionally accepted techniques be used for measuring levels of service for automobiles, bicycles, pedestrians, transit and trucks.	Section 163.3180(1)(b) [Deleted]		Not Addressed.	Transportation & Capital Improvements Elements
78	Deletes requirement that parks and recreation facilities to serve new development are in place or under actual construction no later than one year after issuance of a certificate of occupancy or its functional equivalent.	Section 163.3180(2)(b) and (c) [Deleted]		Not Addressed.	Policy 1.2.1 of Capital Improvements Element
79	Deletes provisions addressing governmental entities and establishment of binding level of service standards with respect to limiting the authority of any agency to recommend or make objections, recommendations, comments or determinations during reviews conducted under section 163.3184	Section 163.3180(3)		Not Addressed.	Capital Improvements Element
80	Deletes concurrency provisions specifically related to public transit facilities and urban infill and redevelopment areas.	Section 163.3180(4)(b) and (c) [Deleted]		Not Addressed.	Capital Improvements Element
81	Establishes concurrency provisions for transportation facilities, which include portions of repealed Rule 9J-5.0055, Florida Administrative Code. Sets forth requirements with respect to adopted level of service standards, including use of professionally accepted studies to evaluate levels of service, achieving and maintaining adopted levels of service standards, and including the projects needed to accomplish this in 5-year schedule of capital improvements. Requires coordination with adjacent local governments and setting forth the method to be used in calculating proportionate-share contribution. Defines the term "transportation deficiency."	Section 163.3180(5)(a)-(h) [New]		Not Addressed.	Transportation & Capital Improvements Element

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
83	Sets forth concurrency provisions for public education, setting forth provisions for those local governments that apply concurrency to public education.	Section 163.3180(6)(a) [New]	X		
84	Modifies school concurrency provisions to clarify that adoption and application of school concurrency is optional.	Section 163.3180(6)(f)1 and 2		Not Addressed.	Public School Facilities Element
85	Modifies school concurrency provisions to remove requirement for financial feasibility and to require that facilities necessary to meet adopted levels of service during a 5-year period are identified and consistent with the school board's educational facilities plan.	Section 163.3180(d) [2014 cite: Section 163.3180(g)]		Not Addressed.	Public School Facilities Element
86	Modifies school concurrency provisions to allow a landowner to proceed with development of a specific parcel of land notwithstanding a failure of the development to satisfy school concurrency if certain factors are shown to exist, including adequate facilities are provided for in the capital improvements element and school board's educational facilities plan, demonstration that facilities needs can be reasonably provided, and the local government and school board have provided a means by which proportionate share is assessed.	Section 163.3180(h)1.a., b. and c. [New]		Not Addressed.	Public School Facilities Element
88	Changes "transportation concurrency backlogs" to "transportation deficiencies" and makes related clarifications.	Section 163.3182 [Revised]		Not Addressed.	Public School Facilities Element
89	Changes "creation of transportation concurrency backlog authorities" to "creation of transportation development authorities" and makes related clarifications.	Section 163.3182(2) [Revised]		Not Addressed.	Definitions
90	Changes "powers of a transportation concurrency backlog authority" to "powers of a transportation development authority" and makes related clarifications.	Section 163.3182(4) [Revised]	X		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
91	Modifies the definition of “in compliance” to include a reference to section 163.3248 and delete the reference to now repealed chapter 9J-5, Florida Administrative Code.	Section 163.3184(1)(b) [Revised]	X		
92	Provides a list of the “reviewing agencies.”	Section 163.3184(1)(c) [New]		Not Addressed.	Public Participation, Monitoring, Updating and Evaluation Procedures
93	Sets forth the “expedited” and “coordinated” review processes.	Section 163.3184(2) [New]		Not Addressed.	Definitions, Administrative Section, Public Participation, Monitoring, Updating and Evaluation Procedures
94	Sets forth requirements for adopting and processing plan amendments according to the “expedited” and “coordinated” review processes, the scope of the comments to be provided by review agencies, responsibilities of the state land planning agency with respect to its various levels of review and coordination with other state agencies and public hearings.	Section 163.3184(3) and (4) [New]		Not Addressed.	Definitions, Administrative Section, Public Participation, Monitoring, Updating and Evaluation Procedures
95	Sets forth requirements for administrative challenges to plans and plan amendments, compliance agreements and mediation and expeditious resolution.	Section 163.3184(5)-(7) [New]		Not Addressed	Future Land Use Element – Administrative Section
96	Modifies provisions to enable the administration commission to specify sanctions to which the local government will be subject if it elects to make a plan amendment effective notwithstanding a determination of noncompliance.	Section 163.3184(11); 2014 cite: Section 163.3184(8)		Not Addressed	Future Land Use Element – Administrative Section
97	Modifies provisions for public hearings to state there is no prohibition or limitation on the authority of local governments to require a person requesting an amendment to pay some or all of the cost of the public notice.	Section 163.3184(15); 2014 cite: Section 163.3184(11)		Not Addressed.	Public Participation, Monitoring, Updating and Evaluation Procedures

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
98	Establishes provisions for concurrent zoning, requiring a local government to consider an application for zoning changes that would be required to enact any proposed plan amendment and making the approved zoning changes contingent upon the comprehensive plan or amendment becoming effective.	Section 163.3184(12) [New]		Not Addressed	Future Land Use Element – Administrative Section
99	Revises provisions to require that no proposed local government comprehensive plan or plan amendment that is applicable to a designated area of critical state concern shall be effective until a final order is issued finding the plan or amendment to be in compliance as defined in subsection (1)(b).	Section 163.3184(13) [New]		Not Addressed	Future Land Use Element – Administrative Section
100	Modifies provisions to address the process for adoption of small-scale comprehensive plan amendments, deleting several exceptions. Plan amendments are no longer limited to two times per calendar year and text changes that relate directly to and are adopted simultaneously with small scale future land use map amendments are permissible.	Section 163.3187(1)(a)-(f); 2014 cite: Section 163.3187(1)(a)-(d)		Not Addressed	Future Land Use Element – Administrative Section
101	Modifies the public notice requirements for small scale plan amendments, addressing petitions, prohibiting the state land planning agency from intervening and requiring that consideration be given to the plan amendment as a whole and whether it furthers the intent of this part in all challenges.	Section 163.3187(1)2.a and b;3,4 and (e)-(q); 2014 Section cite: 163.3187(2)-(5)		Not Addressed.	Public Participation, Monitoring, Updating and Evaluation Procedures

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
102	Modifies provisions for evaluation and appraisal of comprehensive plan. Maintains the requirement for local government evaluation of plan to occur at least once every 7 years. The local government is required to determine if amendments are necessary to reflect changes in state requirements (only) since the last update and to notify the state land planning agency by letter as to its determination. If needed, these amendments are to be prepared and transmitted within 1 year of this determination for review pursuant to section 163.3184(4)	Section 163.3191(1)-(14); 2014 cite: Section 163.3191(1)-(5)		Not Addressed.	Public Participation, Monitoring, Updating and Evaluation Procedures
103	Deletes the reference to section 163.3187(1) and provisions regarding the frequency of adoption of plan amendments as they relate to adoption of a municipal overlay.	Section 163.3217(2)	X		
104	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."	Section 163.3220(3)		Not Addressed.	Public Participation, Monitoring, Updating and Evaluation Procedures
105	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."	Section 163.3221(2) and (11)		Not Addressed.	Public Participation, Monitoring, Updating and Evaluation Procedures
106	Revises the duration of a development agreement from 20 years to 30 years, unless it is extended by mutual consent, and deletes reference to sections 163.3187 and 163.3189 regarding compliance determination by state land planning agency.	Section 163.3229	X		
107	Modifies provisions for periodic review of a development agreement to delete requirements for annual review conducted during years 6 through 10, incorporation of the review into a written report and the state land planning agency adoption of rules regarding the contents of the report.	Section 163.3235	X		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
108	Deletes requirements that a copy of the recorded development agreement be submitted to the state land planning agency within 14 days after the agreement is recorded and for the effectiveness of the agreement based on receipt by the state land planning agency.	Section 163.3239	X		
109	Changes “Optional Sector Plans” to “Sector Plans” and clarifies the intent to promote and encourage long-term planning for conservation, development and agriculture on a landscape scale and protection of regionally significant resources, including regionally significant water courses and wildlife corridors. Revises the amount of geographic area intended for sector plans from at least 5,000 acres to at least 15,000 acres and protection of public facilities.	Section 163.3245(1)		Not Addressed.	Future Land Use Element
110	Deletes provisions for the state land planning agency entering into an agreement to authorize preparation of an optional sector plan, and consideration of the state comprehensive and strategic regional policy plans, and clarifies the process for scoping meetings and joint planning agreements.	Section 163.3245(2)	X		
111	Modifies the provisions for two levels of sector planning, clarifying the requirements for the long term master plan and detailed specific area plan. These plans may be based upon a planning period longer than timeframe on which the local comprehensive plan is based and are not required to demonstrate need. The state land planning agency is required to consult with certain other agencies as part of its review of the plans.	Section 163.3245(3)	X		
112	Requires consistency with any long-range transportation plan and regional water supply plans, including consideration of water supply availability and consumptive use permitting.	Section 163.3245(4) [New]		Addressed in Transportation & Intergovernmental Coordination Elements	

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
113	Requires the detailed specific area plan to establish a buildout date until which the approved development is not subject to downzoning, unit density reduction or intensity reduction, with certain exceptions.	Section 163.3245(5)(d) [New]	X		
114	Establishes provisions for master development approval, pursuant to section 380.06(21), for the entire planning area in order to establish a buildout date and describes the level of detail appropriate for review of the application.	Section 163.3245(6) [New]	X		
115	Establishes provisions for a developer within an area subject to a long-term master plan or detailed specific area plan to enter into a development agreement.	Section 163.3245(7) [New]	X		
116	Establishes provisions for landowner withdrawal of consent to the master plan relative to proposed and adopted amendments.	Section 163.3245(8) [New]	X		
117	Allows the right to continue, after adoption of a long-term master plan or a detailed specific area plan, existing agricultural or silvicultural uses or other natural resource-based operations or establishment of similar new uses that are consistent with plans approved pursuant to this section.	Section 163.3245(9) [New]	X		
118	Allows the state land planning agency to enter into an agreement with a local government that on or before July 1, 2011 adopted a large-area comprehensive plan amendment consisting of at least 15,000 acres based on certain requirements.	Section 163.3245(10) [New]	X		
119	Addresses a detailed specific area plan to implement a conceptual long-term buildout overlay found in compliance before July 1, 2011.	Section 163.3245(11) [New]	X		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
120	Provides for a landowner or developer that has received approval of a master DRI development order to implement this order by filing application(s) to approve the detailed specific area plan.	Section 163.3245(12) [New]		Not Addressed.	Future Land Use Element
121	Modifies provisions in the local government comprehensive planning certification program to allow small scale development amendments to follow the process in section 163.3187.	Section 163.3246(9)(a)		Not Addressed.	Future Land Use Element
122	Deletes provisions in the local government comprehensive planning certification program that address the failure to adopt a timely evaluation and appraisal report and failure to adopt an evaluation and appraisal report found to be sufficient.	Section 163.3246(12)		Not Addressed.	Public Participation, Monitoring, Updating & Evaluation Procedures
123	Deletes the requirement that the Office of Program Policy Analysis and Government Accountability prepare a report evaluating the certification program.	Section 163.3246(14) [Deleted]	X		
124	See prior entries for description of repealed provisions.	Section 163.32465; Now: Repealed	X		
125	Establishes provisions for Rural Land Stewardship Areas, which were provided for as part of the innovative and flexible planning and development strategies in now repealed section 163.3177(11).	Section 163.3248 [New]	X		
126	Sets forth the intent of Rural Land Stewardship Areas	Section 163.3248(1) [New]	X		
127	Establishes a process upon which local governments may adopt a future land use overlay, which may not require a demonstration of need based on population projections or any other factors.	Section 163.3248(2) [New]	X		
128	Sets forth six broad principles of rural sustainability that rural land stewardship areas are to further.	Section 163.3248(3) [New]	X		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
129	Provides for agency assistance and participation to local governments or property owners in development of a plan for rural land stewardship area.	Section 163.3248(4) [New]	X		
130	Requires that a rural land stewardship area not be less than 10,000 acres, is located outside of municipalities and established urban service areas and is designated by plan amendment by each local government with jurisdiction.	Section 163.3248(5) [New]	X		
131	Requires the plan amendment(s) designating a rural land stewardship area to be reviewed pursuant to section 163.3184 and to meet certain requirements involving criteria for designating receiving areas, the application of innovative planning and development strategies, a process for implementing these strategies and a mix of densities and intensities that would not be characterized as urban sprawl.	Section 163.3248(5)(a)-(d) [New]	X		
132	Requires a receiving area to be designated only pursuant to procedures established in the local government's land development regulations.	Section 163.3248(6) [New]	X		
133	Sets forth requirements for establishing a rural land stewardship overlay zoning district and methodology for the creation, conveyance, and use of transferrable rural land use/stewardship credits.	Section 163.3248(7) [New]	X		
134	Sets forth limitations for creating, assigning and transferring stewardship credits based on underlying permitted uses, densities and intensities, and considerations for assigning credits based on the value and location of land and environmental resources.	Section 163.3248(8)(a)-(k) [New]	X		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
135	Provides for incentives to owners of land within rural land stewardship sending areas, in addition to use or conveyance of credits, to enter into rural land stewardship agreements.	Section 163.3248(9)(a)-(e) [New]	X		
136	Expresses the intent of the section as an overlay of land use options that provide economic and regulatory incentives for landowners outside of established and planned urban service areas.	Section 163.3248(10) [New]	X		
137	Expresses the intent of the Legislature that the rural land stewardship area in Collier County be recognized as a statutory rural land stewardship area and be afforded the incentives in this section.	Section 163.3248(11) [New]	X		
138	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."	Section 163.360(2)(a)		Not Addressed.	Public Participation, Monitoring, Updating and Evaluation Procedures
139	Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."	Section 163.516(3)(a)		Not Addressed.	Public Participation, Monitoring, Updating and Evaluation Procedures
2012: [Chapters 2012-5, 2012-75, 2012-83, 2012-90, 2012-96, 2012-99, Laws of Florida]					
1	Rewords the definition of "farm" to the same meaning provided in section 823.14	Section 163.3162(2)(a)	X		
2	Rewords the definition of farm operation to the same meaning provided in section 823.14	Section 163.3162(2)(b)	X		
3	Adds a definition of "governmental entity," which has the same meaning provided in section 164.1031. The term does not include a water control district or a special district created to manage water.	Section 163.3162(2)(d)	X		
4	Changes "county" to "governmental entity"	Section 163.3162(3)(b); (3)(c)	X		
5	Adds provisions related to agricultural enclaves	Section 163.3162 Note	X		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
6	Provides that any local government charter provision that was in effect as of June 1, 2011 for an initiative or referendum process for development orders or comprehensive plan amendments may be retained and implemented	Section 163.3167(8)	X		
7	Changes the "preparation of the periodic reports" to "the periodic evaluation and appraisal of the comprehensive plan"	Section 163.3174(4)(b)		Not Addressed.	Public Participation, Monitoring, Updating and Evaluation Procedures
8	Adds "advisory" to define the commanding officer's comments on the impact of proposed changes on military bases, and requires the comments to be based on appropriate data and analysis which must be provided to the local government with the comments	Section 163.3175(5)	X		
9	Requires local governments to consider the commanding officer's comments in the same manner as comments from other reviewing agencies and deletes the language that states the comments are not binding.	Section 163.3175(5)(d)	X		
10	Adds language requiring the local government to consider the accompanying data and analysis provided by the commanding officer, in addition to the comments, and adds language stating that consideration shall be based on how the change relates to the strategic mission of the base, public safety and the economic vitality of the base while respecting private property rights.	Section 163.3175(6)	X		
11	Changes the "University of Florida's Bureau of Economic and Business Research" to the "Office of Economic and Demographic Research" and adds language stating that population projections must, at a minimum, reflect each area's proportional share of the total county population and the total county population growth.	Section 163.3177(1)(f)3.		Not Addressed.	Public Participation, Monitoring, Updating and Evaluation Procedures

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
12	Changes the “University of Florida’s Bureau of Economic and Business Research” to the “Office of Economic and Demographic Research”.	Section 163.3177(6)(a)4.		Not Addressed.	Public Participation, Monitoring, Updating and Evaluation Procedures
13	Changes the requirement that future land use map amendments be based on an analysis of the minimum amount of land needed as determined by the local government, to instead be based on an analysis of the minimum amount of land needed to achieve the requirements of the statute.	Section 163.3177(6)(a)8.c.	X		
14	Deletes the requirement that the housing element be based in part on an inventory taken from the latest Census.	Section 163.3177(6)(f)2.	X		
15	Moves the exemptions from having a public school interlocal agreement from section 163.3180(6)(i) to section 163.3177(3).	Section 163.3177(3)	X		
16	Adds language requiring each local government exempt from having a public school interlocal agreement to assess at the time of evaluation and appraisal if the local government still meets the requirements for exemptions described in section 163.3177(3). Each local government that is exempt must comply with the interlocal agreement provisions within one year of a new school within the municipality being proposed in the 5-year district facilities work program.	Section 163.3177(4)	X		
17	Replaces “Department of Community Affairs” with “state land planning agency” and changes the language that stated intermodal transportation facilities “shall” not be designated as developments of regional impact to “may” not be designated as developments of regional impact.	Section 163.3178(3)		Not Addressed.	Public Participation, Monitoring, Updating and Evaluation Procedures

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
18	Deletes the provision that the Coastal Resources Interagency Management Committee shall identify incentives to encourage local governments to adopt siting plans and uniform criteria and standards to be used by local governments to implement state goals related to marina siting.	Section 163.3178(6)	X		
19	Adds language stating that an amendment that rescinds concurrency shall be processed under the expedited state review process, and is not required to be transmitted to reviewing agencies for comment, except for agencies that have requested transmittal, and for municipal amendments, it must be transmitted to the county. A copy of the adopted amendment shall be transmitted to the state land agency. If the amendment rescinds transportation or school concurrency, the adopted amendment must also be sent to the Department of Transportation or Department of Education, respectively.	Section 163.3180(1)(a)		Not Addressed.	Administrative Section
20	Provides general rewording. Adds language to clarify that the choice of one or more municipality to not adopt school concurrency does not preclude implementation of school concurrency within other jurisdictions of the school district.	Section 163.3180(6)(a)		Not Addressed.	Public School Facilities Element
21	Adds developments that are proposed under section 380.06(24)(x) to the list of amendments that must follow the state coordinated review process.	Section 163.3184(2)(c)	X		
22	Added the word "working" to clarify the number of days a local government has to transmit an amendment.	Section 163.3184(3)(b)1.	X		
23	Changed the time limit for the reviewing agencies' transmittal to 30 days "after" instead of "from" the date the amendment was received.	Section 163.3184(3)(b)2.	X		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
24	Added the word "working" to clarify the number of days a local government has to transmit an amendment.	Section 163.3184(3)(c)2.	X		
25	Changes the time limit a local government has to transmit an amendment from "immediately following" the first public hearing to "within 10 working days after" the first public hearing.	Section 163.3184(4)(b)	X		
26	Added the word "working" to clarify the number of days a local government has to transmit an amendment.	Section 163.3184(4)(e)2.	X		
27	Corrects the citation related to plan amendment package completeness from (3)(c)3. To (4)(e)3.	Section 163.3184(5)(b)	X		
2	Changes the time limit by which the Administration Commission must enter into a final order from 45 days after the receipt of the recommended order to the time period specified in section 120.569.	Section 163.3184(5)(d)	X		
29	Changes the time limit for the state land planning agency to submit a not in compliance recommended order to the Administration Commission from no later than 30 days after the receipt of the recommended order to the time period provided in section 120.569.	Section 163.3184(5)(e)1.	X		
30	Changes the time limit by which the state land planning agency must enter into an in compliance final order from 30 days after the receipt of the recommended order to the time period provided in section 120.569.	Section 163.3184(5)(e)2.	X		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
31	Changes the time period by which the state land planning agency must issue a cumulative notice of intent from “upon receipt of a plan or plan amendment adopted pursuant to a compliance agreement” to “within 20 days after receiving a complete plan or plan amendment adopted pursuant to a compliance agreement”.	Section 163.3184(6)(f)	X		
32	Changes the statutory reference for the Florida Small Cities Community Development Block Grant program.	Section 163.3184(8)(b)1.a	X		
33	Changes “subsection” to “section”.	Section 163.3184(12)	X		
34	Changes “in accordance with” to “pursuant to” and adds (4) to the section 163.3184 citation.	Section 163.3191(3)	X		
35	Replaces “Department of Community Affairs” with “state land planning agency” and changes “this” Act to “the Community Planning Act”.	Section 163.3204		Not Addressed.	Public Participation, Monitoring, Updating and Evaluation Procedures
36	Changes the citation that refers to the sanctions that can be the sole issue before the Administration Commission when land development regulations are inconsistent with the comprehensive plan from section 163.3184(11)(a) or (b) to sections 163.3184(8)(a) or (b)1. or 2.	Section 163.3213(6)	X		
37	Changes the definition of state land planning agency to refer to the Department of Economic Opportunity instead of the Department of Community Affairs.	Section 163.3221(14)		Not Addressed.	Public Participation, Monitoring, Updating and Evaluation Procedures
38	Deletes the reference to section 163.3177(11).	Section 163.3245(1)	X		
39	Deletes the requirement that the department provide an annual status report to the legislature regarding every optional sector plan.	Section 163.3245(7)	X		
40	Adds “or her” to “his consent to the master plan”.	Section 163.3245(9)	X		
41	Replaces “Department of Community Affairs” with “state land planning agency”.	Section 163.3246(1)		Not Addressed.	Public Participation, Monitoring, Updating and Evaluation Procedures

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
42	Replaces "Secretary of Community Affairs" with "executive director of the state land planning agency".	Section 163.3247(5)(a)	X		
43	Replaces "Department of Community Affairs" with "state land planning agency".	Section 163.3247(5)(b)		Not Addressed.	Public Participation, Monitoring, Updating and Evaluation Procedures
44	Removes the word "county" from "board of commissioners".	Section 163.3248(6)	X		
2013: [Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida]					
1	Re-numbers section 163.3162(3)(b)-(j) as 163.3162(3)(c)-(k) in order to accommodate new section 163.3162(3)(b) – see item 4 below.	Section 163.2136(3)(c)-(k) [re-numbered]	X		
2	Amends the definition of "governmental entity" in the provisions for agricultural lands and practices, clarifying that in addition to not including a water control district established under chapter 298 or a special district created by special act for water management purposes, the term does not include a water management district.	Section 163.3162(2)(d)	X		
3	Replaces "county" with "governmental entity."	Section 163.3162(3)(a)	X		
4	Prohibits a governmental entity from charging a fee on a specific agricultural activity of a bona fide farm operation on land classified as agricultural land pursuant to section 193.461, if such agricultural activity is regulated through implemented best management practices, interim measures, or regulations adopted as rules under chapter 120 by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or a water management district as part of a statewide or regional program; or if such agricultural activity is expressly regulated by the United States Department of Agriculture, the United States Army Corps of Engineers, or the United States Environmental Protection Agency.	Section 163.3162(3)(b) [New]	X		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
5	Clarifies the provisions for growth management that an initiative or referendum process in regard to any development order is prohibited. Removes language that allowed an initiative or referendum process by a local government charter in effect as of June 1, 2011 to be retained and implemented.	Section 163.3167(8)(a) [New]	X		
6	Clarifies that an initiative or referendum process in regard to any local comprehensive plan amendment or map amendment is prohibited, except for those amendments that affect more than five parcels of land if it is expressly authorized by specific language in a local government charter that was lawful and in effect on June 1, 2011. A general local government charter provision for an initiative or referendum process is not sufficient.	Section 163.3167(8)(b) [New]	X		
7	States the intent of the Legislature is to prohibit any initiative and referendum in regard to any development order, and prohibit any initiative and referendum in regard to any local comprehensive plan or map amendment except as specifically and narrowly permitted in paragraph (b). States these prohibitions are remedial in nature and apply retroactively to any initiative or referendum process commenced after June 1, 2011, clarifying that any such initiative or referendum process that has been commenced or completed thereafter is null and void and of no legal force and effect.	Section 163.3167(8)(c) [New]	X		
8	Revises and adds requirements for local governments that continue to implement a transportation concurrency system, whether in the form adopted into the comprehensive plan before the effective date of the Community Planning Act, Chapter 2011-139, Laws of Florida, or as subsequently modified.	Section 163.3180(5)(h)1 [New]		Not Addressed.	Transportation & Capital Improvements Element

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
9	Adds “development agreement” in the listed land use development permits for which an applicant may satisfy transportation concurrency requirements of the local comprehensive plan, the local government’s concurrency management system and section 380.06 when applicable, if conditions in subsequent sections are met.	Section 163.3180(5)(h)1.c [New]		<i>Not Addressed.</i>	<i>Transportation & Capital Improvements Element</i>
10	Adds language allowing a local government to accept contributions from multiple applicants for a planned improvement if it maintains contributions in a separate account designated for that purpose.	Section 163.3180(5)(h)1.c .II [New]		<i>Not Addressed.</i>	<i>Transportation & Capital Improvements Element</i>
11	Modifies language to require local governments that continue to implement a transportation concurrency system to “provide the basis upon which the landowners will be assessed a proportionate share of the cost addressing the transportation impacts resulting from a proposed development.	Section 163.3180(5)(h)1.d [New]		<i>Not Addressed.</i>	<i>Transportation & Capital Improvements Element</i>
12	Clarifies that a local government is not required to approve a development that, for reasons other than transportation impacts, is not qualified for approval pursuant to the applicable local comprehensive plan and land development regulations.	Section 163.3180(5)(h)3 [New]		<i>Not Addressed.</i>	<i>Transportation & Capital Improvements Element</i>
13	Sets forth new provisions for any local government that elects to repeal transportation concurrency. Encourages adoption of alternative mobility funding system that uses one or more of the tools and techniques identified in subsection (f). Other items related to mobility funding and fees.	Section 163.3180(5)(i) [New]		<i>Not Addressed.</i>	<i>Transportation & Capital Improvements Element</i>
14	Changes numerous references in the provisions for the local government comprehensive planning certification program from “department” to “state land planning agency.”	Section 163.3246(1),(4)-(7), (9)(a), (12) and (13)		<i>Not Addressed.</i>	<i>Public Participation, Monitoring, Updating and Evaluation Procedures</i>

