

3/11/16

Carl Schwing, City Manager  
9101 Bonita Beach Road  
Bonita Springs, FL 34135

Re: Bonita Springs Evaluation and Appraisal Review

Included with this memo is the final Evaluation and Appraisal Review (E.A.R.) of the City of Bonita Springs Comprehensive Plan.

The Florida Gulf Coast University Team; consisting of FGCU faculty, EnSite Inc., and Waldrop Engineering, were pleased to work with the City on this project. As you know, a part of the FGCU mission is to partner with the SW Florida community. We are proud that the City of Bonita Springs continues to be one of our most valued partners.

The draft E.A.R. was presented to the LPA on February 11, 2016 and to the City Council on February 17, 2016. At that time, we received public comment on various items. In finalizing the document, we revised the draft E.A.R. narrative and Appendix B to address any typographical errors, clarify our recommendations, and added prompts to incorporate state-mandated amendments. These changes are itemized on the following pages.

Thank you again for the opportunity to work with the City Council, you, your staff, the Community Development Department, and the citizens of Bonita Springs on this E.A.R. Please let me know if you have additional thoughts or questions.

Sincerely,



Margaret E. Banyan, Ph.D.  
Associate Professor  
Department of Political Science and Public Administration

cc: Arleen Hunter  
Audrey Vance  
John Dulmer  
Jacqueline Genson  
Shellie Johnson  
Alexis Crespo  
Dr. Roger Green



## Final E.A.R. Document

### Final EAR Narrative

- Corrected typographical errors
- Corrected math error on Vacant Lands Table

### Appendix B

#### *All Elements*

- Added prompt to update requirements as noted in State Consistency Review (Appendix A).
- Added prompt to update definitions noted in State Consistency Review (Appendix A) if Elements will retain definitions.
- Added prompt that some provisions are no longer required. Update if desired and as suggested by State Consistency Review (Appendix A).

#### *Future Land Use Element*

- Revised optional recommendation 1.1.7 for clarity and based on public input. Intent was to make optional recommendations for Policy 1.1.7 and 1.1.8 similar. Recommendation was to consider moving the **measurement procedure** for height to land development code, and not remove or move the actual height limitations specified in the policies.
- Administrative Section. Added prompt to incorporate State Consistency Review (Appendix A) requirements.

#### *Transportation Element*

- Added note that if adopting a Transportation Concurrency Exception Area, that land use and transportation strategies to support and fund mobility are also required.

#### *Housing Element*

- Clarified Policy 1.3.1 based on State Consistency Review (Appendix A). Housing Element is to be based on guidelines, standards, and strategies based on an inventory taken from the decennial U.S. Census.

#### *Conservation and Coastal Management Element*

- Clarified optional recommendation on Policy 5.1.