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
15	Creates short title for sections 163.325-163.3253 as the "Manufacturing Competitiveness Act."	Section 163.325 [New]	X		
16	Creates six definitions as used in the provisions for manufacturing development in sections 163.3251-163.3253: "Department"; "Local government"; "development approval"; "Local manufacturing development program"; "Manufacturer"; "Participating agency; and "State development approval	Section 163.3251(1)-(6) [New]		Not Addressed	Definitions
17	Setting forth provisions for a local manufacturing development program and master development approval for manufacturers, allows a local government to adopt an ordinance establishing a local manufacturing development program through which the local government may grant master development approval for the development or expansion of sites that are, or are proposed to be, operated by manufacturers at specified locations within the local government's geographic boundaries.	Section 163.3252 [New]		Not Addressed (and Optional)	Future Land Use Element & Definitions

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
18	<p>Requires a local government that elects to establish a local manufacturing development program to submit a copy of the ordinance establishing the program to DEO within 20 days after the ordinance is enacted.</p> <p>A local government ordinance adopted before the effective date of this act establishes a local manufacturing development program if it satisfies the minimum criteria established in subsection (3) and if the local government submits a copy of the ordinance to DEO on or before September 1, 2013.</p>	Section 163.3252(1)(a) and (b) [New]		Not Addressed (and Optional)	Future Land Use Element & Definitions
19	<p>Requires DEO to develop a model ordinance to guide local governments that intend to establish a local manufacturing development program by December 1, 2013. Requires the model ordinance, which need not be adopted by a local government, to include the elements set forth in sections 163.3252(2)(a)-(k), and sets forth certain requirements for the model ordinance.</p>	Section 163.3252(2)[New]	X		
2014: [Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida]					
1	Deletes the provision that an initiative or referendum in regards to a comprehensive plan amendment or map amendment is only allowed if it affects more than five parcels of land.	Section 163.3167(8)(b)	X		
2	Deletes the provision that an initiative or referendum in regards to a comprehensive plan amendment or map amendment is only allowed if it affects more than five parcels of land.	Section 163.3167(8)(c)	X		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
3	Changes "rural areas of critical economic concern" to "rural areas of opportunity"	Section 163.3177(7)(a)2.	X		
4	Changes "rural area of critical economic concern" to "rural area of opportunity"	Section 163.3177(7)(a)3.b .	X		
5	Provides general re-wording and changes "rural area of critical economic concern" to "rural area of opportunity"	Section 163.3177(7)(e)	X		
6	Changes "rural area of critical economic concern" to "rural area of opportunity"	Section 163.3187(3)	X		
7	Requires that local governments must adopt, amend, and enforce land development regulations that are consistent with and implement the comprehensive plan within one year after submission of the comprehensive plan or amended comprehensive plan pursuant to section 163.3191, Florida Statutes (evaluation and appraisal process), instead of section 163.3167(2), Florida Statutes (requirement that each local government maintain a comprehensive plan).	Section 163.3202(1)		Not Addressed.	Public Participation, Monitoring, Updating, and Evaluation Procedures
8	Provides legislative intent related to the importance of fuel terminals.	Section 163.3206(1) [New]			
9	Provides a definition of fuel with cross references	Section 163.3206(2)(a)1.-9. [New]		Not Addressed (and Optional)	Definitions
10	Provides a definition of fuel terminal	Section 163.3206(2)(b) [New]		Not Addressed (and Optional)	Definitions
11	Provides that after July 1, 2014, a local government may not amend its comprehensive plan, land use map, zoning districts, or land use regulations to conflict with a fuel terminal's classification as a permitted and allowable use, including an amendment that causes a fuel terminal to be a nonconforming use, structure, or development.	Section 163.3206(3) [New]	X		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	N/A *	Addressed (where/how)	Amendment Needed by Element
12	Provides that if a fuel terminal is damaged or destroyed due to a natural disaster or other catastrophe, a local government must allow the timely repair of the fuel terminal to its capacity before the natural disaster or catastrophe.	Section 163.3206(4) [New]	X		
13	Provides that the section does not limit the authority of a local government to adopt, implement, modify, and enforce applicable state and federal requirements for fuel terminals, including safety and building standards. Local authority may not conflict with federal or state safety and security requirements.	Section 163.3206(5) [New]	X		
14	Changes "rural area of critical economic concern" to "rural area of opportunity"	Section 163.3246(10)	X		

2015: [Chapter 2015-30, sections 1-6, Laws of Florida, effective May 15, 2015; Chapter 2015-69, section 1, Laws of Florida, effective July 1, 2015.]					
1	<p>Adds requirements for the redevelopment component of the Coastal Management Element to:</p> <ul style="list-style-type: none"> • Reduce the flood risk in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. • Remove coastal real property from FEMA flood zone designations. • Be consistent with or more stringent than the flood resistant construction requirements in the Florida Building Code and federal flood plain management regulations. • Require construction seaward of the coastal construction control line to be consistent with chapter 161, Florida Statutes. • Encourage local governments to participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discounts for their residents. 	Section 163.3178, Coastal Management Element (Chapter 2015-69, section 1, Laws of Florida)		<i>Partially Addressed</i>	<i>Conservation/Coastal Management Element</i>
2	Deletes obsolete provisions establishing 2012 deadlines for a local government to adopt plan amendments related to military base compatibility.	Section 163.3175(9), Compatibility of Development with Military Installations (Chapter 2015-30, section 1, Laws of Florida)	X		

3	Provides that a local government that does not own, operate, or maintain its own water supply facilities and is served by a public water utility with a permitted allocation of greater than 300 million gallons per day is not required to amend its comprehensive plan in response to an updated regional water supply plan or maintain a work plan if the local government's usage of water is less than 1 percent of the public water utility's total permitted allocation. The local government must cooperate with any local government or utility provider that provides service within its jurisdiction.	Section 163.3177(6)(c)4., Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (Chapter 2015-30, section 2, Laws of Florida)		Not Addressed	Infrastructure Element
4	The list of plan amendments subject to the coordinated state review process is expanded to include plan amendments that propose an amendment to an adopted sector plan and plan amendments that propose a development that qualifies as a development of regional impact pursuant to section 380.06, Florida Statutes.	Section 163.3184(2), Comprehensive Plan/Plan Amendment Procedures (Chapter 2015-30, section 3, Laws of Florida)		Not Addressed	Future Land Use Element & Definitions
5	For both the long-term master plan and detailed specific area plans, provisions in the Community Planning Act that are inconsistent with or are superseded by the planning standards in sections 163.3245(3)(a) and (b) do not apply. Additional provisions regarding the implementation of master plans and specific area plans.	Section 163.3245, Sector Plans (Chapter 2015-30, section 4, Laws of Florida)	X		
6	Deletes requirements for notice to and coordination by regional planning councils in connection with DRIs. Creates a connected-city corridor plan amendment pilot program. Expresses legislative intent to encourage growth of high-technology industry and innovation through a locally controlled comprehensive plan amendment process.	Section 163.3246(11) and (14) Local Government Comprehensive Planning Certification Program	X		

7	Deletes regional planning councils as entities that provide assistance and participate in developing a plan for the rural land stewardship area.	Section 163.3248(4), Rural Land Stewardships (Chapter 2015-30, section 6, Laws of Florida)	X		
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Appendix B: Summary Matrix of Recommendations

Future Land Use Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Goal 1	Consider revising to address/strengthen the intent for more urbanized setting within the City.				X
Objective 1.1	Consider removal of last sentence for clarity and directness.				X
Policy 1.1.1	Consider removal or relocation to Administrative section.				X
Policy 1.1.2	Revise density table to include Coconut Village, General Commercial, and other land use categories that allow density.			X	
	Affordable housing sub-policies and regulatory statements could be removed and relocated to the LDC.				X
Policy 1.1.3	No comment	X			
Policy 1.1.4	Consider removal for clarity and directness. It is elsewhere understood that the future land use category permissible uses are general in nature.				X
Policy 1.1.4.1	Consider removal of allowable height measurement details "from the base flood elevation to the eaves" and rely upon LDC definition. Some communities retain key policies on height in their comprehensive plans, depending on preference.				X
Policy 1.1.5	Consider removal of allowable height measurement details "from the base flood elevation to the eaves" and rely upon LDC definition. Some communities retain key policies on height in their comprehensive plans, depending on preference.				X
Policy 1.1.6	Consider removal of allowable height measurement details "from the base flood elevation to the eaves" and rely upon LDC definition. Some communities retain key policies on height in their comprehensive plans, depending on preference.				X
Policy 1.1.7	Consider merging Medium Density Residential and Medium Density Multi-Family Residential categories. Consider removal of allowable height measurement "from the base flood elevation to the eaves" and rely upon LDC definition. Some communities retain key policies on height in their comprehensive plans, depending on preference.				X

Future Land Use Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 1.1.8	Consider merging Medium Density Residential and Medium Density Multi-Family Residential categories. Consider removal of allowable height measurement "from the base flood elevation to the eaves" and rely upon LDC definition. Some communities retain key policies on height in their comprehensive plans, depending on preference.				X
Policy 1.1.8.1	Consider merging Medium Density Residential and Medium Density Multi-Family Residential categories. Consider removal of allowable height measurement "from the base flood elevation to the eaves" and rely upon LDC definition. Some communities retain key policies on height in their comprehensive plans, depending on preference.				X
Policy 1.1.9	Consider additional language to address appropriate commercial development in this category. See above comment regarding height measurements.				X
Policy 1.1.10	Consider revisions to this policy and sub-policies to relocate appropriate regulatory requirements to the Planned Development.				X
Policy 1.1.10.1	Consider revisions to this policy and sub-policies to relocate appropriate regulatory requirements to the Planned Development.				X
Policy 1.1.10.2	No comment	X			
Policy 1.1.11	Consider revisions to the policy to discuss broader land use patterns intended in this category and intent for urban core of Bonita. Consider revisions to the affordable housing bonus density sub-policy, and relocating regulatory items to LDC.				X
Policy 1.1.12	Consider revisions to increase the maximum allowable commercial in this category to create true mixed-use villages. Consider removal of industrial land uses, or limited to light industrial, to achieve mixed-use compatibility.				X
Policy 1.1.13	Consider removing and addressing in LDC (specifically Zoning Chapter 4, Planned Development).				
Policy 1.1.14	Consider revisions to apply minimum percentages of commercial within this land use category to ensure long-term commercial demand is met.				X
Policy 1.14.15	Consider revisions to apply minimum percentages of commercial within this land use category to ensure long-term commercial demand is met.				X
Policy 1.1.16	Consider revisions to limit or exclude residential uses as a permitted use, or via PD rezoning only.				X
Policy 1.1.17	No comment	X			

Future Land Use Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 1.1.18	No comment	X			
Policy 1.1.19	Consider expansion of language to apply to privately-owned conservation lands in addition to public lands.				X
Policy 1.1.20	Consider revisions to address other forms of identifying wetlands other than GIS, limiting residential use to single-family detached and recreational uses to passive only.				X
Policy 1.1.21	No comment	X			
Policy 1.1.22	Consider expanding this policy to an objective regarding protection of established residential neighborhoods.				X
Policy 1.1.23	No comment	X			X
Policy 1.1.24	Revise policy to address development standards and design strategies for mitigating "strip commercial" land use patterns. Provide definition or explanation of "strip commercial".				X
Policy 1.1.25	Remove - completed.				X
Policy 1.1.26	No comment	X			
Objective 1.2	Completed. Consider removal or updating the objective and policies to address current objectives and vision for "Old US 41".				X
Policy 1.2.1	Completed. Consider removal or updating the objective and policies to address current objective for "Old US 41".				X
Policy 1.2.2	Completed. Consider removal or updating the objective and policies to address current objective for "Old US 41".				X
Policy 1.2.3	If Objective will be removed, delete policy. Otherwise, no comment.				X
Policy 1.2.4	Consider updating policy to address current intent for this site.				X
Objective 1.3	Relocate to new Urban Design/Community Design Element.				X
Policy 1.3.1	If Objective will be removed, delete policy. Otherwise, no comment.				X
Policy 1.3.2	Remove - completed.				X
Policy 1.3.3	Remove – duplicative.				X
Objective 1.4	No comment	X			

Future Land Use Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 1.4.1	No comment	X			
Objective 1.5	Consider revisions to text. Replace "showcasing" with "incentivizing" or similar term. Clarify the reference to "stricter" – the term implies comparison (i.e., stricter in comparison to what?).				X
Policy 1.5.1	Consider inclusion of pre- and post- buildback policies in LDC.				X
Objective 1.6	Consider incorporating as a policy under Objective 5.1, and updating LDC to provide further guidance on PD requests for pre-disaster build-back.				X
Objective 1.7	Consider removal. This objective and supportive policy reiterates existing language in the Conservation and Coastal Management Elements.				X
Policy 1.7.1	If removing Objective 1.7, then remove this policy. If not removing Objective, 1.7, then retain (no comment).				X
Policy 1.7.2	If removing Objective 1.7, then remove this policy. If not removing Objective, 1.7, then retain (no comment).				X
Policy 1.7.3	If removing Objective 1.7, then remove this policy. If not removing Objective, 1.7, then retain (no comment).				X
Policy 1.7.4	If removing Objective 1.7, then remove this policy. If not removing Objective, 1.7, then retain (no comment).				X
Policy 1.7.5	If removing Objective 1.7, then remove this policy. If not removing Objective, 1.7, then retain (no comment).				X
Policy 1.7.6	If removing Objective 1.7, then remove this policy. If not removing Objective, 1.7, then retain (no comment).				X
Policy 1.7.7	If removing Objective 1.7, then remove this policy. If not removing Objective, 1.7, then retain (no comment).				X
Policy 1.7.8	If removing Objective 1.7, then remove this policy. If not removing Objective, 1.7, then retain (no comment).				X
Policy 1.7.9	Remove or revise. This policy reiterates existing policies in the Conservation and Coastal Management Element.				X
Policy 1.7.10	Consider revising this policy to a stand-alone objective with policies.				X
Policy 1.7.11	Consider revisions to address the status of the sign program and cite the title, author and date of the Parks Master Plan adopted by reference.				X
Objective 1.8	No comment	X			

Future Land Use Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 1.8.1	Remove reference to Rule 9J-5 FAC and revise "Evaluation and Appraisal Reports" to "Evaluation and Appraisal Review".		X		
Policy 1.8.2	Consider removal for streamlining purposes.				X
Policy 1.8.3	Consider revisions to address current evacuation clearance times per Lee County Evacuation Plan.				X
Objective 1.9	No comment	X			
Policy 1.9.1	No comment	X			
Policy 1.9.2	No comment	X			
Objective 1.10	Consider revisions or removal. This objective appears to be a "catch-all" with limited purpose.				X
Policy 1.10.1	Consider revisions or removal. This objective appears to be a "catch-all" with limited purpose.				X
Objective 1.11	Duplicative. This objective and supportive policy reiterates existing language in the Infrastructure and Capital Improvements Elements.				X
Policy 1.11.1	Duplicative. This objective and supportive policy reiterates existing language in the Infrastructure and Capital Improvements Elements.				X
Objective 1.12	Consider revisions to remove or relocate unique provisions of this objective to Conservation and Coastal Management Element.				X
Policy 1.12.1	Consider revisions to remove or relocate unique provisions of this objective to Conservation and Coastal Management Element.				X
Policy 1.12.2	Consider revisions to remove or relocate unique provisions of this objective to Conservation and Coastal Management Element.				X
Policy 1.12.2	Consider revisions to remove or relocate unique provisions of this objective to Conservation and Coastal Management Element.				X
Objective 1.13	Consider revisions to remove or relocate unique provisions of this objective to Conservation and Coastal Management Element.				X
Policy 1.13.1	Consider revisions to remove or relocate unique provisions of this objective to Conservation and Coastal Management Element.				X
Policy 1.13.2	Consider revision to indicate where facilities are desired.				X
Policy 1.13.3	No comment	X			

Future Land Use Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 1.13.4	No comment	X			
Policy 1.13.5	No comment	X			
Policy 1.13.6	No comment	X			
Objective 1.14	No comment	X			
Policy 1.14.1	Remove - completed.				X
Policy 1.14.2	No comment	X			
Objective 1.15	Consider additional policies to achieve this goals that address land use, transportation, and other strategies.				X
Policy 1.15.1	Remove-completed.				X
Policy 1.15.2	Partially complete. Update date reference.				X
Figure 1: Future Land Use Map	Update to most current				X
Figure 2: Existing and Planned Potable Water Wells and Well Head Protection Areas	Update to most current				X
Figure 3: Beaches, Shores, Estuarine Systems, Water Bodies and Wetlands	Update to most current				X
Figure 4: Evaluated Wetlands Outside of Planned Developments	Update to most current				X
Figure 5: Soil Associations	Update to most current				X
Figure 6: Floodplains	Update to most current				X
Figure 7: Coastal High Hazard Area	Update to most current and remove "to be revised". Amend map to correct spelling error "Coasatal" to "Coastal".				X

Future Land Use Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Figure 8: Locations of Historically Significant Properties	Update to most current				X
Figure 9: Preliminary Delineation of Potential Transportation Concurrency Area (TCEA) and "Old 41" Redevelopment Area	Work with Council to determine whether transportation concurrency will be retained. Remove if not retaining. Adopt TCEA and map if desired and retaining concurrency.				X
Figure 10: Old 41 Redevelopment Project – Future Land Use Map	Consider removing sub-areas.				X
Administrative Section	Incorporate State Consistency requirements as per State Consistency Review (Appendix A)		X		
Throughout	If definitions are to be retained in each Element, update as suggested by State Consistency Review (Appendix A).		X		
Throughout	Some provisions no longer required by the State of Florida. Update if desired and as suggested by State Consistency Review (Appendix A).				X

Transportation Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Goal 1:	No comment	X			
Objective 1.1:	Revise to reflect an expanded focus on accommodating accessibility, safety, and health for all users, rather than just traffic demand.				X
Policy 1.1.1:	No comment	X			
Policy 1.1.2:	Revise to reflect the MPO 2040 Long Range Transportation Plan Financially Feasible Plan Map.				X
Policy 1.1.3:	Revise to include bicycle, pedestrian, transit levels of service. Develop polices using National Center for Transit Research Multimodal Transportation Best Practices and Model Element (June, 2014).				X
Policy 1.1.4:	Remove and/or revise. A multimodal transportation and land use analysis would be far more effective in addressing the City's vision.				X
Policy 1.1.5:	Revise. There is no known "Roadway Capacity Analysis" that could be found in the Comprehensive Plan. Define "Degradation".				X
Policy 1.1.6:	Revise to simply state that these are constrained roads.				X
Policy 1.1.7:	Move to definitions. Revise definition to reflect the idea that degradation can include safety of all users as well as traffic capacity.				X
Policy 1.1.8:	Revise to incentive infill and redevelopment and limit incentives for growth in areas not preferred. Consider study to develop priority areas and accompanying maps.				X
Policy 1.1.9:	Move to Land Development Code (LDC) or incorporate access recommendations from National Center for Transit Research.				X
Policy 1.1.10:	Revise to separate vehicular from bicycle parking and define "adequate". Revise Policy 1.1.10(a), as it implies that residential uses have adequate bicycle parking. Revise Policy 1.1.10(d) to reflect safety for all users. Recommend moving to LDC.				X
Policy 1.1.11:	Revise and/or remove. This potentially conflicts with Policies 1.1.3-Policy 1.1.5 and is unnecessary.				X

Transportation Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 1.1.12:	Revise to reflect the multi-modal goal of accessibility and safety rather than improving traffic conditions. Many actions are inconsistent with complete streets strategies. Strategy of "Prohibited" is not clear and prohibited truck route system is not clear. Strategy/Action table should be removed and amended into policies that reflect the City's priorities.				X
Policy 1.1.13:	Revise or remove. This is an oversight and contracting tool, rather than a Comprehensive Plan Policy.				X
Objective 1.2:	Revise to reflect an accessibility (rather than mobility) approach.				X
Policy 1.2.1:	Revise to reflect a transportation and land use study. Remove detail as these are limiting the approach to meaningful multi-modal solutions. Incorporate transit.				X
Policy 1.2.2:	Revise and incorporate into Policy 1.2.1.				X
Policy 1.2.3:	Revise and remove date and focus on traffic counts only. Safety and counts of other modes would be helpful.				X
Policy 1.2.4:	No comment	X			
Policy 1.2.5:	No comment	X			
Policy 1.2.6:	Remove. This is redundant with participation in the MPO's coordination and planning function.				X
Objective 1.3:	No comment	X			
Policy 1.3.1:	No comment	X			
Policy 1.3.2:	Remove. Same as Objective 1.3				X
Policy 1.3.3:	Revise. Excess traffic in neighborhoods is not solved through traffic control devices. If safety is the issue, then other traffic calming solutions should be sought.				X
Policy 1.3.4:	Revise. This conflicts with Strategy / Action chart that embraces a grid street network. Residential traffic and construction related issues should be handled in separate policies.				X
Objective 1.4:	Revise to reflect that City not be responsible for improving adjacent land uses.				X

Transportation Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 1.4.1:	Revise to several policies that individually reflect the variety of goals addressed in this policy. The goal of this policy appears to be to assure that the LDCs emphasize walkable and aesthetically pleasing corridors. The policy should simply state that.				X
Policy 1.4.2:	Revise and move. This is not a roadway issue.				X
Policy 1.4.3:	No comment	X			
Policy 1.4.4:	Revise to remove the word "initial".				X
Objective 1.5:	Work with Council to determine whether transportation concurrency will be retained and, if so, develop alternative strategies to address state changes pursuant to the Community Planning Act. This may be better stated as an objective to prepare a multi-modal plan to facilitate redevelopment in the Old 41 area in a way that reduces traffic congestion, increases in multi-modal transportation such as walkability and bikeability, trails, and waterways and is integrated with land use.				X
Policy 1.5.1:	Remove and/or incorporate into Objective 1.5.				X
Policy 1.5.2:	Remove and/or incorporate into Objective 1.5.				X
Policy 1.5.3:	Remove and/or incorporate into Objective 1.5.				X
Objective 1.6:	Remove. This is redundant with participation in the MPO's coordination and planning function.				X
Policy 1.6.1:	Remove. Redundant.				X
Policy 1.6.2:	Remove. Unclear and unnecessary. Alternatively, define "position of interest".				X
Policy 1.6.3:	No comment	X			
Policy 1.6.4:	No comment	X			
Objective 1.7:	Remove language "based upon existing and proposed major trip generators and attractors" - unnecessary to limit in this way.				X
Policy 1.7.1:	Revise to state that changes in land use densities and transportation programs are more appropriate or preferred if they positively impact public transportation.				X

Transportation Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 1.7.2:	Revise terminology from "system" to "multimodal system".				X
Policy 1.7.3:	Redundant. Integrate with other policies relating to connectivity of the parks system through the Parks Master Plan.				X
Policy 1.7.4:	In process of completion. Update to reflect any changes in document name/title.				X
Policy 1.7.5:	Revise into several different policies. These should include policies on the following: promotion and public information related to transit use, provision of safe and aesthetically pleasing bus shelters and stops, provision of sidewalks and bike lanes that connect to transit stops, bike racks or other bike storage, and land use coordination.				X
Objective 1.8:	Revise. This should be a policy, not an objective.				X
Policy 1.8.1:	Revise as an objective (Objective 1.8).				X
Policy 1.8.2:	Revise. Duplicative.				X
Objective 1.9:	Revise to provide direction as to whether this is reducing travel demand or provision of transit. Define "greenhouse gas emissions".				X
Policy 1.9.1:	Revise. Repetitive and not related to Objective 1.9.				X
Map: Figure 1 Future Road System Functional Classification	Revise. Not clear whether this is future or existing. Needs an adoption date.				X
Map: Figure 2 Future Road System Maintenance Responsibility	Revise. Not clear whether this is future or existing. Needs an adoption date.				X
Map: Figure 3 Future Transit Routes & Other Transportation Facilities	Revise. Not clear whether this is future or existing. Needs an adoption date.				X
Map: Figure 4 Future Bikeways/Walkways	Revise. Not clear whether this is future or existing. Needs an adoption date.				X

Transportation Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Map: Figure 5 Future Local & Regional Evacuation Routes	Revise. Not clear whether this is future or existing. Needs an adoption date.				X
Map: Figure 6 Preliminary Delineation of Potential TCEA & "Old 41" Redevelopment Overlay Area	Revise. Not clear whether this is future or existing. Needs an adoption date.				X
Map: Figure 7 Projected 2010 Peak Hour Levels of Service	Update Date.				X
Map: Figure 7A Projected 2014 Peak Hour Levels of Service	Update Date.				X
Map: Figure 7B Projected 2019 Peak Hour Levels of Service	Update Date.				X
Map: Figure 8 Number of Proposed Lanes	Update Date.				X
Map: Figure 9 Proposed Three Oaks Extension Alternative 6	Remove map. Unnecessary.				X

Transportation Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Other Comments:	Incorporate Complete Streets Resolution and policies as new goals, objectives, and policies. Integrate essential features of Complete Streets Resolution into existing policies as noted. Incorporate functional typologies for context sensitive street types. Incorporate policies on rail corridor preservation adapted from the Rail Feasibility Study Technical Report "Regional Corridor Preservation in Florida, With Strategies for Southwest Florida". Incorporate GOPS related to intersection safety, prioritization system for multimodal projects, benchmarks and performance measures to supplement level of service measures, street connectivity, short blocks, mixed land uses to reduce travel distances, and policies that developments be safe and convenient for walking, biking, and transit use. Consider recommendations from the Multimodal Transportation Best Practices and Model Element from the National Center for Transit Research at the Center for Urban Transportation Research. Consider other funding mechanisms, such as mobility fees, as a revenue source.				X
Throughout	If Transportation Concurrency Exception Area is finalized, land use and transportation strategies to support and fund mobility are also required.		X		
Throughout	If definitions are to be retained in each Element, update as suggested by State Consistency Review (Appendix A).		X		
Throughout	Some provisions no longer required by state. Update if desired and as suggested by State Consistency Review (Appendix A).				X

Housing Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Goal 1:	No comment	X			
Objective 1.1:	Update objective to address long-range planning horizon and population projections.		X		
Policy 1.1.1:	Consider revising policy to streamline and address intent of providing range of suitable housing types.				X
Policy 1.1.2:	Consider removal to streamline. Addressed in LDC and Future Land Use Element.				X
Policy 1.1.3:	No comment	X			
Policy 1.1.4:	No comment	X			
Objective 1.2:	Objective requires re-write to address intent.				X
Policy 1.2.1:	No comment	X			
Policy 1.2.2:	Revise to clarify the intent of the referenced interlocal agreement.				X
Policy 1.2.3:	Revise to remove reference to "explore".				X
Policy 1.2.4:	No comment	X			
Policy 1.2.5:	Remove and relocate regulatory provisions to Code of Ordinances.				X
Policy 1.2.6:	No comment	X			
Policy 1.2.7:	No comment	X			
Objective 1.3:	Consider revisions to address current targets.				X
Policy 1.3.1	Housing Element is to be based on guidelines, standards, and strategies based on an inventory taken from the decennial U.S. Census.		X		
Policy 1.3.2:	No comment	X			
Policy 1.3.3:	No comment	X			
Policy 1.3.4:	No comment	X			

Housing Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 1.3.5:	No comment	X			
Policy 1.3.6:	No comment	X			
Policy 1.3.6.1:	Revise to streamline, and relocate regulatory guidelines to LDC.				X
Policy 1.3.7:	Revise policy to state new targets or remove.				X
Policy 1.3.8:	No comment	X			
Policy 1.3.9:	No comment	X			
Policy 1.3.10:	Consider removal - reiterates Policy 1.3.5.c.				X
Policy 1.3.11:	No comment	X			
Objective 1.4:	No comment	X			
Policy 1.4.1:	No comment	X			
Policy 1.4.2:	No comment	X			
Objective 1.5:	Consider establishment of Historic Preservation Element due to importance to City.				X
Policy 1.5.1:	Remove - complete, or consider expansion of policy to the continuation of Historic Board duties through specific targets.				X
Policy 1.5.2:	Remove - reiterates ongoing enforcement.				X
Policy 1.5.3:	Remove - reiterates ongoing procedure.				X
Policy 1.5.4:	No comment	X			
Policy 1.5.5:	No comment	X			
Policy 1.5.6:	No comment	X			
Policy 1.5.7:	No comment	X			
Policy 1.5.8:	Remove - complete, or consider expansion of policy to address new targets for historical preservation in "Old US 41".				X
Policy 1.5.9:	No comment	X			

Housing Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Objective 1.6:	Consider revising objective title to "preservation" instead of "conservation".				X
Policy 1.6.1:	Remove - reiterates Policy 1.2.1.				X
Policy 1.6.2:	Remove - reiterates Policy 1.1.4.				X
Policy 1.6.3:	Revise and expand to entire "Old US 41" Redevelopment Overlay.				X
Policy 1.6.4:	Revise to either formally establish the program, or remove the policy.				X
Policy 1.6.5:	Remove - complete, or consider expansion of policy to the continuation of green building practices through specific targets.				X
Objective 1.7:	No comment	X			
Policy 1.7.1:	No comment	X			
Objective 1.8:	No comment	X			
Policy 1.8.1:	Remove and relocate to Definitions section.				X
Policy 1.8.2:	No comment	X			
Policy 1.8.3:	No comment	X			
Throughout	If definitions are to be retained in each Element, update as suggested by State Consistency Review (Appendix A).		X		
Throughout	Some provisions no longer required by state. Update if desired and as suggested by State Consistency Review (Appendix A).				X

Infrastructure Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Potable Water Sub-Element					
Goal 1:	Consider revisions to strengthen language and focus on the provision of water through balanced and integrated approach to ensure long-term quality and supply.				X
Objective 1.1:	Consider revisions to reference Bonita Springs Utilities.				X
Policy 1.1.1	Consider revisions to standardized GPD measurement.				X
Policy 1.1.2:	Consider elimination of F.S. references.				X
Objective 1.2:	Consider revisions to reference franchise agreement with BSU.				X
Policy 1.2.1:	Consider expanding this policy to require connection for new development exceeding specific densities and intensities and within 1/4 mile of existing facilities.				X
Policy 1.2.2:	No comment	X			
Policy 1.2.3:	No comment	X			
Goal 2:	Consider revisions to strengthen City's goal of addressing potable water demands.				X
Objective 2.1:	No comment	X			
Policy 2.1.1:	No comment	X			
Policy 2.1.2:	No comment	X			
Policy 2.1.3:	No comment	X			
Objective 2.2:	Consider revisions to strengthen requirements for reuse water.				X
Policy 2.2.1:	No comment	X			
Policy 2.2.2:	No comment	X			
Sanitary Sewer Sub-Element	Consider revisions to standardized reference, either sanitary sewer or wastewater services.				X

Infrastructure Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Goal 1:	No comment	X			
Objective 1.1:	No comment	X			
Policy 1.1.1:	No comment	X			
Policy 1.1.2:	Consider revisions to reference franchise agreement with BSU.				X
Policy 1.1.3:	Consider elimination of F.S. references.				X
Objective 1.2:	Consider revisions to strengthen City's objective of enhancing water quality.				X
Policy 1.2.1:	Consider expanding this policy to require connection for new development exceeding specific densities and intensities and within 1/4 mile of existing facilities.				X
Policy 1.2.2:	No comment	X			
Policy 1.2.3:	Consider revisions to strengthen policy, i.e. "will require" vs. "will encourage".				X
Policy 1.2.4:	No comment	X			
Policy 1.2.5:	No comment	X			
Policy 1.2.6:	No comment	X			
Goal 2:	No comment	X			
Objective 2.1:	No comment	X			
Policy 2.1.1:	No comment	X			
Policy 2.1.2:	Consider revisions to expand policy to other developments, not just golf courses.				X
Policy 2.1.3:	No comment	X			
Solid Waste Sub-Element					
Goal 1:	No comment	X			
Objective 1.1:	No comment	X			
Policy 1.1.1:	No comment	X			

Infrastructure Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 1.1.2:	No comment	X			
Policy 1.1.3:	No comment	X			
Policy 1.1.4:	No comment	X			
Stormwater Management/Aquifer Recharge Sub-Element	No comment	X			
Goal 1:	No comment	X			
Objective 1.1:	No comment	X			
Policy 1.1.1:	Revise to address completion of Stormwater Master Plan. Include reference to title and author. Update policy to focus on funding sources and priorities.				X
Policy 1.1.2:	Revise to address program. Update policy accordingly.				X
Throughout	If definitions are to be retained in each Element, update as suggested by State Consistency Review (Appendix A).		X		
Throughout	Some provisions no longer required by state. Update if desired and as suggested by State Consistency Review (Appendix A).				X

Conservation and Coastal Management Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Goal 1:	Revise language to reflect broader goal for conservation, coastal management and historic preservation. Eliminate "Planning, Coordination and Implementation" as a subcategory.				X
Objective 1.1:	Revise text to "man-made" hazards instead of "technological hazards", or define term.				X
Policy 1.1.1:	No comment	X			
Policy 1.1.2:	Remove or define terms.				X
Policy 1.1.3:	Remove. This directive is within the Management Plan.				X
Policy 1.1.4:	Remove. This directive is within the Management Plan.				X
Goal 2:	Remove. This directive is within the Management Plan.				X
Objective 2.1:	Remove. This directive is within the Management Plan.				X
Policy 2.1.1:	Remove. This directive is within the Management Plan.				X
Policy 2.1.2:	Remove. This directive is within the Management Plan.				X
Policy 2.1.3:	Remove. This directive is within the Management Plan.				X
Goal 3:	The City can elect to remove this goal, objective & policies as they reiterate/duplicate state and federal regulations.				X
Objective 3.1:	If goal will be removed, also remove. Otherwise, no comment.				X
Policy 3.1.1:	If goal will be removed, also remove. Otherwise, no comment.				X
Policy 3.1.2:	If goal will be removed, also remove. Otherwise, no comment.				X
Policy 3.1.3:	If goal will be removed, also remove. Otherwise, no comment.				X
Policy 3.1.4:	If goal will be removed, also remove. Otherwise, no comment.				X
Policy 3.1.5:	If goal will be removed, also remove. Otherwise, no comment.				X
Policy 3.1.6:	If goal will be removed, also remove. Otherwise, no comment.				X
Policy 3.1.7:	If goal will be removed, also remove. Otherwise, no comment.				X

Conservation and Coastal Management Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Goal 4:	Revise to reflect management of development activities to maximize aesthetic, environmental, recreational, and economic value.				X
Objective 4.1:	Move definition of "wetlands" to Definitions Section. Move definition of "Rare and Unique Upland Habitats" to Definitions Section. Generalize objective to protect and conserve remaining wetlands, living marine resources, coastal barriers, mangroves, seagrasses (if applicable), wildlife habitat, etc. in the coastal area.				X
Policy 4.1.1	Revise more generally "City shall limit impacts of development or redevelopment through review procedure and coordination with other agencies..." This would then eliminate the need for Policy 4.1.3 which is more LDC regulatory in nature.				X
Policy 4.1.2:	No comment	X			
Policy 4.1.3:	Remove and relocate applicable portions to LDC.				X
Goal 5:	Revise to focus on conservation and coastal management. For example, change to "protect and enhance coastal biological communities and monitor state-mandated construction standards to minimize man-made impacts".				X
Objective 5.1:	Update to reference the SWFRPC's most recent hurricane evacuation study and reference author and date.		X		
Policy 5.1.1:	Consider revisions that reallocate densities from the coastal high hazard areas to other parts of the City that would support higher density or where growth is desired.				X
Policy 5.1.2:	Remove and relocate applicable portions to LDC.				X
Policy 5.1.3:	Remove or revise for consistency with Policy 5.1.1.				X
Policy 5.1.4:	Remove or revise for consistency with Policy 5.1.1.				X
Policy 5.1.5:	No comment	X			
Policy 5.1.6:	Consider revising major redevelopment to include all redevelopment.				X
Policy 5.1.7:	No comment	X			
Policy 5.1.8:	The City can elect to remove this policy as it reiterates/duplicates state regulations.				X

Conservation and Coastal Management Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 5.1.9:	Revise for consistency with Flood Damage Protection Ordinance				X
Goal 6:	This is very specific. Recommend a more generalized statement that allows for expenditures for other public necessities that might be needed.				X
Objective 6.1:	No comment	X			
Policy 6.1.1:	No comment	X			
Policy 6.1.2:	No comment	X			
Policy 6.1.3:	No comment	X			
Policy 6.1.4:	No comment	X			
Policy 6.1.5:	Remove - this policy reiterates Policies 6.1.2 & 6.1.3.				X
Goal 7:	Revise to reflect more generally the protection of natural resources that sustain environmental quality, promote public health, and promote safety. See also note at conclusion of this section regarding additional policy areas to consider adding.				X
Objective 7.1:	Remove: "...through the retention of interconnected, functioning, and maintainable hydrological systems where the remaining wetlands and uplands function as a productive unit resembling the original landscape." Remove reference to Natural Resource Management Program if no longer desired or applicable.				X
Policy 7.1.1:	No comment	X			
Policy 7.1.2:	Remove – States “reserved”.				X
Objective 7.2:	No comment	X			
Policy 7.2.1:	No comment	X			
Policy 7.2.2:	Remove and relocate applicable portions to LDC.				X
Policy 7.2.3:	Remove and relocate applicable portions to LDC.				X
Policy 7.2.4:	No comment	X			
Policy 7.2.5:	End policy after "agricultural uses" – addressed in LDC.				X

Conservation and Coastal Management Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 7.2.6:	No comment	X			
Policy 7.2.7:	No comment	X			
Policy 7.2.8:	Remove and relocate to LDC.				X
Policy 7.2.9:	Revise policy to address additional public benefits of natural preserves.				X
Policy 7.2.10:	Remove and relocate to LDC.				X
Policy 7.2.11:	Remove. This directive is within LDC.				X
Policy 7.2.12:	Remove. This directive is within LDC.				X
Policy 7.2.13:	Remove and relocate to LDC.				X
Policy 7.2.14:	Remove and relocate to LDC.				X
Policy 7.2.15:	Remove and relocate to LDC.				X
Objective 7.3:	No comment	X			
Policy 7.3.1:	End policy after "wildlife conservation" and address in LDC.				X
Objective 7.4:	No comment	X			
Policy 7.4.1:	Revise and relocate regulatory portions to LDC.				X
Policy 7.4.2:	No comment	X			
Policy 7.4.3:	Remove and relocate to LDC.				X
Policy 7.4.4:	Remove and relocate to LDC.				X
Objective 7.5:	No comment	X			
Policy 7.5.1:	Remove and relocate to LDC or Protection Program/Plan.				X
Objective 7.6:	No comment	X			
Policy 7.6.1:	Remove and relocate to LDC or Protection Program/Plan.				X
Policy 7.6.2:	Remove or re-engage County Eagle Technical Advisory Committee.				X

Conservation and Coastal Management Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 7.6.3:	No comment	X			
Policy 7.6.4:	The City can elect to remove this goal, objective & policies as they reiterate/duplicate state and federal regulations.				X
Policy 7.6.5:	No comment	X			
Policy 7.6.6:	No comment	X			
Objective 7.7:	No comment	X			
Policy 7.7.1:	Revise to reference Florida Fish and Wildlife Conservation Commission Map.				X
Policy 7.7.2:	Revise to reflect partnership with appropriate state and federal agencies.				X
Policy 7.7.3:	No comment	X			
Policy 7.7.4:	No comment	X			
Policy 7.7.5:	No comment	X			
Policy 7.7.6:	No comment	X			
Policy 7.7.7:	No comment	X			
Policy 7.7.8:	No comment	X			
Policy 7.7.9:	No comment	X			
Policy 7.7.10:	Revise to reference Lee County Manatee Protection Plan.				X
Objective 7.8:	Revise to expand to other potential mitigation parks.				X
Policy 7.8.1:	Remove and relocate to the LDC.				X
Objective 7.9:	No comment	X			
Policy 7.9.1:	No comment	X			
Policy 7.9.2:	No comment	X			
Objective 7.10:	No comment	X			
Policy 7.10.1:	No comment	X			

Conservation and Coastal Management Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 7.10.2:	Revise to update US Fish and Wildlife Service reference, title, author and date.		X		
Policy 7.10.3:	No comment	X			
Objective 7.11:	No comment	X			
Policy 7.11.1:	No comment	X			
Policy 7.11.2:	No comment	X			
Policy 7.11.3:	No comment	X			
Objective 7.12:	No comment	X			
Policy 7.12.1:	Revise and relocate regulatory portions to LDC.				X
Policy 7.12.2:	No comment	X			
Policy 7.12.3:	Revise to general coordination policy with BSU and/or to discourage well/septic systems in watersheds.				X
Goal 8:	Consider expanding goal. I.e. "Preserve, protect and enhance the historic, cultural and archaeological resources of the City." Consider adoption of a Historic Preservation Element due to high level of importance in the City, especially Old US 41 Redevelopment Overlay District.				X
Objective 8.1:	No comment	X			
Policy 8.1.1:	No comment	X			
Policy 8.1.2:	No comment	X			
Objective 8.2:	Considering expanding objective. I.e. "The City will develop and maintain a program that increases public and private involvement in the preservation, protection and enhancement of its resources."				X
Policy 8.2.1:	Revise policy to address historical resources in "Old 41".				X
Policy 8.2.2:	Consider expanding policy, i.e. "The City will coordinate with for-profit and non-profit organizations to identify educational opportunities and defray costs associated with developing informational tools."				X
Policy 8.2.3:	Consider expanding policy, i.e. "The City will increase public awareness of its parks, landscapes and gardens that may constitute historic resources."				X

Conservation and Coastal Management Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Goal 9:	No comment	X			
Objective 9.1:	No comment	X			
Policy 9.1.1:	No comment	X			
Policy 9.1.2:	No comment	X			
Policy 9.1.3:	No comment	X			
Policy 9.1.4:	No comment	X			
Policy 9.1.5:	No comment	X			
Policy 9.1.6:	No comment	X			
Objective 9.2:	Consider expanding objective to address City's multiple watersheds.				X
Policy 9.2.1:	No comment	X			
Policy 9.2.2:	Revise to update references to Lee County Division of Natural Resources and appropriate state and federal agencies.				X
Policy 9.2.3:	No comment	X			
Objective 9.3:	Revise and relocate regulatory portions to LDC.				X
Policy 9.3.1:	Revise and relocate regulatory portions to LDC. Relocate BMP definition to Definitions section.				X
Table V-1	No comment	X			
Policy 9.3.2:	Move definition of "Post Construction Pollution Prevention Plan" to Definitions Section.				X
Policy 9.3.3:	Revise and relocate regulatory portions to LDC.				X
Policy 9.3.4:	No comment	X			
Policy 9.3.5:	No comment	X			
Policy 9.3.6:	Revise to reflect council action on Citizens Water Task Force strategies.				X
Policy 9.3.7:	Remove and relocate regulatory portions to LDC.				X

Conservation and Coastal Management Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 9.3.8:	Remove and relocate regulatory portions to LDC.				X
Policy 9.3.9:	No comment	X			
Policy 9.3.10:	No comment	X			
Policy 9.3.11:	Remove and relocate regulatory portions to LDC.				X
Policy 9.3.12:	No comment	X			
Goal 10:	No comment	X			
Objective 10.1:	Update to reference the SWFRPC's most recent hurricane evacuation study and reference author and date.		X		
Policy 10.1.1:	No comment	X			
Policy 10.1.2:	Provide companion policy in the Capital Improvements Element.				X
Policy 10.1.3:	Provide companion policy in the Capital Improvements Element.				X
Policy 10.1.4:	No comment	X			
Objective 10.2:	Consider revisions to provide measurable objective.				X
Policy 10.2.1:	Remove and relocate regulatory portions to LDC or Administrative Code.				X
Policy 10.2.2:	No comment	X			
Policy 10.2.3:	No comment	X			
Policy 10.2.4:	No comment	X			
Policy 10.2.5:	No comment	X			
Goal 11:	No comment	X			
Objective 11.1:	No comment	X			
Policy 11.1.1:	No comment	X			
Policy 11.1.2:	Remove and relocate regulatory portions to the LDC or Administrative Code.				X
Policy 11.1.3:	No comment	X			

Conservation and Coastal Management Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 11.1.4:	Remove and relocate regulatory portions to the LDC or Administrative Code.				X
Policy 11.1.5:	Remove and relocate regulatory portions to the LDC or Administrative Code.				X
Objective 11.2:	Remove - concept is incorporated in Objective 10.1.				X
Policy 11.2.1:	Remove - restates intent of enforcing existing regulation.				X
Policy 11.2.2:	Remove - restates intent of enforcing existing regulation.				X
Policy 11.2.3:	Remove - restates intent of enforcing existing regulation.				X
Policy 11.2.4:	No comment	X			
Policy 11.2.5:	No comment	X			
Policy 11.2.6:	No comment	X			
Policy 11.2.7:	No comment	X			
Policy 11.2.8:	Re-evaluate intent of this policy and consider removal.				X
Policy 11.2.9	Remove - completed.				X
Policy 11.2.10:	No comment	X			
Policy 11.2.11:	No comment	X			
Policy 11.2.12:	No comment	X			
Policy 11.2.13:	No comment	X			
Policy 11.2.14:	No comment	X			
Goal 12:	Consider removal of this goal. Addressed in Emergency Management Plan.				X
Objective 12.1:	Remove if Goal 12 is removed. Otherwise, no comment.				X
Policy 12.1.1:	Remove if Goal 12 is removed. Otherwise, no comment.				X
Policy 12.1.2:	Remove if Goal 12 is removed. Otherwise, no comment.				X
Policy 12.1.3:	Remove if Goal 12 is removed. Otherwise, no comment.				X

Conservation and Coastal Management Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 12.1.4:	Remove if Goal 12 is removed. Otherwise, no comment.				X
Policy 12.1.5:	Remove if Goal 12 is removed. Otherwise, no comment.				X
Policy 12.1.6:	Remove if Goal 12 is removed. Otherwise, no comment.				X
Objective 12.2:	Remove if Goal 12 is removed. Otherwise, no comment.				X
Policy 12.2.1:	Remove if Goal 12 is removed. Otherwise, no comment.				X
Policy 12.2.2:	Remove if Goal 12 is removed. Otherwise, no comment.				X
Policy 12.2.3:	Remove if Goal 12 is removed. Otherwise, no comment.				X
Policy 12.2.4:	Remove if Goal 12 is removed. Otherwise, no comment.				X
Policy 12.2.5:	Remove if Goal 12 is removed or address in LDCs.				X
Policy 12.2.6:	Remove if Goal 12 is removed. Otherwise, no comment.				X
Policy 12.2.7:	Remove if Goal 12 is removed. Otherwise, no comment.				X
Goal 13:	Consider removal of this goal or streamline to improve clarity. Goal is also addressed in Intergovernmental Coordination Element.				X
Objective 13.1:	Remove if Goal 13 is removed. Otherwise, no comment.				X
Policy 13.1.1:	Remove if Goal 13 is removed. Otherwise, no comment.				X
Policy 13.1.2:	Remove if Goal 13 is removed. Otherwise, no comment.				X
Policy 13.1.3:	Remove if Goal 13 is removed. Otherwise, no comment.				X
Policy 13.1.4:	Remove if Goal 13 is removed. Otherwise, no comment.				X
Policy 13.1.5:	Remove if Goal 13 is removed. Otherwise, no comment.				X
Policy 13.1.6:	Remove if Goal 13 is removed. Otherwise, no comment.				X
Policy 13.1.7:	Remove if Goal 13 is removed. Otherwise, no comment.				X
Goal 14:	Consider removal of this goal or streamline to improve clarity. Goal is also addressed in Goals 4 & 5 of this Element.				X
Objective 14.1:	Remove if Goal 14 is removed. Otherwise, no comment.				X

Conservation and Coastal Management Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 14.1.1:	Remove if Goal 14 is removed. Otherwise, no comment.				X
Policy 14.1.2:	Remove if Goal 14 is removed. Otherwise, no comment.				X
Policy 14.1.3:	Remove if Goal 14 is removed. Otherwise, no comment.				X
Policy 14.1.4:	Remove if Goal 14 is removed. Otherwise, no comment.				X
Policy 14.1.5:	Remove if Goal 14 is removed. Otherwise, no comment.				X
Policy 14.1.6:	Remove if Goal 14 is removed. Otherwise, no comment.				X
Policy 14.1.7:	Remove if Goal 14 is removed. Otherwise, no comment.				X
Policy 14.1.8:	Remove if Goal 14 is removed. Otherwise, no comment.				X
Policy 14.1.9:	Remove if Goal 14 is removed. Otherwise, no comment.				X
Objective 14.2:	Remove if Goal 14 is removed. Addressed in Policy 5.1.2.				X
Policy 14.2.1:	Remove if Goal 14 is removed. Otherwise, no comment.				X
Policy 14.2.2:	Remove if Goal 14 is removed. Otherwise, no comment.				X
Policy 14.2.3:	Remove if Goal 14 is removed. Otherwise, no comment.				X
Policy 14.2.4:	Remove if Goal 14 is removed. Otherwise, no comment.				X
Objective 14.3:	Consider removal of this goal, or streamlining to minimize length. Addressed in Goal 4 of this element.				X
Policy 14.3.1:	Remove if Goal 14 is removed. Otherwise, no comment.				X
Policy 14.3.2:	Remove if Goal 14 is removed. Otherwise, no comment.				X
Policy 14.3.3:	Remove if Goal 14 is removed. Otherwise, no comment.				X
Policy 14.3.4:	Remove if Goal 14 is removed. Otherwise, no comment.				X
Policy 14.3.5:	Remove if Goal 14 is removed. Otherwise, no comment.				X
Goal 15:	Consider removal of this goal or streamline for clarity. This Goal is also addressed in Goal 7 of this Element.				X
Objective 15.1:	Remove if Goal 15 is removed. Otherwise, no comment.				X

Conservation and Coastal Management Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 15.1.1:	Remove. Addressed in Future Land Use Element.				X
Policy 15.1.2:	Remove if Goal 15 is removed. Otherwise, no comment.				X
Policy 15.1.3:	Remove if Goal 15 is removed. Otherwise, no comment.				X
Policy 15.1.4:	Remove if Goal 15 is removed. Otherwise, no comment.				X
Policy 15.1.5:	Remove if Goal 15 is removed. Otherwise, revise to incorporate Coconut Village land use category.			X	
Policy 15.1.8:	Remove if Goal 15 is removed. Otherwise, no comment.				X
Policy 15.1.9:	Remove if Goal 15 is removed. Otherwise, no comment.				X
Policy 15.1.10:	Remove if Goal 15 is removed. Otherwise, no comment.				X
Goal 16:	Consider broadening goal to address groundwater quality.				X
Objective 16.1:	Consider broadening objective to define intended measures for achieving goal.				X
Policy 16.1.1:	No comment	X			
Policy 16.1.2:	No comment	X			
Policy 16.1.3:	Consider expanding policy to address measurement/specific standard.				X
Policy 16.1.4:	Revise to address adopted BMPs				X
Policy 16.1.5:	Remove and relocate regulatory portions to the LDC or Administrative Code				X
Policy 16.1.6:	No comment	X			
Policy 16.1.7:	Revise to reference adopted Wellfield Ordinance and remove regulatory subsections in policy.				X
Policy 16.1.8:	Remove - restates state and federal permitting requirements.				X
Policy 16.1.9:	No comment	X			
Policy 16.1.10:	Remove – no need to include “Reserved” policy.				X
Policy 16.1.11:	Revise to a measurable policy to address intent.				X
Policy 16.1.12:	No comment	X			

Conservation and Coastal Management Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 16.1.13:	Remove - completed.				X
Policy 16.1.14:	No comment	X			
Objective 16.2:	No comment	X			
Policy 16.2.1:	No comment	X			
Policy 16.2.2:	No comment	X			
Policy 16.2.3:	Revise to remove reference to 9J-5.0055.		X		
Objective 16.3:	Revise to directly encourage the incorporation of green infrastructure design. Move definitions to Definitions Section.				X
Policy 16.3.1:	Remove - Reiterates other policies within Element.				X
Policy 16.3.2:	Remove - Reiterates other policies within Element.				X
Policy 16.3.3:	No comment	X			
Policy 16.3.3.1:	No comment	X			
Objective 16.4:	Consider addition of Citizens Water Task Force recommendations adopted by City Council				X
Policy 16.4.1:	Consider addition of Citizens Water Task Force recommendations adopted by City Council.				X
Policy 16.4.2:	Consider addition of Citizens Water Task Force recommendations adopted by City Council.				X
Objective 16.5:	Consider removal of this goal or streamline for clarity. Water quality and groundwater protection addressed at length in other objectives throughout Element.				X
Policy 16.5.1:	Consider removal of this goal or streamline for clarity. Water quality and groundwater protection addressed at length in other objectives throughout Element.				X
Policy 16.5.2:	Consider removal of this goal or streamline for clarity. Water quality and groundwater protection addressed at length in other objectives throughout Element.				X

Conservation and Coastal Management Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 16.5.3:	Consider removal of this goal or streamline for clarity. Water quality and groundwater protection addressed at length in other objectives throughout Element.				X
Policy 16.5.4:	Consider removal of this goal or streamline for clarity. Water quality and groundwater protection addressed at length in other objectives throughout Element.				X
Policy 16.5.5:	Consider removal of this goal or streamline for clarity. Water quality and groundwater protection addressed at length in other objectives throughout Element.				X
Policy 16.5.6:	Consider removal of this goal or streamline for clarity. Water quality and groundwater protection addressed at length in other objectives throughout Element.				X
Policy 16.5.7:	Consider removal of this goal or streamline for clarity. Water quality and groundwater protection addressed at length in other objectives throughout Element.				X
Policy 16.5.8:	Consider removal of this goal or streamline for clarity. Water quality and groundwater protection addressed at length in other objectives throughout Element.				X
Policy 16.5.9:	Consider removal of this goal or streamline for clarity. Water quality and groundwater protection addressed at length in other objectives throughout Element.				X
Policy 16.5.10:	Consider removal of this goal or streamline for clarity. Water quality and groundwater protection addressed at length in other objectives throughout Element.				X
Policy 16.5.11:	Consider removal of this goal or streamline for clarity. Water quality and groundwater protection addressed at length in other objectives throughout Element.				X
Goal 17:	Consider expanding goal. I.e. "The City will develop and maintain programs to ensure air quality levels comply with state and national ambient air quality standards."				X
Objective 17.1:	No comment	X			
Policy 17.1.1:	No comment	X			

Conservation and Coastal Management Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 17.1.2:	No comment	X			
Policy 17.1.3:	Consider expansion of policy to address relationship of land use patterns and transportation in the reduction of greenhouse gas emissions.				X
Goal 18:	No comment	X			
Objective 18.1:	No comment	X			
Policy 18.1.1:	Revise policy language to replace "urge" with "coordinate with" or alternative language.				X
Policy 18.1.2:	Revise language to allow for effective implementation.				X
Policy 18.1.3:	No comment	X			
Policy 18.1.4:	No comment	X			
Goal 19:	No comment	X			
Objective 19.1:	No comment	X			
Policy 19.1.1:	Consider removal of state and federal permitting requirements that are reiterated in policy.				X
Policy 19.1.2:	No comment	X			
Policy 19.1.3:	No comment	X			
Objective 19.2:	Consider removal and relocation to Administrative Code for implementation.				X
Policy 19.2.1:	Consider removal and relocation to Administrative Code for implementation.				X
Objective 19.3:	Objective implemented in Code of Ordinances. Consider removal.				X
Policy 19.3.1:	Objective implemented in Code of Ordinances. Consider removal.				X
Policy 19.3.2:	Objective implemented in Code of Ordinances. Consider removal.				X
Policy 19.3.3:	Objective implemented in Code of Ordinances. Consider removal.				X
Policy 19.3.4:	Objective implemented in Code of Ordinances. Consider removal.				X
Policy 19.3.5:	Objective implemented in Code of Ordinances. Consider removal.				X

Conservation and Coastal Management Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 19.3.6:	Objective implemented in Code of Ordinances. Consider removal.				X
Objective 19.4:	Objective implemented in Code of Ordinances. Consider removal.				X
Policy 19.4.1:	Objective implemented in Code of Ordinances. Consider removal.				X
Objective 19.5:	No comment	X			
Policy 19.5.1:	No comment	X			
Policy 19.5.2:	No comment	X			
Goal 20:	No comment	X			
Objective 20.1:	No comment	X			
Policy 20.1.1:	No comment	X			
Policy 20.1.2:	Revise policy to reference Parks Master Plan		X		
Policy 20.1.3:	No comment	X			
Policy 20.1.4:	No comment	X			
Policy 20.1.5:	No comment	X			
Objective 20.2:	Consider incorporating into Objective 20.1.				X
Policy 20.2.1:	Consider incorporating into Objective 20.1.				X
Policy 20.2.2:	Consider incorporating into Objective 20.1.				X
Objective 20.3:	Consider addition/expansion to address water access in "Old US 41".				X
Policy 20.3.1:	No comment	X			
Goal 21:	No comment	X			
Objective 21.1:	No comment	X			
Policy 21.1.1:	No comment	X			
Policy 21.1.2:	No comment	X			

Conservation and Coastal Management Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 21.1.3:	No comment	X			
Policy 21.1.4:	No comment	X			
Goal 22:	Consider incorporating into Goal 18.				X
Objective 22.1:	Consider incorporating into Goal 18.				X
Policy 22.1.1:	Consider incorporating into Goal 18.				X
Policy 22.1.2:	Consider incorporating into Goal 18.				X
Policy 22.1.3:	Consider incorporating into Goal 18.				X
Objective 22.2:	Consider incorporating into Goal 18.				X
Policy 22.2.1:	Consider incorporating into Goal 18.				X
Policy 22.2.2:	Consider incorporating into Goal 18.				X
Objective 22.3:	No comment	X			
Policy 22.3.1:	Consider relocation of regulatory requirements to LDC and Administrative Code.				X
Policy 22.3.2:	No comment	X			
Policy 22.3.3:	No comment	X			
Policy 22.3.4:	Provide definition, updated reference information.				X
Policy 22.3.5:	No comment	X			
Policy 22.3.6:	No comment	X			
Policy 22.3.7:	No comment	X			
Policy 22.3.8:	No comment	X			
Policy 22.3.9:	No comment	X			
Policy 22.3.10:	Consider revisions to term "preferred" to create measurable standard.				X
Policy 22.3.11:	No comment	X			

Conservation and Coastal Management Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 22.3.12:	No comment	X			
Policy 22.3.13:	No comment	X			
Objective 22.4:	Consider streamlining this objective by combining with Goal 22.3 and moving regulatory design criteria to LDC.				X
Policy 22.4.1:	Consider streamlining this objective by combining with Goal 22.3 and moving regulatory design criteria to LDC.				X
Policy 22.4.2:	Consider streamlining this objective by combining with Goal 22.3 and moving regulatory design criteria to LDC.				X
Policy 22.4.3:	Consider streamlining this objective by combining with Goal 22.3 and moving regulatory design criteria to LDC.				X
Policy 22.4.4:	Consider streamlining this objective by combining with Goal 22.3 and moving regulatory design criteria to LDC.				X
Policy 22.4.5:	Consider streamlining this objective by combining with Goal 22.3 and moving regulatory design criteria to LDC.				X
Policy 22.4.6:	Consider streamlining this objective by combining with Goal 22.3 and moving regulatory design criteria to LDC.				X
Policy 22.4.7:	Consider streamlining this objective by combining with Goal 22.3 and moving regulatory design criteria to LDC.				X
Objective 22.5:	Consider removal of policy due to current RPC duties.				X
Policy 22.5.1:	Consider removal of policy due to current RPC duties.				X
Goal 23:	No comment	X			
Objective 23.1:	No comment	X			
Policy 23.1.1:	No comment	X			
Policy 23.1.2:	No comment	X			
Policy 23.1.3:	No comment	X			
Policy 23.1.4:	No comment	X			
Policy 23.1.5:	No comment	X			

Conservation and Coastal Management Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Objective 24.1:	Consider removal and relocation to Future Land Use Element with expanded set of policies.				X
Policy 24.1.1:	Remove - completed.				X
Other	Note: Policies should be added to address wetland connectivity, adequate hydrology, etc. Policies should be added to address protection and conservation of groundwater. Policies should be added to address protection of soils and minerals. Policies should be added to conserve and protect environmentally significant urban open space. Policies should be added to address restoration and preservation of urban trees and forests. Include map references.				X
	Review and incorporate requirements for the redevelopment component of the Coastal Management Element as noted in the State Consistency Review (Appendix A).		X		
Throughout	If definitions are to be retained in each Element, update as suggested by State Consistency Review (Appendix A).		X		
Throughout	Some provisions no longer required by state. Update if desired and as suggested by State Consistency Review (Appendix A).				X

Recreation and Open Space Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Goal 1:	Revise this goal to focus on the provision of public recreation through park acreage, facilities and recreation programs in proximity to urbanized areas. The current language suggests an offering of land, not facilities for people to recreate.				X
Objective 1.1:	Revise objective to address maintaining level of service and design standards. Focus on local parks, not regional as these are outside the jurisdiction of the City.				X
Policy 1.1.1:	Provide a table with adopted LOS standards for each type of park. Consider inclusion of mini parks, neighborhood parks, community parks, sports-complex parks, nature parks, trails and corridors and special use parks. Assure consistency with Parks Master Plan. Consider amenity-based as well as acreage-based LOS standards. LOS standard is not consistent with that stated in the 2012 Parks Master Plan.				X
Policy 1.1.2:	Remove or clarify the problem. If parking is the problem, these pressures could be solved through other means, such as transit or other shuttles.				X
Policy 1.1.3:	Revise to clarify if the goal is increased acquisition of acreage or increased amenities. Based on population projections, there is not clear need for additional acreage. Revise policy to reflect priorities for parks and amenities.				X
Policy 1.1.4:	Revise. More appropriate as a LDC.				X
Policy 1.1.5:	Revise. Reflect priority areas and establish criteria for evaluation and need (such as population density or population proximity to parks), rather than specific numbers of parks.				X
Policy 1.1.6:	Remove and/or combine with LOS standards and priorities for a community park.				X
Policy 1.1.7:	Remove and/or combine with LOS standards and priorities. Needs more specificity as to what level of 'new growth' will trigger additional parks.				X
Objective 1.2:	This is repetitive to Goal 1. Remove or revise.				X
Policy 1.2.1:	Simply make a reference to the Parks Master Plan so that it is incorporated into the Comprehensive Plan and can be upheld in its entirety.				X
Policy 1.2.2:	Work with Council and Manager to determine whether there is a viable plan to create a unified Storm Drainage/Greenways Master Plan. Remove if no longer desired.				X

Recreation and Open Space Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 1.2.3:	Revise. Develop criteria for evaluation of need and priorities. Incorporate these as priorities in revised policy.				X
Policy 1.2.4:	Remove. Duplicates policies in other Elements.				X
Policy 1.2.5:	Revise. Develop criteria for evaluation of need and priorities. Incorporate these as priorities in revised policy.				X
Policy 1.2.6:	Revise. Develop criteria for evaluation of need and priorities. Incorporate these as priorities in revised policy.				X
Policy 1.2.7:	Revise to reflect progress in achieving Downtown Library in partnership with Lee County. Broaden language regarding funding sources.				X
Policy 1.2.8:	Revise. Develop criteria for evaluation of need and priorities. Incorporate these as priorities in revised policy. Move intergovernmental agreement language to Intergovernmental Coordination Element.				X
Policy 1.2.8.1:	No comment	X			
Policy 1.2.9:	Revise to address seeking of joint use recreation facilities with other public providers. Revise for clarity whether connections are to be physical (as in close proximity or as in pathways) or organizational.				X
Policy 1.2.10:	Revise. Develop criteria for evaluation of need and priorities. Incorporate these as priorities in revised policy.				X
Policy 1.2.11:	Move to Infrastructure Element, this is not appropriate for open space or recreation.				X
Policy 1.2.12:	Revise. May be more effective to indicate evaluating, revising, or updating impact fees.				X
Policy 1.2.13:	Revise to reference a user fee system that favors City residents and does not create user obstacles for low-income residents.				X
Policy 1.2.14:	Revise. Develop criteria for evaluation of need and priorities. Incorporate these as priorities in revised policy.				X
Policy 1.2.15:	Revise. Develop criteria for evaluation of need and priorities. Incorporate these as priorities in revised policy.				X
Policy 1.2.16:	Revise to direct the Parks Master Plan to develop a recreational system of pathways. Define "ancillary recreational use".				X
Policy 1.2.17:	Revise. Develop criteria for evaluation of need and priorities. Incorporate these as priorities in revised policy.				X

Recreation and Open Space Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Objective 1.3:	No comment	X			
Policy 1.3.1:	Remove date. Determine whether this is still desired. If not, remove policy.				X
Policy 1.3.2:	This should be two policies, one to provide recreation programs, the second to develop methods of monitoring and assessment.				X
Policy 1.3.3:	Incorporate into Policy 1.3.2.				X
Policy 1.3.4:	No comment	X			
Other Comments	NOTE: There should be an objective that addresses a commitment by the City to provide funding to maintain a minimum LOS while creating an economic base for recreation. There should be a goal to establish a parks and open space system to ensure preservation, education and access to environmentally significant areas. Trail network policies might be a good fit under this goal. This goal should also include an objective to manage these areas for protection of natural features and functions, such as groundwater recharge. Provide a goal that addresses the provision of citizen input for determination of park programming.				X
Throughout	If definitions are to be retained in each Element, update as suggested by State Consistency Review (Appendix A).		X		
Throughout	Some provisions no longer required by state. Update if desired and as suggested by State Consistency Review (Appendix A).				X

Intergovernmental Coordination Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
GOAL 1:	Revise. This goal should more generally address coordination of plans and activities of various units of government in order to provide effective and efficient urban services and mitigation of jurisdictional conflicts.				X
Objective 1.1:	Revise. Address how coordination can be provided (e.g., interlocal agreements, MOU's, etc.). Remove specific listing of special districts.				X
Policy 1.1.1	Revise to state the City will provide notice of proposed land use amendments and development proposals that may be affected, and will provide opportunity for comment.				X
Policy 1.1.2:	Revise to state that a School Board representative will be included on the Planning Board.				X
Policy 1.1.3:	Remove or revise. Statute 240.155 only requires campus' to allow local governments to review a draft master plan. It is not clear how the City would recognize a campus master plan.				X
Policy 1.1.4:	Remove. Achievement depends on action by another government.				X
Policy 1.1.5:	Remove. Requires Lee County to have updated population projections.				X
Policy 1.1.6:	Remove. This should be addressed in Objective 1.1 revisions.				X
Policy 1.1.7:	Remove and/or revise to reflect updating the interlocal agreement, rather than creation of new agreement. Policy 1.1.7(f) - define "ISO rating".				X
Objective 1.2:	Revise to reflect that the City shall coordinate LOS standards.				X
Policy 1.2.1:	No comment	X			
Policy 1.2.2:	No comment	X			
Policy 1.2.3:	No comment	X			
Objective 1.3:	Revise to reflect a need to coordinate and time road projects and utility construction when possible.				X
Policy 1.3.1:	Remove. Franchise agreement articulates each entity's responsibility and monthly meetings are held to review ongoing and upcoming projects.				X
Objective 1.4:	Define WCIND.				X
Policy 1.4.1:	Revise. Incorporate into Objective 1.4.				X

Intergovernmental Coordination Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 1.4.2:	Revise. Coastal Resources Interagency Management Committee does not appear to be appropriate mediation resource.				X
Policy 1.4.3:	Incorporate into Objective 1.4 or Policy 1.4.1. Define "locally unwanted land uses".				X
Objective 1.5:	No comment	X			
Policy 1.5.1:	Revise to be more succinct. Define BEBR. Policy 1.5.1(g) Revise "five-year district facilities work program" to "Educational Plant Survey".				X
	No longer required to annually update capital improvements program. Modify 1.5.1(b) requirement for the future land use element to "to accommodate at least the minimum amount of land required to accommodate the medium projections of the University of Florida's Bureau of Economic and Business Research for at least a 10-year planning period unless otherwise limited."		X		
Objective 1.6:	Revise to state that an interlocal agreement or other form of agreement will be maintained to coordinate land use planning of public schools.				X
Policy 1.6.1:	Clarify what type of annual information should be provided. Define "school utilization".				X
Policy 1.6.2:	Combine with 1.6.1.				X
Policy 1.6.3:	No comment	X			
Policy 1.6.4:	Remove. Addressed in Policy 1.1.1.				X
Policy 1.6.5:	Remove latter part of policy, "which may include." Remove Policy 1.6.5 (a)-1.6.5 (c) - not within City control.				X
Policy 1.6.6:	Revise. This should be a general policy for all public facilities, not just schools.				X
Policy 1.6.7:	Remove latter part of policy, "which may include." Remove Policy 1.6.5 (a)-1.6.5 (c) - not within City control.				X
Objective 1.7:	Remove. Addressed in Policy 1.1.4. If not removing, refer to Appendix A and revise to reference both permanent and seasonal estimates and projections.				X
Policy 1.7.1:	Repetitive. Remove.				X
Policy 1.7.2:	Repetitive. Remove.				X
Objective 1.8:	Repetitive. Remove.				X

Intergovernmental Coordination Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 1.8.1:	Repetitive. Remove.				X
Policy 1.8.2:	Repetitive. Remove.				X
Policy 1.8.3	Repetitive. Remove.				X
Policy 1.8.4:	Repetitive. Remove.				X
Policy 1.8.5:	Not needed. Remove.				X
Policy 1.8.6:	No comment	X			
Policy 1.8.7:	Simply refer to Safe Routes to School. Remove Policy 1.8.7(a)-1.8.7(c).				X
Objective 1.9:	Move to School Element				X
Policy 1.9.1	No comment	X			
policy 1.9.2:	No comment	X			
Policy 1.9.3:	Financial feasibility, school concurrency, and data / analysis support no longer required by state.		X		
Policy 1.9.4:	Define "CSA".				X
Goal 2:	Repetitive to previous objectives and policies.				X
Objective 2.1:	Repetitive to previous objectives and policies.				X
Policy 2.1.1:	Repetitive to previous objectives and policies.				X
Policy 2.1.2:	Repetitive to previous objectives and policies.				X
Policy 2.1.3:	Repetitive to previous objectives and policies.				X
Objective 2.2:	No comment	X			
Policy 2.2.1:	Repetitive to previous objectives.				X
Policy 2.2.2:	Revise "use" to "participate with".				X
Objective 2.3:	Revise for readability.				X
Policy 2.3.1:	No comment	X			

Intergovernmental Coordination Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 2.3.2:	Repetitive. Remove.				X
Objective 2.4:	No comment	X			
Policy 2.4.1:	No comment	X			
Policy 2.4.2:	Repetitive. Remove.				X
Objective 2.5:	No comment	X			
Policy 2.5.1:	Revise Policy 2.5.1 (a) - 2.5.1 (e) - to reflect an interlocal agreement.				X
Goal 3:	No comment	X			
Objective 3.1:	Revise "participate" to "collaborate".				X
Policy 3.1.1:	No comment	X			
Policy 3.1.2:	Annual review not needed. Revise.				X
Objective 3.2:	No comment	X			
Policy 3.2.1:	No comment	X			
Policy 3.2.2:	No comment	X			
Goal 4:	No comment	X			
Objective 4.1:	Redundant to Policy 2.2.2.				X
Policy 4.1.1:	Redundant to Policy 2.2.2.				X
Policy 4.1.2:	No comment	X			
Objective 4.2:	No comment	X			
Policy 4.2.1:	No comment	X			
Policy 4.2.2:	No comment	X			
Policy 4.2.3:	Redundant with Objective 4.2.				X
Goal 5:	No comment	X			

Intergovernmental Coordination Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Objective 5.1:	Make reference to "franchisee".				X
Policy 5.1.1:	Simplify to state that a WSP will be maintained and updated.				X
Policy 5.1.2:	No comment	X			
Objective 5.2:	No comment	X			
Policy 5.2.1:	Make reference to "franchisee".				X
Policy 5.2.2:	No comment	X			
Policy 5.2.3:	No comment	X			
Intergovernmental Coordination Matrix	Revise based on amendments to Goals, Objectives, and Policies				X
Throughout	Concurrency no longer required. If removing concurrency requirements, amendments are required. No longer required to foster coordination between special districts and local general purpose governments, submit public facilities, report, and execute interlocal agreement with district school board, the county and nonexempt municipalities.				X
Throughout	If definitions are to be retained in each Element, update as suggested by State Consistency Review (Appendix A).		X		
Throughout	Some provisions no longer required by state. Update if desired and as suggested by State Consistency Review (Appendix A).				X

Capital Improvements Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Goal 1	Revise to reflect that public facilities should also be adequate, efficient, equitable and environmentally sound.				X
Objective 1.1	No comment	X			
Policy 1.1.1	Revise to state that CIP will be updated every 5 years during regular budget planning and adoption hearings. Policy 1.1.1(a)(1-6) Remove - Administrative task. Policy 1.1.1(b)(1-5) Consider revising to allow for prioritization of projects that fulfill the City's vision. Policy 1.1.1(c)(1) Remove outdated language. Policy 1.1.1(d)(5) Revise typo - mileages should be "millages". Policy 1.1.1(d)(10) update to be consistent with accounting standards for local governments.				X
Policy 1.1.2	Revise to state that the City will replace or renovate capital facilities required to maintain LOS standards.				X
Policy 1.1.3	Remove. Established in appropriate elements. If desired, simply reference the applicable policies elsewhere.				X
Objective 1.2	No comment	X			
Policy 1.2.1(a)-(c)	Revise per modifications to Fla. Statutes related to concurrency.		X		
Policy 1.2.2	Revise per modifications to Fla. Statutes related to concurrency		X		
Policy 1.2.3	Revisit based on concurrency management changes; Remove sections of Policy 1.2.3(c) referencing Chapter 163.2517, F.S.		X		X
	Policy 1.2.3(b)(6) define "de minimis"; Move definition of "part time demand" to definitions.				X
Policy 1.2.4	Remove - administrative task(s).				X
Policy 1.2.5	Define "concurrency variance certificate" in definitions.				X
Policy 1.2.6	No comment	X			
Policy 1.2.7	Remove - unnecessary policy.				X
Policy 1.2.8	Update to remove reference to DCA.		X		
Policy 1.2.9	Update to remove reference to DCA.		X		

Capital Improvements Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 1.2.9 ctn.	Not completed. Work with Council to determine if transportation concurrency is desired. If not, no need to create TCEA. Consider moving to Transportation Element.				X
Objective 1.3	No comment	X			
Policy 1.3.1	No comment	X			
Policy 1.3.2	Remove. This is a Lee County policy.				X
Policy 1.3.3	No comment	X			
Objective 1.4	No comment	X			
Policy 1.4.1	No comment	X			
Objective 1.5	Revise. State that the City will schedule and fund capital projects shown in the 5-Year CIP as referenced in this element.				X
Policy 1.5.1	Remove. Redundant.				X
Policy 1.5.2	Move to definitions.				X
Policy 1.5.3	Revise. Update to reflect current dates and/or remove dates and reflect documents incorporated by reference.				X
Monitoring and Evaluation	Revise to reflect current practice and/or recommend that the City review every 5 years. Annual update no longer required by Fla. Statutes				X
Throughout	If definitions are to be retained in each Element, update as suggested by State Consistency Review (Appendix A).				X
Throughout	Some provisions no longer required by state. Update if desired and as suggested by State Consistency Review (Appendix A).				X

Public Participation, Monitoring, Updating, and Evaluation Procedures					
Element	Recommendation	No Change	State Required	Annexation	Optional
Public Participation Procedures	Revise to remove references to Rule 9J-5.004 FAC throughout.		X		
Adoption of the City's First Comprehensive Plan	Consider removal or relocating this section to an Appendix.				X
Public Workshops and Public Hearings	Consider removal or relocating this section to an Appendix.				X
Initial Public Notice RE: Beginning Preparation of the City's Comprehensive Plan	Consider removal or relocating this section to an Appendix in order to streamline. If maintained, remove references to Rule 9J-5.004 FAC.				X
Amendments to the Comprehensive Plan and Evaluation and Appraisal Report	Remove or revise pursuant to changes to §163.3184.		X		
Evaluation and Appraisal Report Public Participation Procedures	Remove or revise pursuant to changes to §163.3184.		X		
Public Input and Comments	Consider removal or relocating this section to an Appendix for readability and clarity.				X
Public Notice	Revise to remove references to Rule 9J-5.004 FAC.		X		
E.A.R.-Based Amendments	Remove or revise pursuant to changes to §163.3184.		X		
Means to Ensure Continuous Monitoring and Evaluation of the Plan	Remove or revise pursuant to changes to §163.3184.		X		

Public Participation, Monitoring, Updating, and Evaluation Procedures					
Element	Recommendation	No Change	State Required	Annexation	Optional
Throughout	If definitions are to be retained in each Element, update as suggested by State Consistency Review (Appendix A).		X		
Throughout	Some provisions no longer required by state. Update if desired and as suggested by State Consistency Review (Appendix A).				X

Public School Facilities Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
*Special note: For all policies below, if Council wishes to retain school concurrency, the changes noted are "State-Required"; If Council wishes to eliminate school concurrency, the changes are optional.					
Goal 1	No Comment	X			
Objective 1.1	No Comment	X			
Policy 1.1.1	If retaining concurrency, move "measurable programmatic change" to definitions. Define: "double session", "floating teacher", "year round school", "special education programs", and revise reference to relocatable classrooms to comply with Fla. Statutes.		X		
Policy 1.1.2	No Comment	X			
Policy 1.1.3	Update dates to reflect future Census Data.				X
Policy 1.1.4	Update dates to reflect future Census Data.				X
Objective 1.2	Work with Council to determine whether to retain School Concurrency. If maintained, modify reference to Rule 9J-5. If not, remove.		X		
Policy 1.2.1	Work with Council to determine whether to retain School Concurrency. If not, remove.		X		
Policy 1.2.2	Remove annual updating requirements in Comprehensive Plan.				X
Policy 1.2.3	No Comment	X			
Policy 1.2.3	Work with Council to determine whether to retain School Concurrency. If not, remove.		X		
Policy 1.2.4	Define "charter school" & "SREF".				X
Policy 1.2.5	Work with Council to determine whether to retain School Concurrency. If not, remove.		X		
Objective 1.3	No Comment	X			
Policy 1.3.1	No Comment	X			
Policy 1.3.2	No Comment	X			
Policy 1.3.3	No Comment	X			
Policy 1.3.4	No Comment	X			

Public School Facilities Element					
Element	Recommendation	No Change	State Required	Annexation	Optional
Policy 1.3.5	No Comment	X			
Policy 1.3.6	No Comment	X			
Policy 1.3.7 (a)	Define "direct safe access path".				X
Policy 1.3.7 (b)	CIP update is required but no longer requires a Plan Amendment.				X
Objective 1.4	No Comment	X			
Policy 1.4.1	Remove reference to Capital Improvement Element tables (no longer required by State).				X
Policy 1.4.2	Remove if desired. No longer state-required.				X
Objective 1.5	Define "FLUM", "conveyance", and "community focal point".				X
Policy 1.5.1	No Comment	X			
Policy 1.5.2	No Comment	X			
Policy 1.5.3	No Comment	X			
Policy 1.5.4	No Comment	X			
Concurrency Service Area Map	Update.				X
School District Map	Update.				X
Throughout	If definitions are to be retained in each Element, update as suggested by State Consistency Review (Appendix A).		X		
Throughout	Some provisions no longer required by state. Update if desired and as suggested by State Consistency Review (Appendix A).				X

Appendix C: Public Participation

Appendix C outlines summaries of the three public meetings as well as the survey report. Copies of the sign in sheets are also provided.

Public Input Meeting #1 Narrative Summary

September 17, 2015

Participants at the first Public Input Meeting, held on September 17th, 2015, in the Bonita Springs Fire District Meeting Room, were asked a series of questions that dealt with quality of life, downtown revitalization, infrastructure, and economic development.

Participants defined “quality of life” in Bonita Springs as maintenance of the City’s small-town charm, environment, security, and stability. Affordability of housing, walkability, libraries, schools, and beaches were viewed as integral components to quality of life. Some residents ranked fewer government restrictions as a quality of life component. They noted that the City has made favorable land-use decisions with regards to conservation zoning in the DR/GR, creation of parks (such as the dog park and Riverside Park), creating walkable areas, and designing the Imperial River Parkway. There was, however, a lack of affordable housing and control of urban sprawl. Residents would also like to see more multi-use and bicycle paths.

To improve the City’s neighborhoods participants recommended increasing connectivity, creating more road regulations and sidewalks, diversifying housing options, and reducing redundancy of businesses. Enhancing the City’s vision of being a “green city” should be accomplished via creating a Bike/Walk Master Plan, creating a commuter rail, increasing public transportation, and conserving more natural areas. Participants ranked the beaches, the DR/GR area, water treatment, and rivers as environmental priorities. The City should focus on improving walkable neighborhoods, preserving the DR/GR building moratorium, not allowing commercial development on the beach, monitoring waterways, and encouraging infill.

Priorities for the downtown area were listed as converting the Bamboo Property into something special, creating a retail center, mixed-use development, public buildings (e.g. libraries and a high school), more parking, affordable housing, sidewalks, outdoor space along the river, and historic preservation. Overall, downtown was perceived as lacking attractions. Residents believed mixed-use development could be useful in increasing walkability, promoting affordable housing, and attracting more young people to the area. Increasing density downtown is viewed as a smart growth tactic that can promote environmental protection by implementing a bonus density for “green” buildings. The aging population could benefit from mixed-use development because it would increase access to health services, build a sense of community, and promote safety. Currently, there is a lack of affordable housing and quality control is needed for affordable units.

Participants reported that the City has successfully planned for public utilities, facilities and landscaping. The following improvements remain to be made: drainage’ connectivity and circulation of

city roads; public transportation; smaller and safer streets; stormwater management; flood proofing; golf cart paths and bridges. Public transportation could be improved by creating safer bike paths, making use of the railroad corridor, park-and-ride facilities, a Lee/Collier parking partnership, beach transportation (e.g. a trolley), and promoting information of public transportation schedules and routes. Safety on the roads could be improved with off-street bike lanes, crosswalks, and pedestrian lights. Residents believe that River Park could be improved and the Bonita Trail should be finished. They also would like a playground for adults, more shade in the parks, and pickle-ball courts.

Residents would like to see less strip malls and more mixed-use developments. The City has successfully promoted economic development by maintaining low taxes, making Bonita a place for corporate headquarters, participating in the New Economic Development Council, and, overall, being business friendly. Restaurants and places for children are seen as appropriate forms of development in neighborhoods. Participants believe economic development efforts have fallen short in attracting young people. Tax incentives, making US 41 into a promenade, establishing design standards, and fast-track permitting should be used as strategies to promote economic development. Bonita Springs' residents reported that the City should attract ecotourism, entertainment, light industry, STEM, and hospitality industries, but not manufacturing.

Public Input Meeting #2 Narrative Summary

October 6, 2015

Participants at the second Public Input Meeting, held on October 6th, 2015, in the Bonita Springs Public Library, were asked a series of questions that dealt with quality of life, downtown revitalization, infrastructure, and economic development.

Participants defined “quality of life” as preservation of beaches, natural resources, and the City's small-town charm. Enhanced quality of life is also achieved via downtown events, creation of parks, and walkable areas. Participants believe Bonita is lacking in activities and restaurants yet should maintain a low density. They remarked upon the few opportunities for walking and biking throughout the City. Safety must be increased by detaching bike paths from roads and installing more lighting along road and bike ways.

Enhancing the existing vision of being a “green city” entails greater environmental awareness among residents and water-quality improvements. The City should plan for water storage and desalination, efficient public transportation, solar panels, natural gas, bike and car share programs, street cars, park-and-ride facilities, and a bus between Lee and Collier County. The focus of the City's environmental protection efforts should be on precluding development in the DR/GR, reduction of runoff pollution, flood proofing, wetland protection, and preservation of open space.

Priorities for the downtown area should include bicycle pathways (separate from sidewalks), safe crosswalks, recreational space, landscaping, affordable housing units, mixed-use development, retail, restaurants, and entertainment. Increasing density in the downtown area to preserve environmentally sensitive areas received mixed reviews, with some participants in favor and others not. However, the participants did acknowledge that mixed-use development allows access to more programs for the elderly. The aging population will need safe public transportation and handicap-friendly public parking.

The existing variety of housing is not viewed as sufficient to meet the needs of the community. Housing is seen as segregated and there is a marked need for quality, safe, and affordable housing for seniors. Housing is also not sufficient, adequate, or affordable for teachers, policeman, nurses, and other working professionals. Parks and recreational facilities improvements should include event parking, more riverfront parks, connectivity between parks with paths, more green space, playing fields, and restroom and service facilities for bicyclists and pedestrians.

Land uses that encourage economic development should include infill and high-quality development with no development in the DR/GR. A mixed-use overlay area was recommended by some participants in addition to zoning that requires store frontage, bringing buildings closer to the street, and parking in the back. Residents think Bonita Springs should develop employment and training opportunities that keep college graduates in the area. Desirable types of industry include technology, health and medical services, clean energy, tourism, farm-to-table restaurants, locally-owned businesses, aerospace, cottage industries, and finance.

Residents thought that the major corridors of 41 and Bonita Beach Road should be treated differently. These areas are considered to be gateways and should be landscaped accordingly. Traffic on these roads should be controlled and these arterials produce an opportunity for commercial development. Multi-modal strategies that could reduce traffic congestion include city-county wide bicycle

and pedestrian paths (off the roads), a commuter rail, street cars, and a park-to-ride facility. Residents are also very interested in the rails-to-trails program. There are some hurricane evacuation concerns for residents which include flooding of roadways, the need for an alternative route to I-75, and a lack of emergency shelters.

Public Meeting #3 Summary

January 13, 2016

Members of the community at the third Public Input Meeting, held on January 13th, 2016, in the Bonita Springs City Hall, were asked to write down responses to a series of questions regarding biking and walking, public transportation, housing, and the environment.

To create more biking and walking facilities, participants suggested designating a bicycle lane, with a curb and paint, connecting neighborhoods with paths, and possibly obtaining easements from the utility company to build sidewalks. They also mentioned putting a trail in place along the railroad corridor from Coconut Point to Railhead Road. Participants reported that biking and walking could be made safer by making bike lanes wider, detaching them from the roads, making the streets narrower to slow traffic, and enhancing visibility of crosswalks and paths.

Methods of lessening traffic congestion included dedicating a bus-only lane during season, reducing densities, creating alternative street routes, narrowing roads, reducing speed limits, and providing public transit in the form of a commuter rail. To encourage ridership of public transportation, residents suggested making stop-times more frequent, bus stops safer, increasing LeeTran grant funding, and making use of the rail system.

Water conservation and reuse should be encouraged via limiting density increases, public education programs, and low-impact design landscaping, according to participants. Natural systems that promote resiliency can be protected by precluding development in Coastal High Hazard and resource protection areas, not allowing the construction of seawalls, enforcement of no-wake zones, public education programs, and public acquisition of sensitive coastal areas. Participants also recommended that these same measures be taken to protect wildlife. Green-building standards, concentrating density in the downtown area, protecting the DR/GR area, and building vertically were listed as solutions to lessen the impact of growth on the environment.

As far as townhomes, condominiums, and live/work units are concerned, residents would like to see that they are constructed in a fashion that is fitting with the existing small-town charm and Bonita's Old Florida character. They highlighted that downtown is the only area appropriate for such higher densities. Some residents, however, did oppose the belief that the Old-Florida character needed to be maintained, instead advocating that different forms of development attract the younger generation. The latter view constituted a minority opinion. Rent incentives and control, mixed-use projects, and a reduction of assisted-living-type development were seen as a means of increasing housing options for young professionals.

Residents believed neighborhood degradation could be prevented by increasing the young-professional workforce. Creating employment opportunities for young people, in line with stricter code enforcement, and protecting existing neighborhoods from unlawful uses were also seen as mechanisms for reducing blight.

Overall, participants believed the survey should have asked about young-adult recreation options, incubator spaces for early-stage companies, and needed more questions about beach access. There were several concerns over the future supply of fresh water and response rate.

MEETING SIGN-IN SHEET

Project: Bonita Springs E.A.R. Meeting	Meeting Date: 9/17/15
	Place/Room: Bonita Springs Fire District

Name	Phone	E-Mail
Karla Llanos	239 839 7759	Kllanos@m-da.com
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Barbara Ogle	239-947-9657	bjogle@comcast.net
BEVERLY GREENSTEIN	239 495 6953	13081 Bridgeford Ave.
Stephs Horvath	239-947-9851	1314 Sampson Dne
Peter O'Flinn	239-213-8623	27250 Ibis Lane Ct
Trinity Melton	239-438-2802	10350 Westside Ln
Denver Melton	239-898-4215	24453 Saville Ave
JOHN DULMEIZ	444-6161	9270 BBR # 10A
Janet Martin	COBS	COBS
Debbie Deora	239-252-2594	deborah.chesna@flhealth.gov
PATY WHITEHEAD	239-289-7000	ptackos@hotmail.com
Pat McCourt	239-495-3955	Pat @ Pat McCourt. Com
Denise Gilkey	239-565-4839	d.gilkey@gilkeyorganization.com

MEETING SIGN-IN SHEET

Project: Bonita Springs E.A.R. Meeting	Meeting Date: 9/17/15
	Place/Room: Bonita Springs Fire District

Name	Phone	E-Mail
Don MEEK	390-9030	stork326@yahoo.com
Rick STEINMEYER	992-3018	RICKSTEINMEYER@YAHOO
Bob Franceschini	565-6346	edf914@yahoo.com
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Donna Stone	949-9409	dmssto@comcast.net
Bill Lowrey	947-8883	PovsLow@AOL.com
Dawn Huff	337-8142	dawnhuff@schools.net
DAVID GALLAGHER	949-0949	GALLAGHER & Ass. com
DR. STEVE MCINTOSH	947-7487	DRSSM@AOL.COM
Oliver Senda II	843-475-7477	ojsendall@gmail.com
Kitty Green	652 1662	Kittyg@habitat4humanity.org
Ed: Nancy Buckle	498-1880	Bucket1@aol.com
Charlie Strader		CHARLIE@COEXPLORING.ORG
John + Valerie Klosterman	495-7636	jmklsterman@icloud.com
RYAN SOTFIELD	825-9178	AREJAYESSS@A1MAIL.COM
Martha Simmons	200-1583	Martha MARTHA@SIMON@AOL.COM

MEETING SIGN-IN SHEET	
Project: Bonita E.A.R.	Meeting Date: 10/6/15
	Place/Room: Bonita Springs Public Library

Name	E-Mail
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MEETING SIGN-IN SHEET

Bonita Springs Evaluation and Appraisal Report Public Meeting

Meeting Date: January 13, 2016

Name	Phone	E-Mail
Bill Loukas	941-8893	Pows Lou @ Avv.com
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JONATHAN ROYNE	276-0024	jonathanr@en-site.co
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Nicole Johnson	413-4820	Nicolej@conservancy.org
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John West	239 992 5850	Johns 18571 @ AOL
Anne David Sil	239 4941094	adavidson965@gmail.
KEN DAVIDSON	"	KDAVIDSO@NIU.EDU
Fred Mosser	992 7662	greenteach 45 @ gmail . c
Ruth Donnelly	495-7645	rbdonnn@emborgmail.com
Linda Schwartz	273-8437	
Stacy Levey	405-2937	stacy.reva@healthway
Rick STEINMEYER	992-3018	RickSteinmeyer@KAH
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C. Ross	405-6135	
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Survey Report

Overview. The Bonita Springs E.A.R. effort implemented an on-line survey from 9/30/15 to 11/30/2015. Several questions were posed to receive feedback on the Bonita Springs Comprehensive Plan and issues of importance to the Community.

Invitations. Invitations to participate were sent out to as broad list via email, presented as part of the EAR public workshops, LPA meetings, and City Council meetings. In addition, the link to participate was provided on the City of Bonita Springs Official Website. The Bonita Chamber of Commerce also assisted by emailing their members and stakeholders. Additional emails were sent in order to remind participants and residents of the importance of participating.

Participation. 334 responses were received. This was an online survey that did not limit duplicate responses by IP address. The purpose of not limiting the participation was to allow for a two- or more-person household to participate as well as to allow entries from public computers (libraries or workplaces). Still, to assure that one respondent did not enter multiple entries and skew the results, computer IP addresses were collected and analyzed. The analysis sorted responses by IP Addresses and identified any responses that was more than two. IP addresses were mapped and documented if known. Responses would be removed if a) from same IP address *and* b) if the responses were duplicated. The following table outlines this process and the results.

Table 11: Survey Response Analysis

Number of Responses	Source	Duplicated Responses	Retained or Removed
29	Local Employer (not City of Bonita Springs)	0	Retained
7	Retirement Community	0	Retained
5	Unknown	0	Retained
3	Unknown	0	Retained
3	Unknown	0	Retained
3	Unknown	0	Retained

Demographics. The following demographic responses are documented in the following tables. Note that many questions were not required, thus the totals do not sum to 334.

Table 12: Respondents by Resident Status

Answer Choices	Responses
Resident	68.77% 196
Part-time or seasonal resident	2.81% 8
Non-resident	21.05% 60
Non-resident property owner	3.86% 11
Visitor	3.51% 10
Total	285

Table 13: Homeownership Status

Answer Choices –	Responses –
Homeowner	61.54% 168
Renter	15.02% 41
Non-Resident	23.44% 64
Total	273

Table 14: Respondents by Business Ownership

Answer Choices –	Responses –
Business Owner	19.35% 54
Employee	20.43% 57
Neither	60.22% 168
Total	279

Table 15: Respondents by Birth Year ⁴⁰

Answer Choices –	Responses –
The Greatest Generation (before 1928)	0% 0
The Silent Generation (1928-1945)	14.86% 41
The Baby Boomer Generation (1946-1964)	41.3% 114
Generation X (1965-1980)	23.19% 64
The Millennial Generation (1981-1997)	20.65% 57
Total	276

Table 16: Respondents by Zip Code

Answer Choices–	Responses –
34134	25.8% 72
34135	52.68% 147
Other	21.52% 60
Total	279

Table 17: EAR Workshop Participation

Answer Choices –	Responses –
No, I do not have plans to attend a workshop.	49.30% 140
Not yet, but I plan on attending a workshop.	38.73% 110
Yes. I have already attended a workshop.	11.97% 34
Total	284

⁴⁰ Generational categories will occasionally differ. These categories are based on those defined Pew Research. These can be found in the following report online: <http://www.pewresearch.org/fact-tank/2015/01/16/this-year-millennials-will-overtake-baby-boomers/>

The following tables provide additional analysis to demonstrate how each generation in the survey addressed key questions.

Table 18: Generation Analysis: Growth Related Concerns

	Silent Generation (1928-1945)	Baby Boomer (1946-1964)	Generation X (1965-1980)	Millennial (1981-1997)
Priority 1	Impact on Natural Environment	Traffic Congestion	Cost of Housing	Cost of Housing
Priority 2	Traffic	Taxes	Traffic	Traffic
Priority 3	Taxes	Public Services	Public Services & Taxes	Public Services

Table 19: Generation Analysis: Housing

	Silent Generation (1928-1945)	Baby Boomer (1946-1964)	Generation X (1965-1980)	Millennial (1981-1997)
Priority 1	Protect neighborhoods from degradation caused by aging, vacant or abandoned properties	Protect neighborhoods from degradation caused by aging, vacant or abandoned properties	Promote housing for young professionals	Promote housing for young professionals
Priority 2	Variety of housing types	Promote housing for young professionals	Protect neighborhoods from degradation caused by aging, vacant or abandoned properties	Protect neighborhoods from degradation caused by aging, vacant or abandoned properties
Priority 3	Promote housing for young professionals	Variety of housing types	Variety of housing types	Variety of housing types

Table 20: Generation Analysis: Transportation Priorities

	Silent Generation (1928-1945)	Baby Boomer (1946-1964)	Generation X (1965-1980)	Millennial (1981-1997)
Priority 1	Repair existing roads	Road connectivity	Improve walking	Improve walking
Priority 2	Improve walking	Improve bus system	Improve biking	Improve biking
Priority 3	Improve biking & widen existing roads	Repair existing roads	Improve bus system	Improve bus system & Road connectivity

Table 21: Generation Analysis: Would You Consider Living in Downtown?

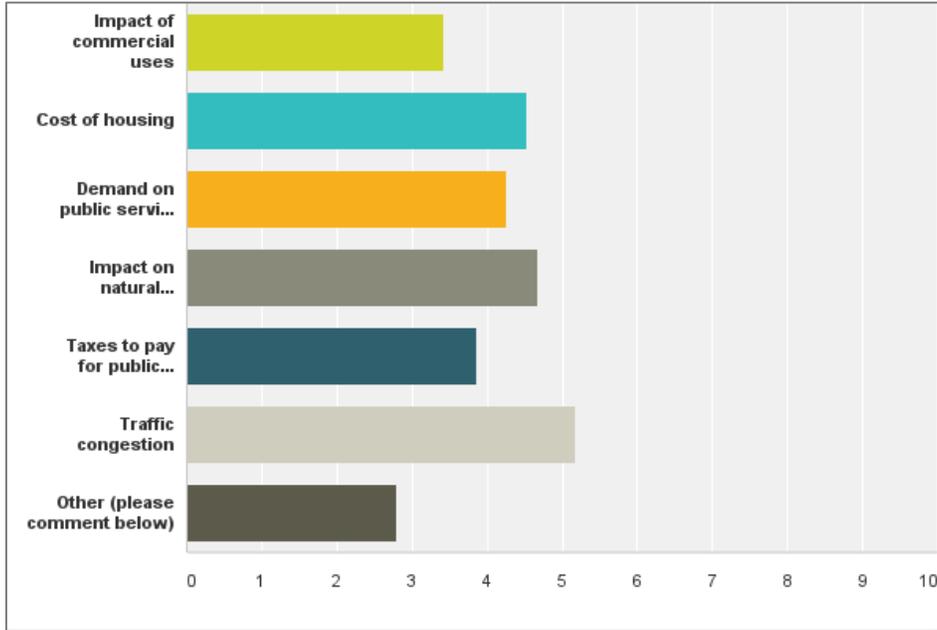
	Silent Generation (1928-1945)	Baby Boomer (1946-1964)	Generation X (1965-1980)	Millennial (1981-1997)
YES	15%	57%	50%	68%
NO	85%	43%	50%	32%

The remainder of the analysis below reports on the survey results. Several of the questions in the body of the survey were open ended. As a result, the question numbering is not consecutive. The open-ended analysis covers those responses.

Survey Results

Q1: As the City is projected to grow, what are you most concerned about? Rank the following issues with “1” being the most concerning and “7” being the least concerning. No two issues can have the same ranking. You may also rank by clicking and dragging the items in order.

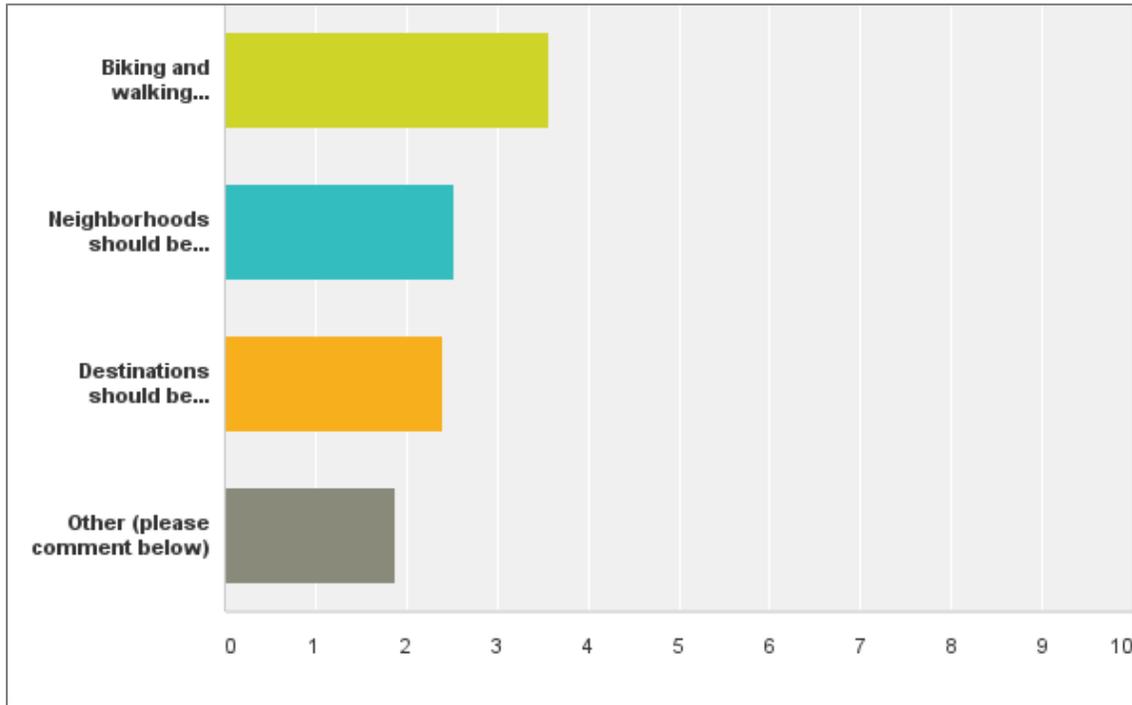
Answered: 329 Skipped: 5



	1	2	3	4	5	6	7	Total	Score
Impact of commercial uses	3.21% 10	8.33% 26	13.46% 42	16.67% 52	26.60% 83	24.36% 76	7.37% 23	312	3.42
Cost of housing	28.71% 89	13.87% 43	9.03% 28	11.61% 36	12.26% 38	16.13% 50	8.39% 26	310	4.53
Demand on public services (emergency services or water treatment)	9.75% 31	12.89% 41	18.55% 59	25.47% 81	19.81% 63	11.95% 38	1.57% 5	318	4.25
Impact on natural environment	21.25% 68	18.44% 59	15.94% 51	15.63% 50	11.88% 38	12.81% 41	4.06% 13	320	4.67
Taxes to pay for public services	6.54% 21	14.33% 46	15.89% 51	16.82% 54	18.69% 60	23.36% 75	4.36% 14	321	3.86
Traffic congestion	23.97% 76	27.13% 86	21.77% 69	10.41% 33	5.99% 19	7.89% 25	2.84% 9	317	5.18
Other (please comment below)	14.56% 30	7.77% 16	8.25% 17	3.40% 7	4.37% 9	1.46% 3	60.19% 124	206	2.80

Q3: One strategy to promote the quality of life of residents in the City of Bonita Springs is to increase the ability to walk and bike through connected neighborhoods. Please rank the options according to your preferences with "1" being the most preferred and "4" being the least preferred. No two options can have the same ranking. You may also rank by clicking and dragging the items in order.

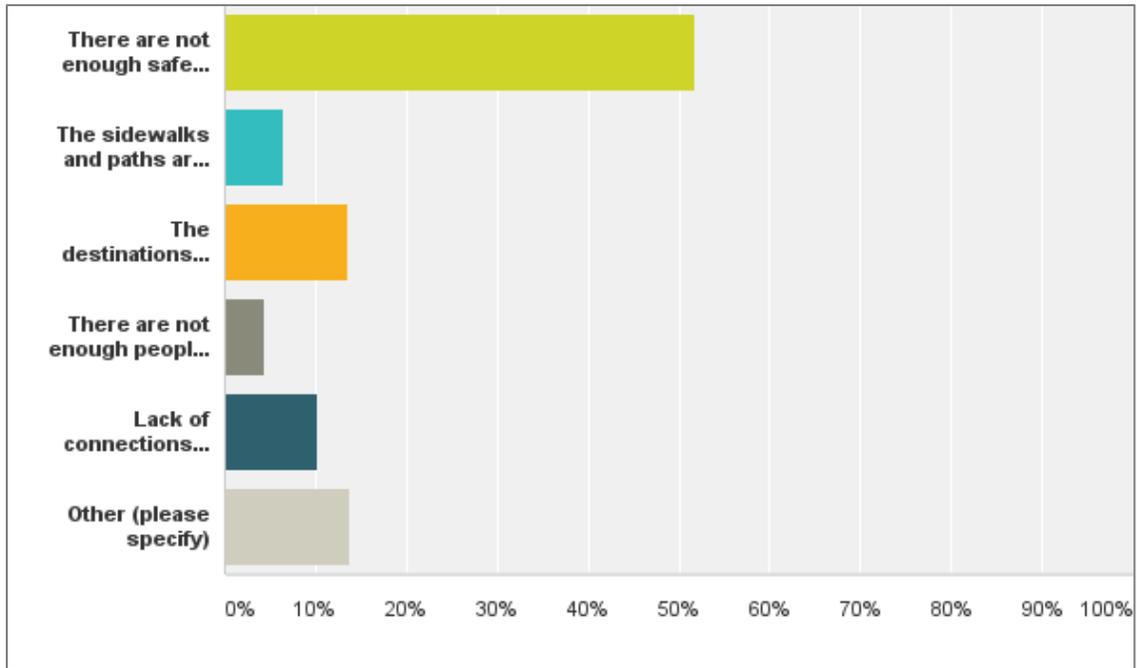
Answered: 320 Skipped: 14



	1	2	3	4	Total	Score
Biking and walking facilities (sidewalks or paths) should be built	70.36% 216	18.24% 56	8.14% 25	3.26% 10	307	3.56
Neighborhoods should be connected	11.33% 34	41.00% 123	36.33% 109	11.33% 34	300	2.52
Destinations should be closer together	10.56% 32	31.35% 95	46.20% 140	11.88% 36	303	2.41
Other (please comment below)	17.32% 31	13.97% 25	7.26% 13	61.45% 110	179	1.87

Q5: What is the biggest barrier to promoting biking and walking in the City of Bonita Springs? Select one.

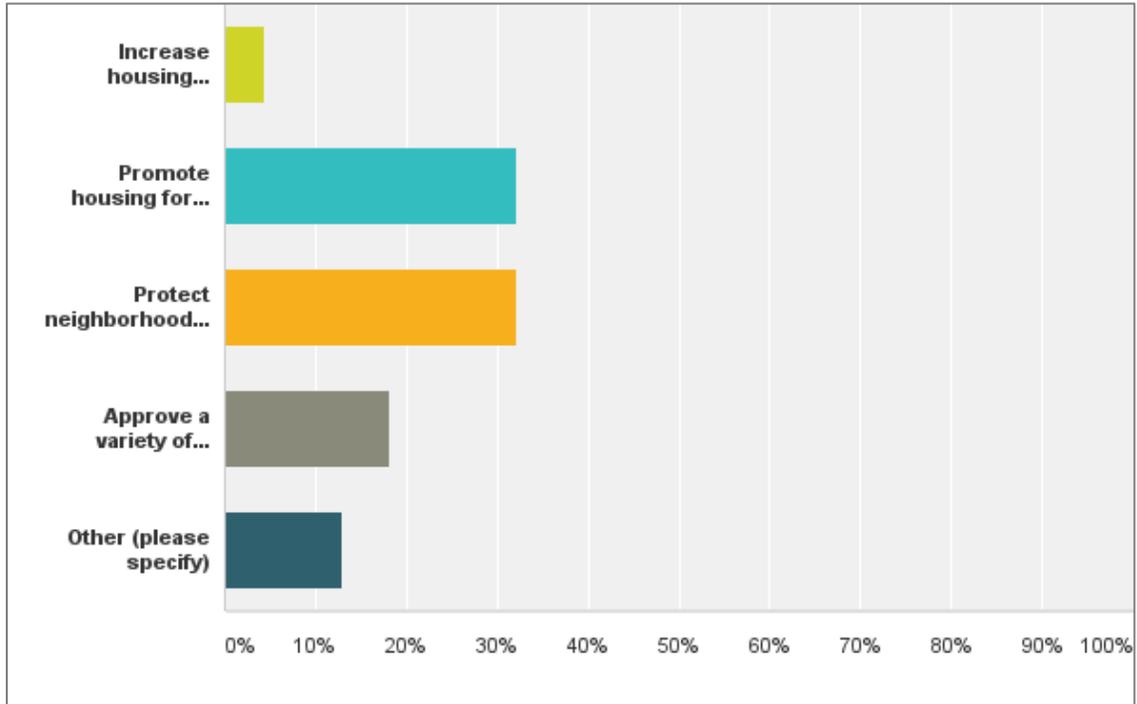
Answered: 325 Skipped: 9



Answer Choices	Responses
There are not enough safe options for biking or walking	51.69% 168
The sidewalks and paths are not pleasant to use	6.46% 21
The destinations are not close enough together	13.54% 44
There are not enough people in a certain area to use a sidewalk or path	4.31% 14
Lack of connections between communities	10.15% 33
Other (please specify)	13.85% 45
Total	325

Q6: As Bonita Springs grows, what is the most important action the City should take to address housing needs? Select one.

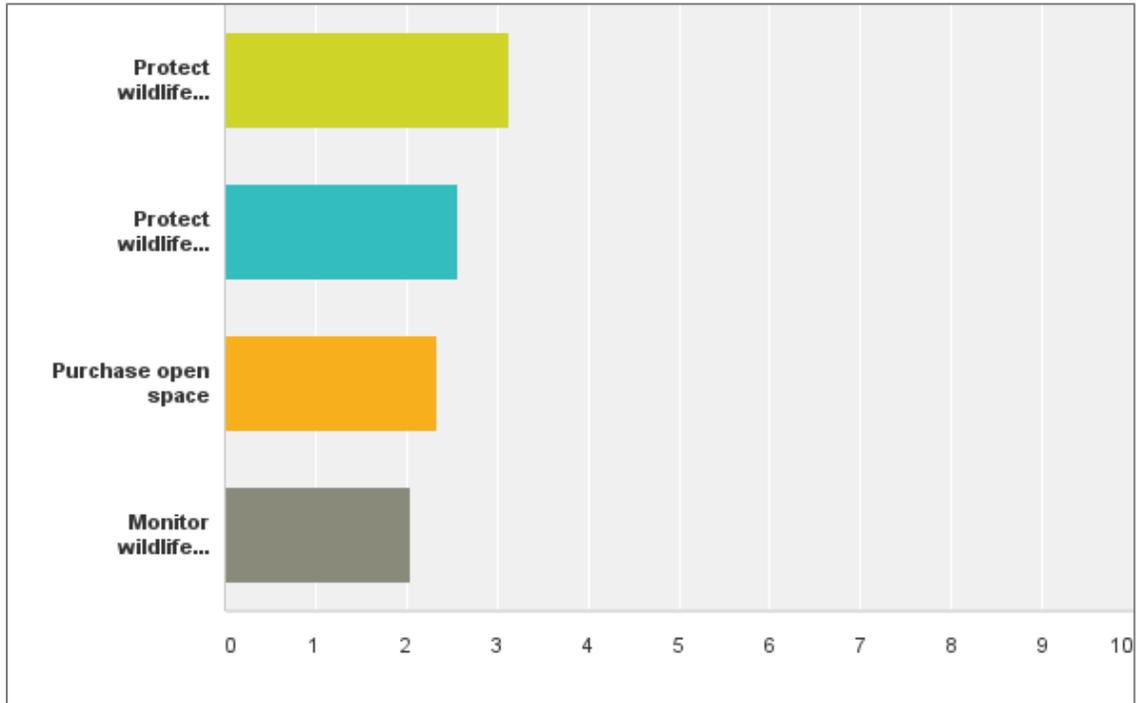
Answered: 323 Skipped: 11



Answer Choices	Responses
Increase housing programs and services available to assist residents	4.33% 14
Promote housing for young professionals	32.20% 104
Protect neighborhoods from degradation caused by aging, vacant or abandoned properties	32.20% 104
Approve a variety of housing types (condos, apartments, or single family houses)	18.27% 59
Other (please specify)	13.00% 42
Total	323

Q7: Please assign a level of priority for each strategy to protect wildlife. RANK these strategies from 1-4, "1" being the most important priority to "4" being the least important priority. No two strategies can have the same ranking. You may also rank by clicking and dragging the items in order.

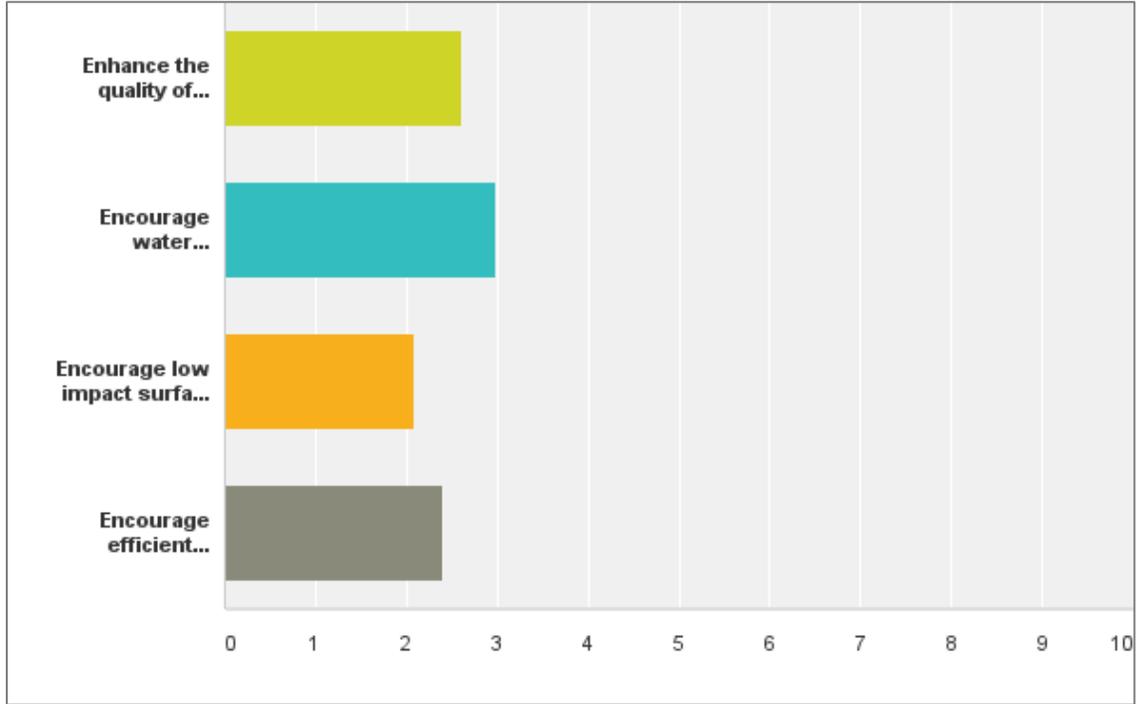
Answered: 321 Skipped: 13



	1	2	3	4	Total	Score
Protect wildlife habitat	43.55% 135	31.61% 98	19.35% 60	5.48% 17	310	3.13
Protect wildlife corridors	12.74% 40	40.13% 126	37.58% 118	9.55% 30	314	2.56
Purchase open space	25.00% 78	17.95% 56	23.08% 72	33.97% 106	312	2.34
Monitor wildlife species and habitat	20.26% 63	11.58% 36	19.61% 61	48.55% 151	311	2.04

Q8: Please assign a level of priority for each strategy to address water conservation. RANK these strategies from 1-4, "1" being the most important priority to "4" being the least important priority. No two strategies can have the same ranking. You may also rank by clicking and dragging the items in order.

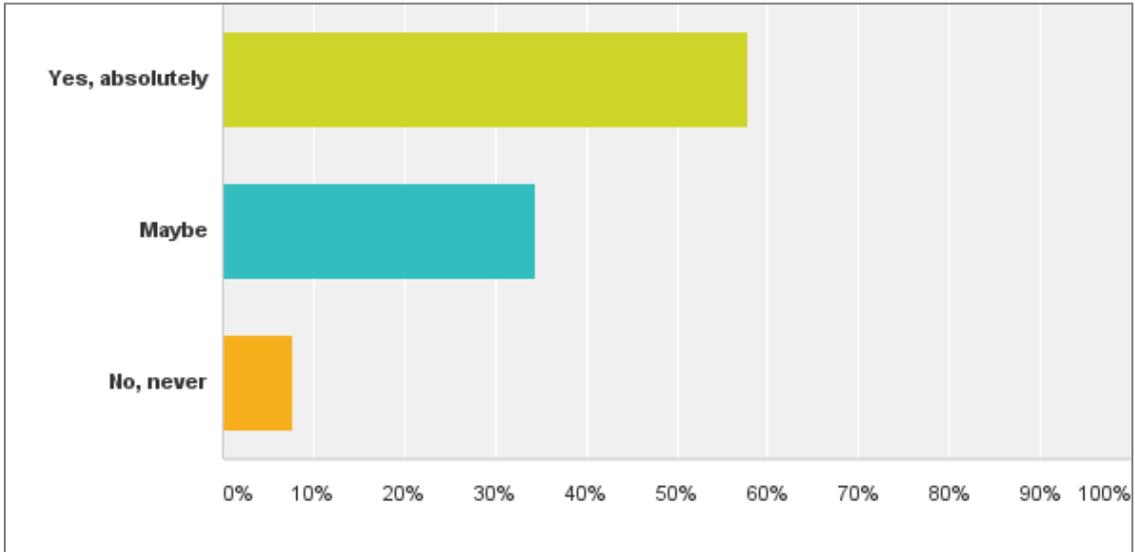
Answered: 315 Skipped: 19



	1	2	3	4	Total	Score
Enhance the quality of ground waters	33.44% 101	21.19% 64	17.22% 52	28.15% 85	302	2.60
Encourage water conservation and wastewater reuse	39.74% 120	29.14% 88	20.53% 62	10.60% 32	302	2.98
Encourage low impact surface water runoff	8.03% 24	25.42% 76	34.11% 102	32.44% 97	299	2.09
Encourage efficient irrigation systems	21.61% 67	24.52% 76	27.10% 84	26.77% 83	310	2.41

Q10: One strategy to limit urban sprawl is to increase density in the downtown area. Given this, would you support increased density in downtown?

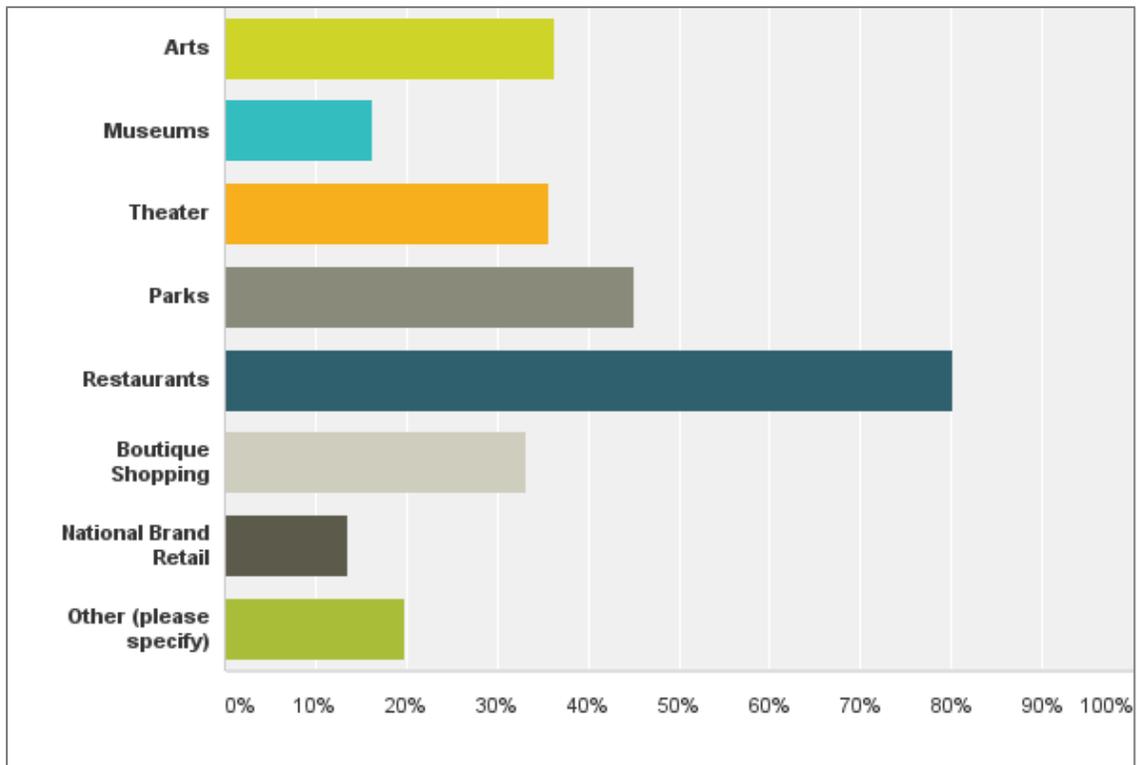
Answered: 313 Skipped: 21



Answer Choices	Responses
Yes, absolutely	57.83% 181
Maybe	34.50% 108
No, never	7.67% 24
Total	313

Q11: What kinds of entertainment would draw you downtown? Select between one and three choices.

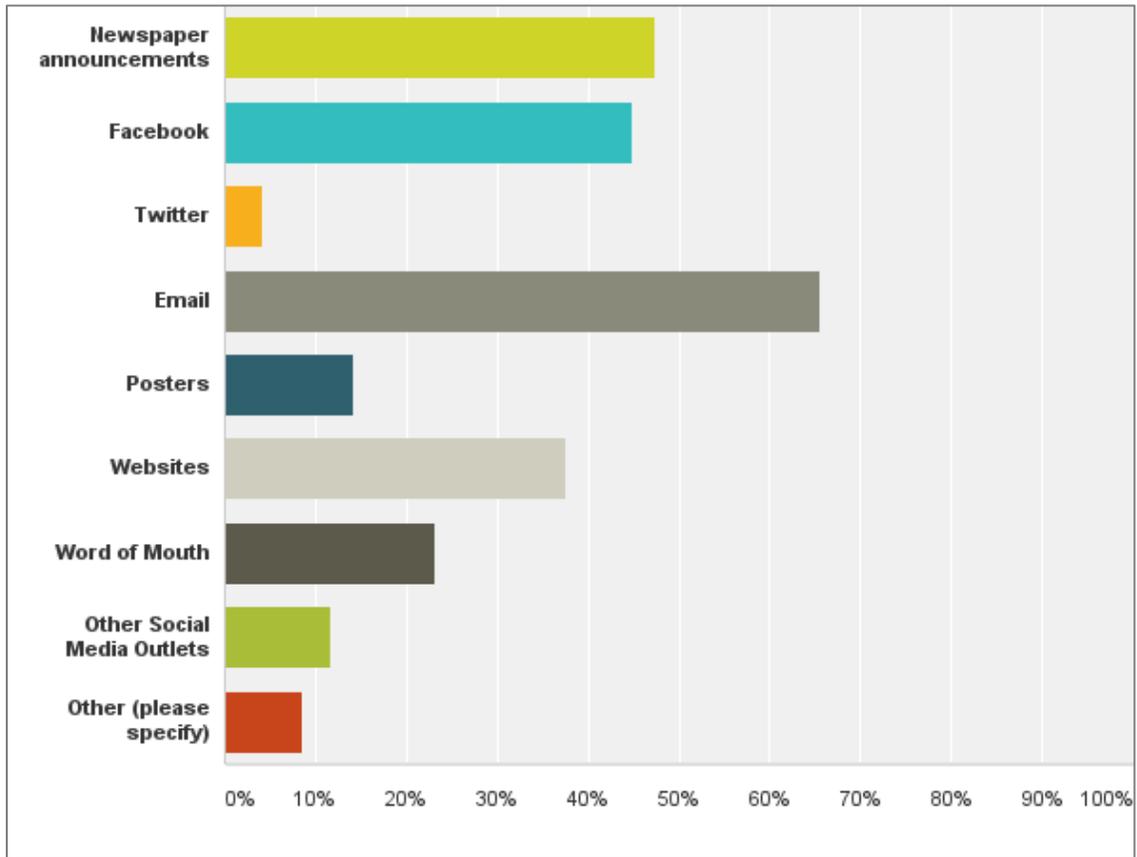
Answered: 319 Skipped: 15



Answer Choices	Responses
Arts	36.36% 116
Museums	16.30% 52
Theater	35.74% 114
Parks	45.14% 144
Restaurants	80.25% 256
Boutique Shopping	33.23% 106
National Brand Retail	13.48% 43
Other (please specify)	19.75% 63
Total Respondents: 319	

Q12: What source of communication would work best for you in finding out about downtown events?
 Select between one and three choices.

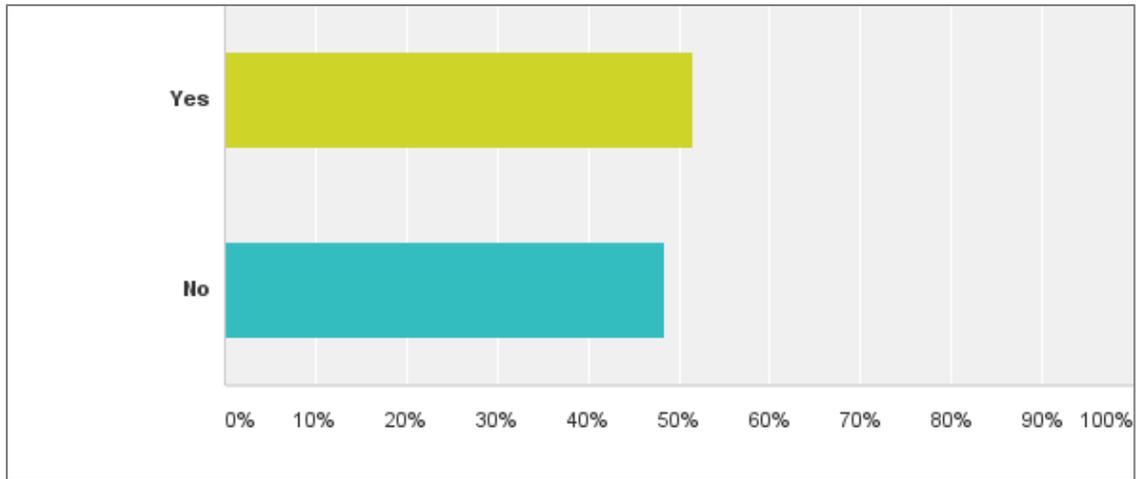
Answered: 319 Skipped: 15



Answer Choices	Responses
Newspaper announcements	47.34% 151
Facebook	44.83% 143
Twitter	4.08% 13
Email	65.52% 209
Posters	14.11% 45
Websites	37.62% 120
Word of Mouth	23.20% 74
Other Social Media Outlets	11.60% 37
Other (please specify)	8.46% 27
Total Respondents: 319	

Q13: Would you consider living downtown?

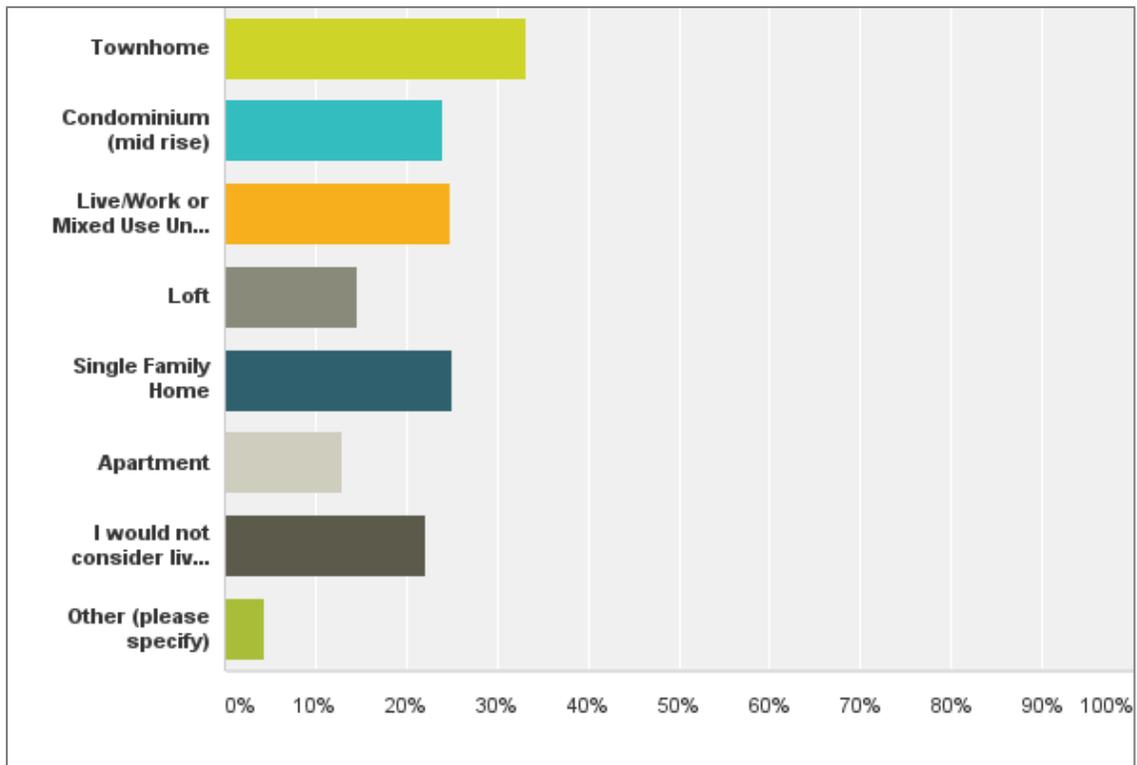
Answered: 316 Skipped: 18



Answer Choices	Responses
Yes	51.58% 163
No	48.42% 153
Total	316

Q15: If you would consider living downtown, what type of housing would you prefer?

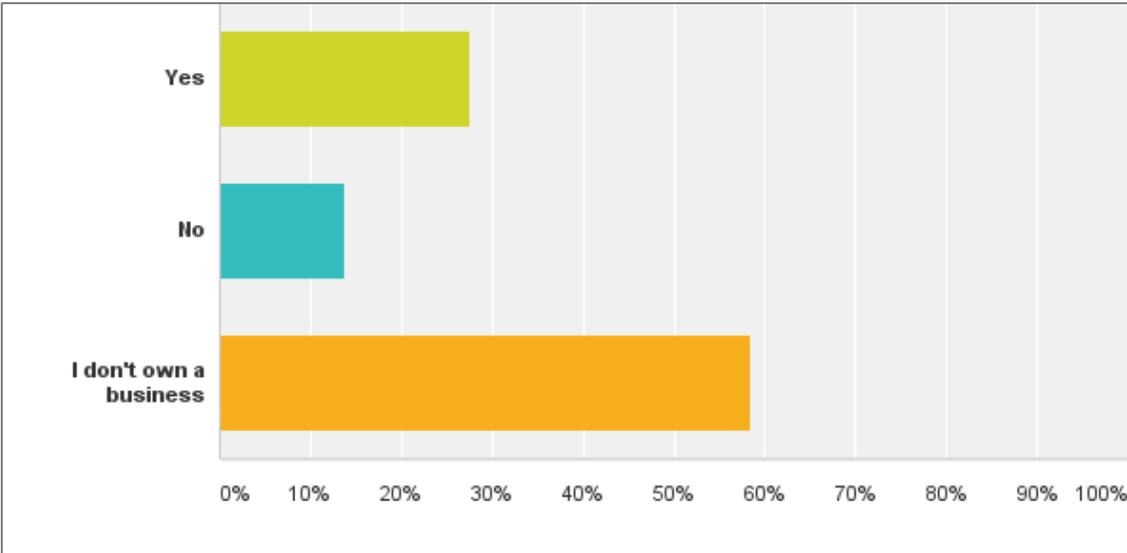
Answered: 295 Skipped: 39



Answer Choices	Responses
Townhome	33.22% 98
Condominium (mid rise)	24.07% 71
Live/Work or Mixed Use Unit (example: commercial on bottom & residential on top)	24.75% 73
Loft	14.58% 43
Single Family Home	25.08% 74
Apartment	12.88% 38
I would not consider living downtown	22.03% 65
Other (please specify)	4.41% 13
Total Respondents: 295	

Q16: If you own a business, would you consider locating downtown?

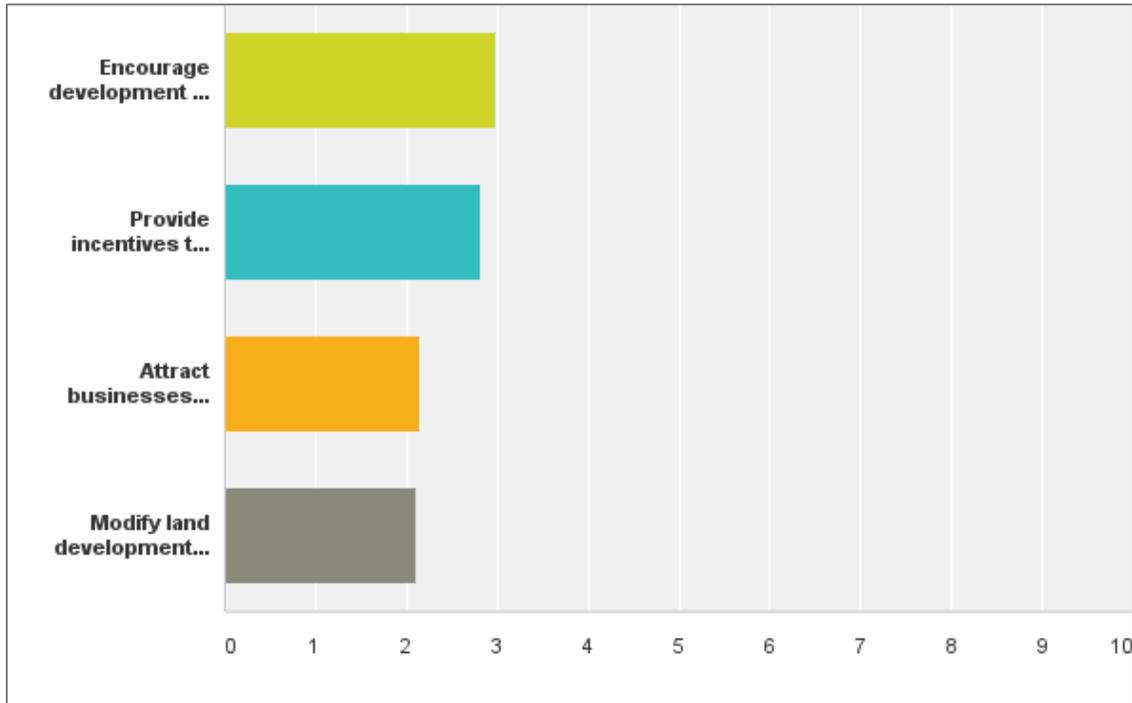
Answered: 311 Skipped: 23



Answer Choices	Responses
Yes	27.65% 86
No	13.83% 43
I don't own a business	58.52% 182
Total	311

Q17: How should the City best foster economic development opportunities throughout the community over the next 25 years? Rank these strategies from 1-4, "1" being the most preferred to "4" being the least preferred. No two strategies can have the same ranking. You may also rank by clicking and dragging the items in order.

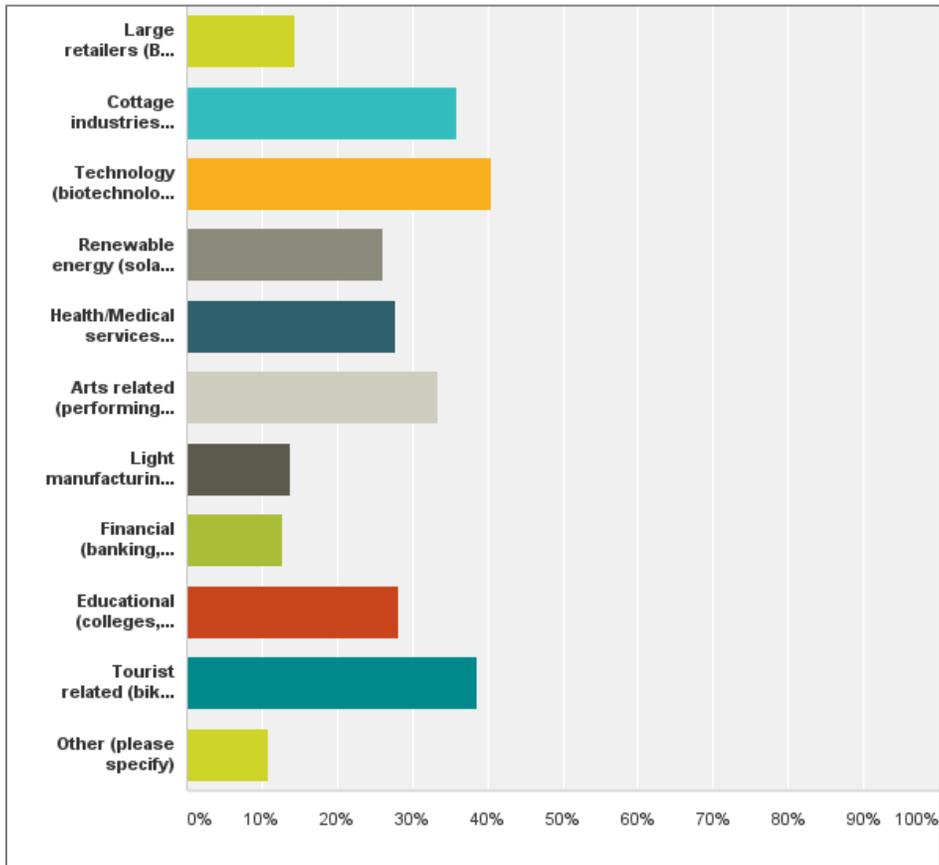
Answered: 294 Skipped: 40



	1	2	3	4	Total	Score
Encourage development of a higher quality work force	43.06% 124	25.00% 72	19.79% 57	12.15% 35	288	2.99
Provide incentives to attract and retain businesses	31.21% 88	32.27% 91	23.76% 67	12.77% 36	282	2.82
Attract businesses through vigorous marketing and advertising efforts	9.22% 26	26.95% 76	34.40% 97	29.43% 83	282	2.16
Modify land development regulations to be more favorable for business development	19.10% 55	15.97% 46	20.49% 59	44.44% 128	288	2.10

Q18: Which types of business and/or industry would you most like to see in the City of Bonita Springs?
 Select between 1 and 3 choices.

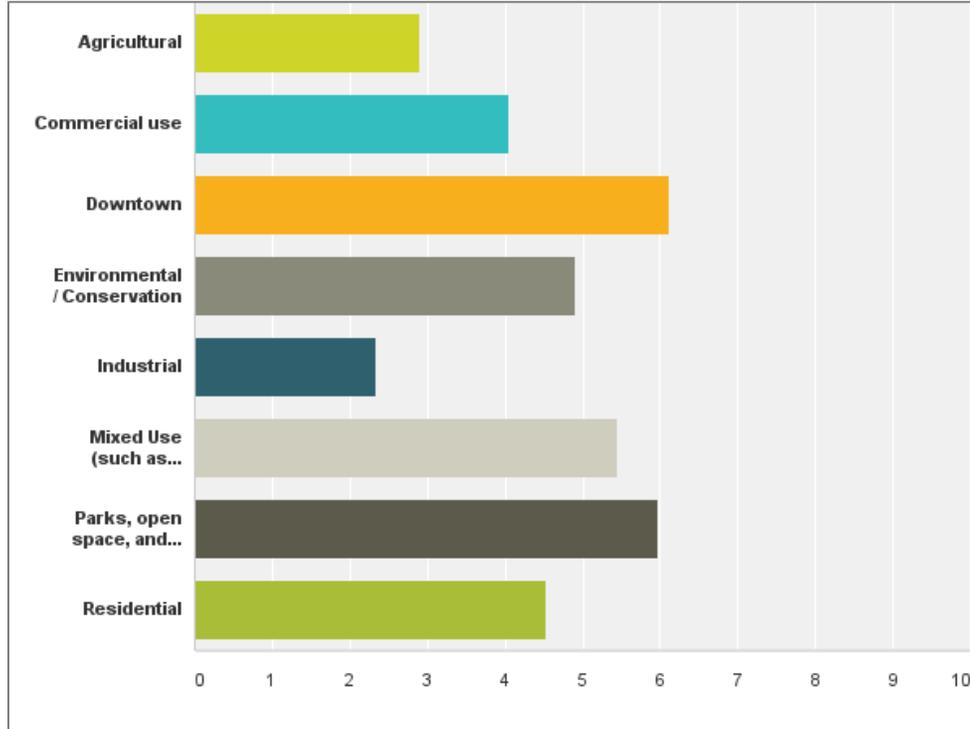
Answered: 306 Skipped: 28



Answer Choices	Responses
Large retailers (Best Buy, Barnes & Noble, Old Navy)	14.38% 44
Cottage industries (Home based businesses)	35.95% 110
Technology (biotechnology, computers, fiber optics)	40.52% 124
Renewable energy (solar or biomass power generation)	26.14% 80
Health/Medical services (clinics, physicians' offices, laboratories)	27.78% 85
Arts related (performing arts hall, museums)	33.33% 102
Light manufacturing (electrical equipment, machinery)	13.73% 42
Financial (banking, insurance)	12.75% 39
Educational (colleges, universities, vocational schools)	28.10% 86
Tourist related (bike rentals, kayak guiding, etc.)	38.56% 118
Other (please specify)	10.78% 33
Total Respondents: 306	

Q19: Rank the following types of land you think is the most needed in the City of Bonita Springs. Rank the options from 1-8 with "1" being the most needed and "8" being the least needed. No two options can have the same ranking. You may also rank by clicking and dragging the items in order.

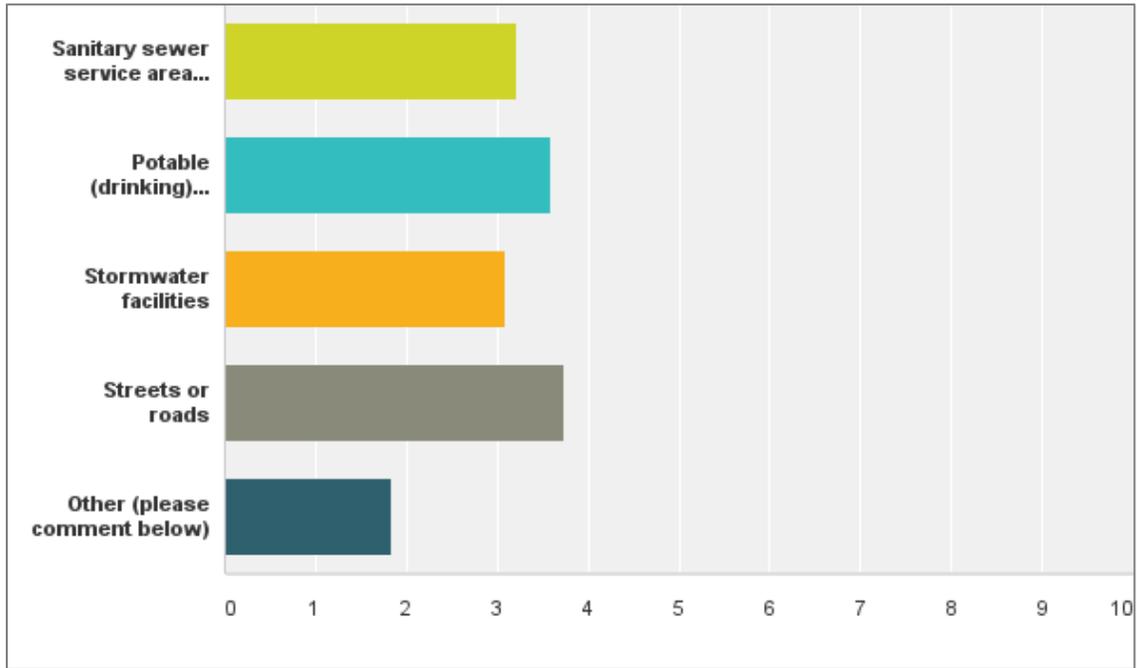
Answered: 298 Skipped: 36



	1	2	3	4	5	6	7	8	Total	Score
Agricultural	2.14% 6	4.98% 14	4.27% 12	9.96% 28	11.03% 31	15.30% 43	21.35% 60	30.96% 87	281	2.91
Commercial use	2.82% 8	9.15% 26	9.86% 28	14.79% 42	19.72% 56	21.83% 62	17.96% 51	3.87% 11	284	4.04
Downtown	32.75% 94	16.72% 48	17.42% 50	12.20% 35	10.80% 31	4.53% 13	3.83% 11	1.74% 5	287	6.11
Environmental / Conservation	19.16% 55	9.76% 28	11.85% 34	14.98% 43	12.54% 36	14.29% 41	13.24% 38	4.18% 12	287	4.91
Industrial	3.18% 9	2.83% 8	2.12% 6	3.53% 10	6.01% 17	14.13% 40	23.67% 67	44.52% 126	283	2.34
Mixed Use (such as commercial and residential uses at same location)	16.10% 47	23.29% 68	15.41% 45	14.38% 42	9.93% 29	10.62% 31	7.19% 21	3.08% 9	292	5.45
Parks, open space, and recreational use	16.67% 48	26.74% 77	23.96% 69	13.89% 40	10.07% 29	6.25% 18	1.74% 5	0.69% 2	288	5.97
Residential	9.54% 27	8.13% 23	15.90% 45	16.96% 48	18.73% 53	12.01% 34	9.54% 27	9.19% 26	283	4.53

Q20: Please assign a level of priority for improving or expanding infrastructure within the City over the next 25 years. Please assign a level of priority from 1-5, "1" being the most important to "5" being the least important. No two priorities can have the same ranking. You may also rank by clicking and dragging the items in order.

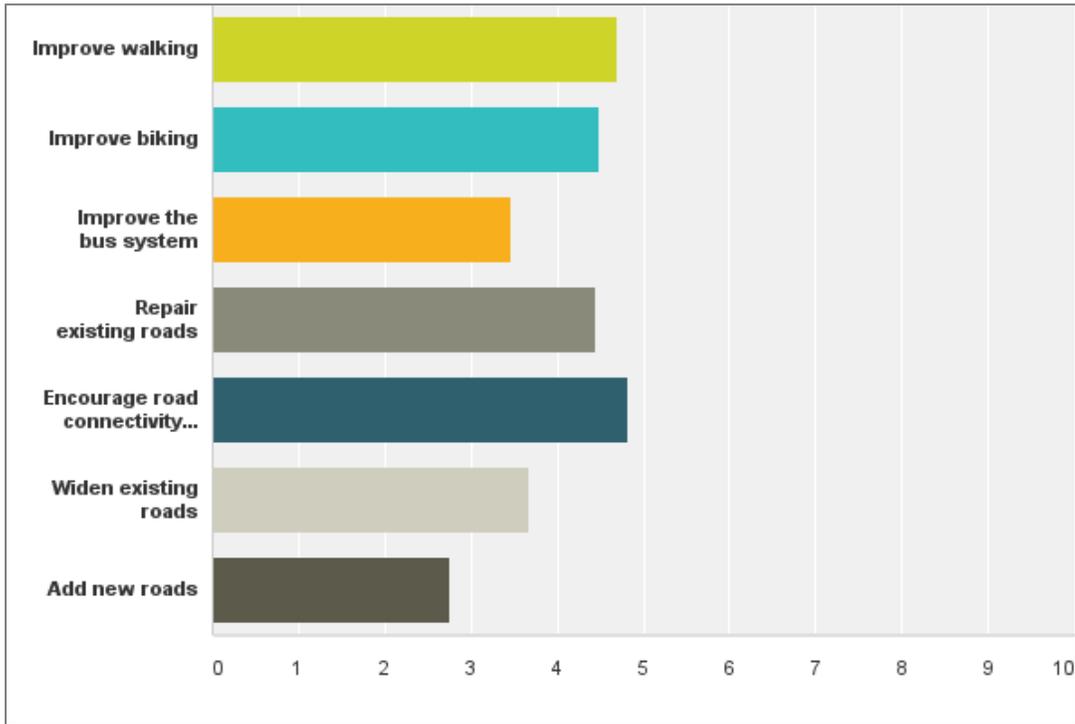
Answered: 285 Skipped: 49



	1	2	3	4	5	Total	Score
Sanitary sewer service areas (Bonita Springs Utilities)	15.93% 43	24.81% 67	28.89% 78	25.93% 70	4.44% 12	270	3.22
Potable (drinking) water service areas (Bonita Springs Utilities)	21.40% 58	36.16% 98	24.35% 66	15.87% 43	2.21% 6	271	3.59
Stormwater facilities	11.07% 30	23.62% 64	31.37% 85	31.73% 86	2.21% 6	271	3.10
Streets or roads	47.65% 132	11.91% 33	12.64% 35	22.02% 61	5.78% 16	277	3.74
Other (please comment below)	12.73% 21	6.67% 11	3.03% 5	6.67% 11	70.91% 117	165	1.84

Q22: Please assign a level of priority for each objective concerning transportation over the next 20-25 years. Please assign a level of priority from 1-7, "1" being the most important to "7" being the least important. No two priorities can have the same ranking. You may also rank by clicking and dragging the items in order.

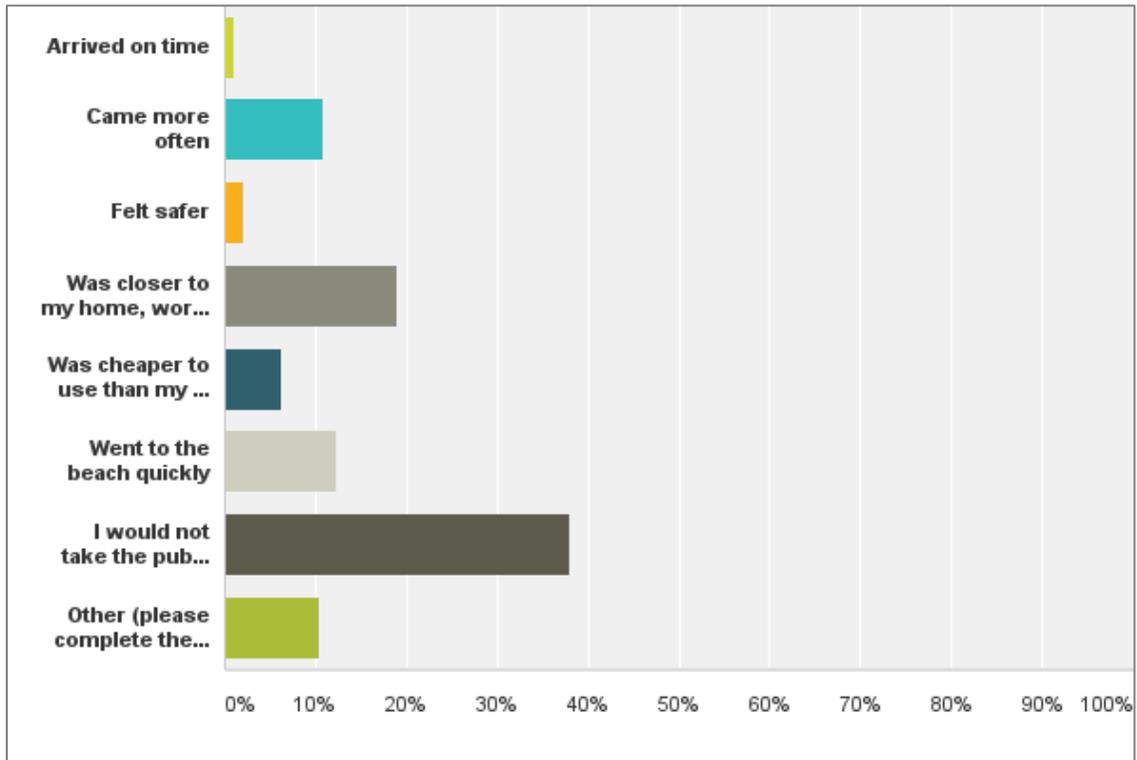
Answered: 288 Skipped: 46



	1	2	3	4	5	6	7	Total	Score
Improve walking	22.50% 63	19.29% 54	15.36% 43	12.50% 35	14.29% 40	10.36% 29	5.71% 16	280	4.69
Improve biking	13.52% 38	26.33% 74	15.66% 44	12.10% 34	11.74% 33	13.17% 37	7.47% 21	281	4.48
Improve the bus system	9.03% 25	8.30% 23	14.80% 41	13.72% 38	18.41% 51	13.72% 38	22.02% 61	277	3.47
Repair existing roads	16.73% 47	9.61% 27	18.51% 52	28.11% 79	15.30% 43	7.47% 21	4.27% 12	281	4.45
Encourage road connectivity (grid system)	24.28% 67	15.94% 44	15.94% 44	17.39% 48	18.48% 51	4.35% 12	3.62% 10	276	4.83
Widen existing roads	11.23% 31	12.32% 34	13.77% 38	9.42% 26	11.96% 33	30.43% 84	10.87% 30	276	3.67
Add new roads	6.46% 17	10.27% 27	7.60% 20	6.84% 18	7.60% 20	19.01% 50	42.21% 111	263	2.75

Q23: I would use the public transit system if the bus... (complete this sentence by selecting one response)

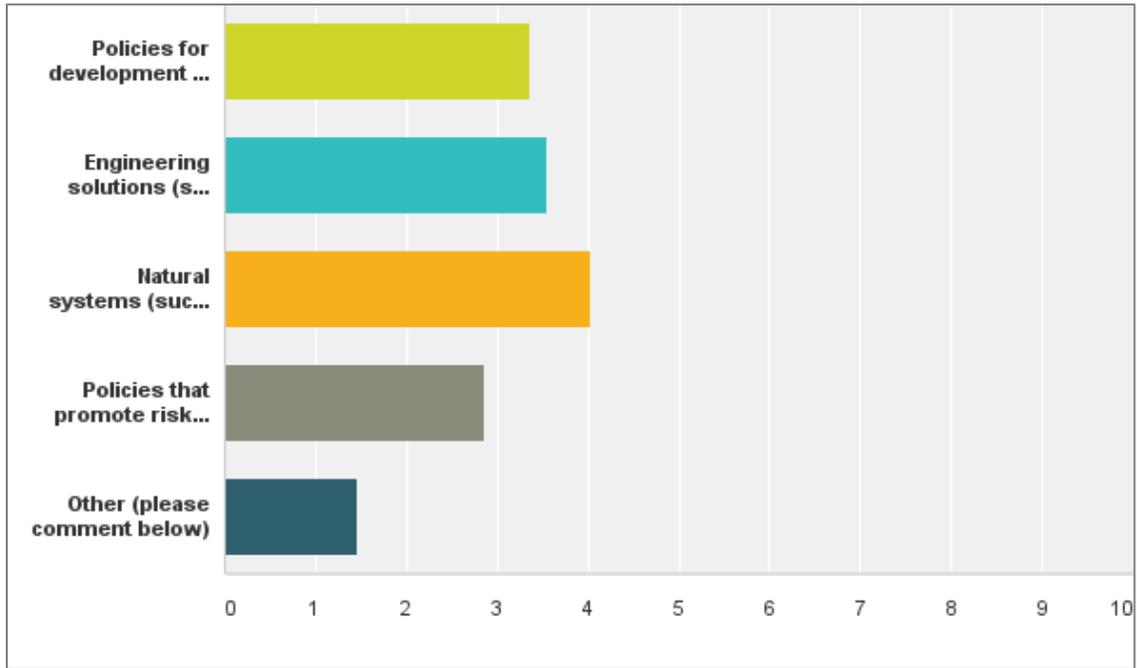
Answered: 285 Skipped: 49



Answer Choices	Responses
Arrived on time	1.05% 3
Came more often	10.88% 31
Felt safer	2.11% 6
Was closer to my home, work, and shopping	18.95% 54
Was cheaper to use than my own personal vehicle or my current method of travel	6.32% 18
Went to the beach quickly	12.28% 35
I would not take the public bus	37.89% 108
Other (please complete the sentence above)	10.53% 30
Total	285

Q24: Long term resilience that results from high-tide, storm surge, flash floods, and stormwater events is increasingly becoming a concern for Florida communities. Rank the following strategies to address this problem from 1-5, "1" being the most preferred to "5" being the least preferred. No two strategies can have the same ranking. You may also rank by clicking and dragging the items in order.

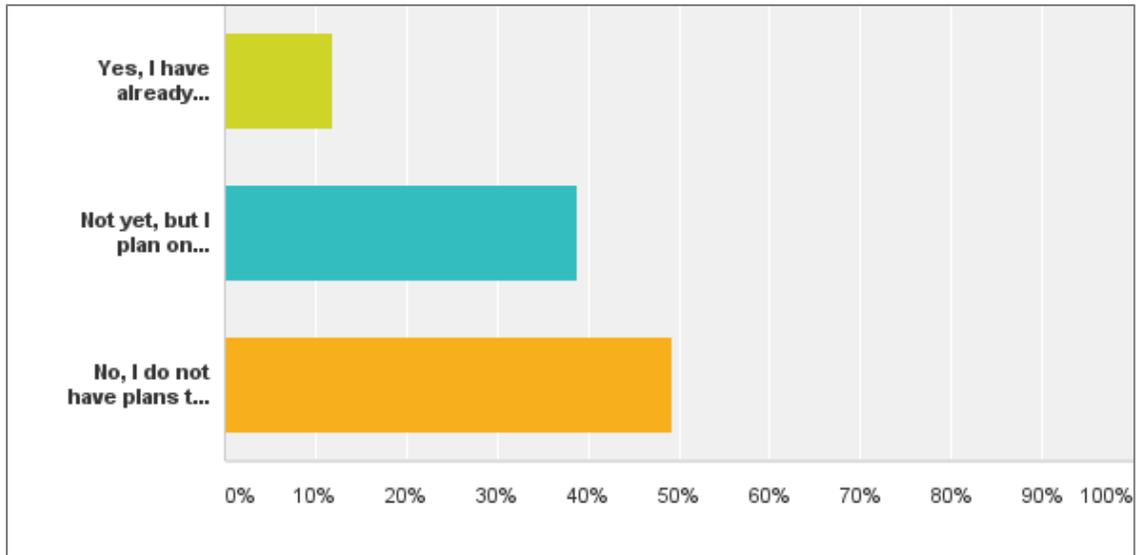
Answered: 279 Skipped: 55



	1	2	3	4	5	Total	Score
Policies for development and redevelopment (such as location of infrastructure, health care facilities, etc.)	20.66% 56	26.94% 73	22.88% 62	27.68% 75	1.85% 5	271	3.37
Engineering solutions (such as increasing first floor elevation or seawalls)	20.07% 54	33.83% 91	29.00% 78	13.75% 37	3.35% 9	269	3.54
Natural systems (such as bay, mangrove or wetland protections)	47.27% 130	20.00% 55	21.82% 60	10.18% 28	0.73% 2	275	4.03
Policies that promote risk reduction for homeowners (such as water barriers or relocating HVAC systems)	10.00% 27	18.52% 50	23.70% 64	44.07% 119	3.70% 10	270	2.87
Other (please comment below)	7.35% 10	3.68% 5	0.74% 1	3.68% 5	84.56% 115	136	1.46

Q27: Have you participated in any of the E.A.R. workshops?

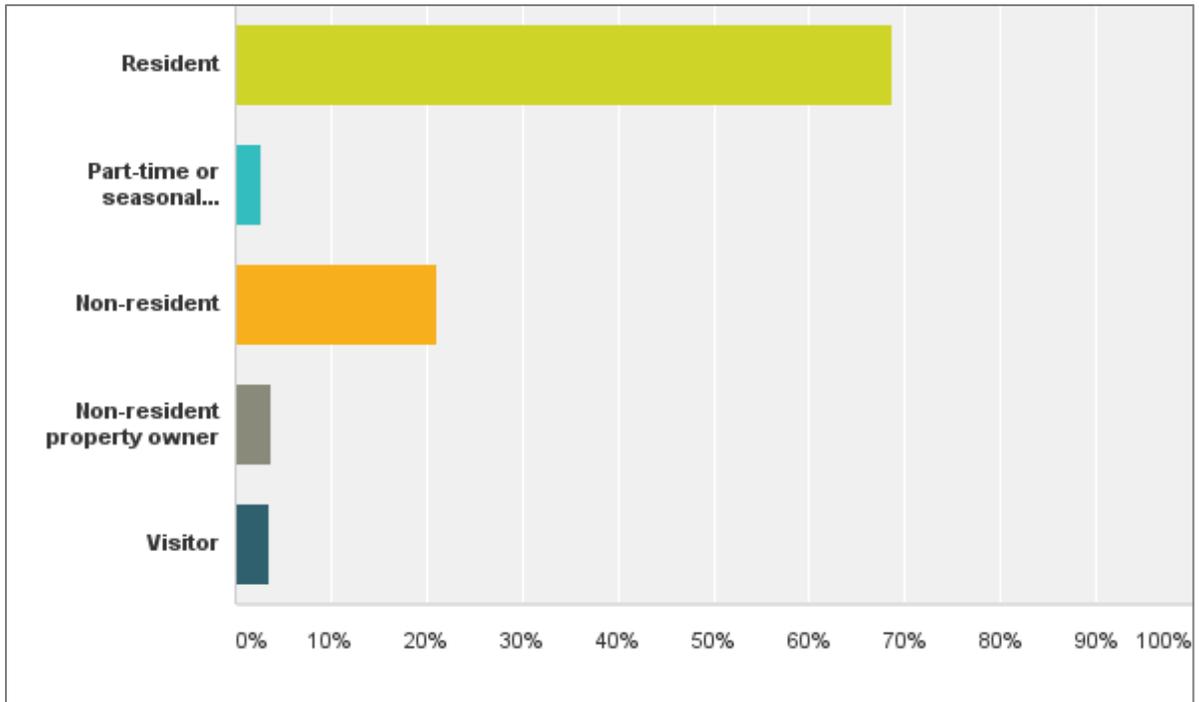
Answered: 284 Skipped: 50



Answer Choices	Responses
Yes, I have already attended a workshop.	11.97% 34
Not yet, but I plan on attending a workshop.	38.73% 110
No, I do not have plans to attend a workshop	49.30% 140
Total	284

Q28: What best describes your resident status in Bonita Springs?

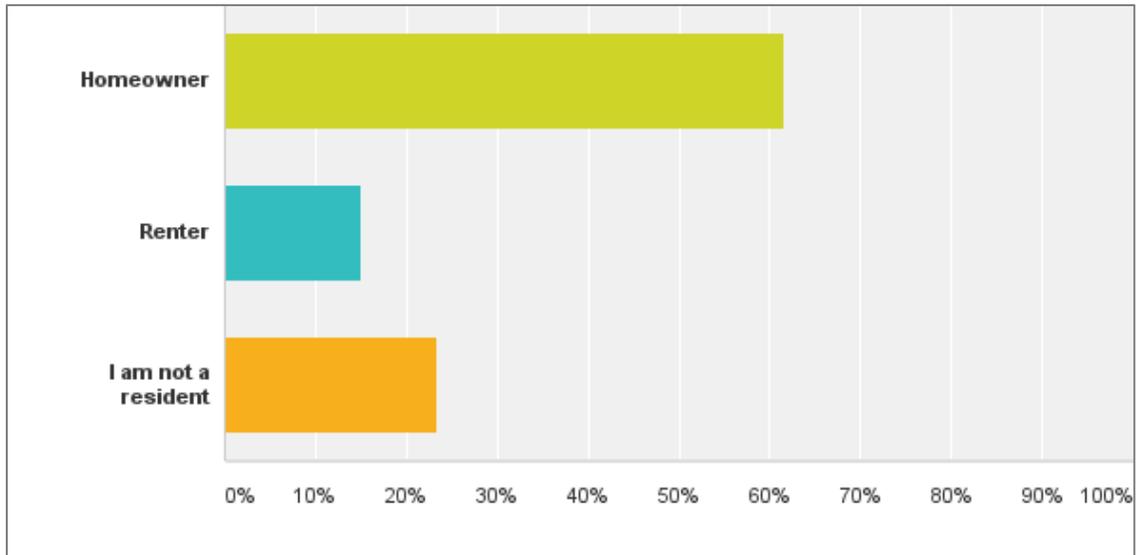
Answered: 285 Skipped: 49



Answer Choices	Responses
Resident	68.77% 196
Part-time or seasonal resident	2.81% 8
Non-resident	21.05% 60
Non-resident property owner	3.86% 11
Visitor	3.51% 10
Total	285

Q29: If you are a full or part time resident, do you own or rent your home?

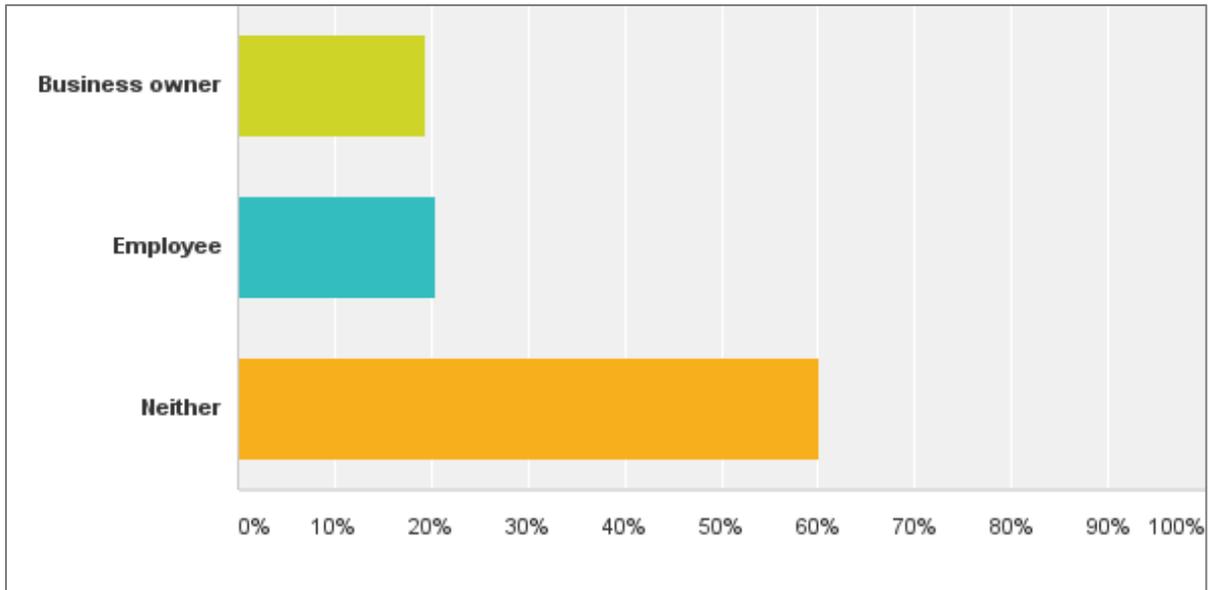
Answered: 273 Skipped: 61



Answer Choices	Responses	
Homeowner	61.54%	168
Renter	15.02%	41
I am not a resident	23.44%	64
Total		273

Q30: Are you a business owner or employee in the City of Bonita Springs?

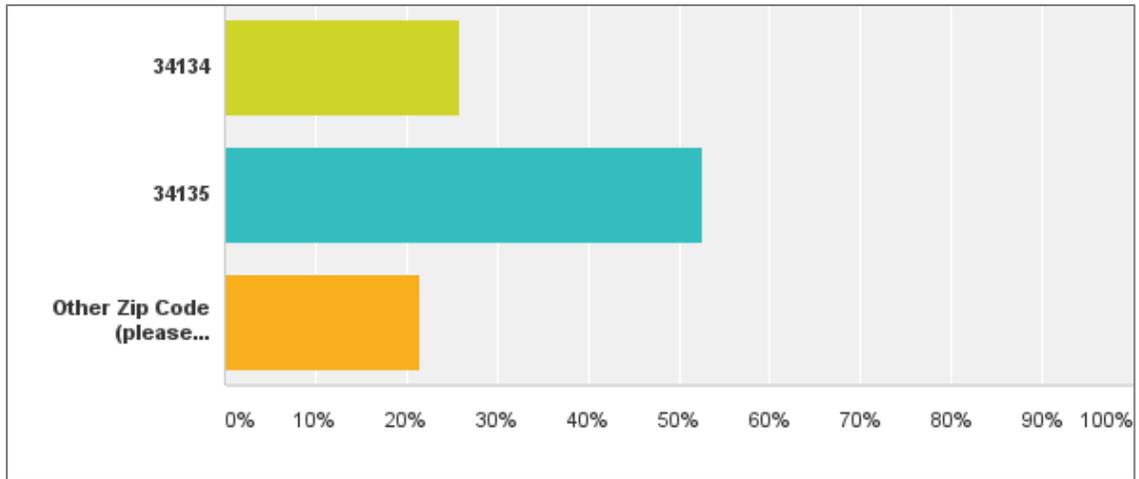
Answered: 279 Skipped: 55



Answer Choices	Responses
Business owner	19.35% 54
Employee	20.43% 57
Neither	60.22% 168
Total	279

Q32: Please select your zip code

Answered: 279 Skipped: 55



Answer Choices	Responses
34134	25.81% 72
34135	52.69% 147
Other Zip Code (please specify)	21.51% 60
Total	279

Open-Ended Survey Responses Narrative Summary Analysis⁴¹

The following is a summary of the open-ended responses only. Where the summary indicates that “most respondents believed or thought” should be interpreted as “most respondents in the open-ended responses believed or thought.” All of the open-ended responses are summarized below.

What other growth related issues are you concerned about?

Respondents to the opened-ended questions are concerned about growth management as it pertains to creating a family-oriented environment. They believe this is best achieved by building a high school and constructing greater diversity in housing options. They would also like to see an increase in parks and entertainment to cater to a wide range of age groups. Preservation of historic and natural resources is important to residents. Correspondingly, access to the beach is viewed as essential.

Another matter of great importance to respondents is the preservation of Bonita’s small-town charm. They express concerns about the character and extent of development, wishing to maintain low-density and preserve the look of a well-maintained small town with unimposing structures. Respondents were also dissatisfied with the amount of congestion on the City’s roads, specifically those that lead to the beach during season, and the effects of more development on inducing greater volumes of traffic. Some proposed building more roads while others advocated for less development.

Respondents were divided on issues such as development in the DR/GR and economic development. Some respondents were completely opposed to development in the DR/GR, citing maintenance of water quality and reducing sprawl as priorities for the City. Others viewed development in the DR/GR as an opportunity for economic development that could be implemented in a way that causes minimal environmental impact. Opinions on preservation of natural resources versus increased economic development are dividing points among respondents. Those who advocate for economic development, highlight a need for more workforce housing, education and training programs, and the creation of a robust and diverse job market.

Increasing safety by reducing the crime rate and providing medical and other public services for senior citizens was also seen as important. Some respondents articulated their distrust in the local government, the role of regulations, and the effectiveness of a plan.

What other options for biking and walking do you prefer?

The greatest concern respondents have with regard to biking and walking, is safety. They site dangerous proximity to fast-paced traffic, poor night-time lighting, and lack of strict demarcation between vehicle and bicycle lanes as the greatest challenges to non-motorists. They propose road-safety education for all who share the road, clearly marked bike lanes, bike lanes and sidewalks separated from the roadway, wider sidewalks to allow for greater passage of cyclists and pedestrians, and better lighting at night so residents feel safe on the streets after sundown. Adding more paths and trails, which do not run alongside roads, yet facilitate greater connectivity, is another measure of enhancing safety.

⁴¹ The narrative summary analysis reflects the information gathered in the open-ended response sections of the survey. Responses were carefully read through before being organized and coded into subcategories for each question. The subcategories were broken down further to contain more detailed information that had been generated by the respondents.

Respondents also see increased connectivity as a means to alleviate congestion. Respondents expressed a desire for greater access to worthwhile destinations that are within walking and biking distances from their homes. They also highlight the need to create worthwhile destinations of all sorts; open spaces, parks, shopping, and entertainment. Many respondents recommend mixed-use, high-density development to create urban areas that are pedestrian and commerce friendly. Respondents also identified the need for additional facilities and infrastructure to support bicyclists and pedestrians. Shared streets, following the example of Little Hickory, are desirable throughout the community. A number of residents are also interested in the rails-to-trails program.

Public transportation is a priority for the respondents. They want more bus stops and more bus route loops. Some are interested in a beach trolley or a park-and-ride facility. Greater beach access via trails was also recommended by respondents.

What does a green, or environmentally conscious, city mean to you?

To respondents, an environmentally conscious city is one which uses sustainable practices to preserve the environment for future generations. Respondents rank environmental consciousness as a high priority for the City. Most importantly, is the need for more recycling facilities, programs, and public education about recycling practices. Water quality, its collection, treatment and reuse, is also seen as germane to the concept of environmental conscientiousness.

Respondents view regulations that encourage active/healthy lifestyles positively. Healthy practices that enhance citizens' quality of life through environmental education, creation of more open spaces, bicycle and pedestrian areas, and alternative forms of transportation, which reduce greenhouse gas emissions, should be incorporated into the City's plans. Furthermore, respondents suggested that Bonita Springs should take measures to encourage the use and development of green buildings, products, and infrastructure. Respondents recommended forming walkable communities by increasing density in non-sensitive areas and precluding development in the DR/GR. They suggested clustering development as it serves the dual purpose of improving health (via the reduction of air pollutants emitted by automobiles) and preserving more land for open space and habitat conservation.

Conservation of plant and animal habitat is recognized by respondents as having the additional value of improving land and water quality. They also support the creation of green infrastructure, such as greenways and watersheds; and facilities, such as recycling and water treatment. There is a notable amount of interest in solar power and other forms of renewable energy as well as promoting locally grown produce.

Respondents want to further limit or eliminate use of pollutants by reducing the amount of fertilizers and pesticides in the water supply. They proposed a range of solutions, from ones that require minimal amounts of funding (e.g. citizen education), to creating regulations and ordinances (e.g. strict enforcement of watering times, and encouraging use of native flora that requires little maintenance), to expensive measures such as acquisition of conservation lands.

Survey respondents were similarly concerned with the efficacy of regulation in achieving desired objectives. They were wary of the prospect of spending taxpayer dollars on ineffectual policies.

What kind of entertainment would draw you downtown?

Respondents overwhelmingly requested that more events and nighttime activities take place downtown. Cultural and family-oriented forms of entertainment such as music and art festivals, and other outdoor shows, exhibits, and concerts are highly desirable. Respondents also would like to see more nightlife and evening entertainment. They suggested more taverns, street music, and events for the enjoyment of residents, to attract visitors, and support downtown businesses.

More public spaces and points of interest were also suggested to draw people downtown. Survey respondents indicated that schools, sports venues, and a library were appropriate for downtown. Moreover, they specified that downtown should be a safe area, home to independent, local businesses and shops, from cafes and dining, to specialty stores and spas. Big-box retail was viewed negatively.

What source of communication would work best for you about events?

Respondents most favored television as the preferred medium for communication of upcoming events. Radio, print, signs, and banner advertisements were also mentioned with many respondents listing more than one or all possible sources as the best way of reaching the greatest number of people. Posting bulletins on the City and chamber of commerce websites as well as sending text message notifications were mentioned with far less frequency.

If no, why would you not consider living downtown?

The majority of respondents would not consider living downtown because they prefer to live in direct or close proximity to rivers, lakes, and the beach, prefer suburban living, and are happy in their current location. Downtown Bonita is seen as too far from places of employment, schools, entertainment, and attractions. Some respondents did acknowledge they would be willing to move downtown because the location and housing options are convenient for - and meet the needs of - senior citizens.

Almost half of the respondents referenced issues associated with high development densities downtown. They prefer family-oriented, suburban neighborhoods with open spaces. Traffic and congestion, along with crime and loitering, blighted older buildings, and unaffordable housing options were also associated with downtown.

If you would consider living downtown, what type of housing would you prefer?

Most responses favored single family homes. Others named multifamily, studio apartments, mixed-use, and senior-friendly or assisted living options.

Which types of business and/or industry would you most like to see in the City of Bonita Springs?

Select between 1 and 3 choices.

Locally-owned, small to midsized businesses, cafes, and boutiques are favored above all other options. Respondents included art studios, taverns, and evening entertainment in their feedback. Professional firms, research parks, corporate offices, high-quality shopping centers, schools, and hospitals were also recommended.

What other infrastructure priority would you suggest?

Most respondents called for more bicycle and pedestrian facilities throughout the city. Specifically, they would like to see more sidewalks, paths, and connections among existing routes. Pedestrian bridges and bike lanes were also mentioned. Respondents also highlighted the need for a multi-modal transportation system to alleviate traffic congestion. Public transportation, enhanced traffic signaling, and bridging were all listed as means of promoting greater traffic circulation. The addition of a flyover was regarded negatively.

Utilities were the second greatest infrastructure priority for respondents. Many of which would like to have more underground utilities (such as electric, internet, and phone lines), renewable energy sources, as well as more recycling facilities. Lighting in public places after dark was also requested.

Natural infrastructure such as preserves, parks, and open space were listed as a priority by respondents. They remarked upon the perceived need for improved stormwater systems including reuse and filtration facilities. Dredging of canals for better access to the Gulf of Mexico was also mentioned.

Emergency infrastructure like hurricane evacuation routes, shelters, a hospital, and more police were suggested. The fewest amount of respondents replied by stating that Bonita Springs needs more schools and enhanced land-use management techniques to improve the City's aesthetic, flood management, promote infill, and alleviate traffic.

I would use the public transit system if the bus... (complete this sentence by selecting one response)

Respondents would use the public transportation system if the bus had more frequent stops, more routes, direct routes, went farther to more desirable places (for example, to beaches). Convenient stops close to housing, work places, and shopping coupled with reliable bus times would promote ridership, according to the survey respondents.

Some respondents stressed the need for an economical bus system, which does not use taxpayer dollars and attracts people of all socioeconomic levels. Others said they would only use public transportation if they had no other option. Some respondents expressed an interest in a rail or tram, independent of the road system, as a mode of public transportation.

What other resilience strategies do you prefer?

Green infrastructure and natural geographical features were preferred resilience strategies among respondents. They emphasized the need to reduce beach erosion, increase barrier island maintenance, increase stormwater retention, and continue to develop swales, canals, filter marshes and retention ponds.

Other respondents stressed less development and in some areas no development, especially in low-lying or coastal places. They want to protect the beach and wetlands, as well as discourage sprawl. Respondents recommended building safer by enacting additional requirements for developers and homeowners and creating more shelters.

Energy saving technologies and fossil fuel alternatives that reduce the amount of greenhouse gases produced were recommended as resilience strategies. Respondents suggested studies be conducted delineating flood areas.

Please describe any other major issues regarding the Comprehensive Plan that you think are important for us to know.

Based on the survey responses, many respondents believe that the major issues in Bonita Springs exist around policy regulations, economic development and infrastructure. Several respondents suggested making changes to the Comprehensive Plan that allow faster processes for amendments to zoning of land, roadways, and water treatment. They would also like to see an increase in green businesses, as well as the avid promotion of small businesses that will help provide jobs for local residents.

Among these concerns, there seems to be division between citizens who prefer economic development in the DR/GR to increase the commercial workforce and housing opportunities, to those who believe there should be no additional modifications to the current plans. They would like to keep it as one of SWFL's preserved, natural ecosystems. The respondents recommended minimizing the amount of large cooperate companies, which bring a higher number of people and raise the housing market eliminating the small town feel.

Respondents suggested building new facilities that would allow for citizens to have more pride within the community. They desire more places of entertainment where families can go to enjoy themselves, such as parks and convention centers. It was also suggested that Bonita build a high school which will add to infrastructure and community development initiatives. Many respondents believed there was also a need to have more road signage, larger sidewalks, and accessibility to parking that will help with traffic safety issues.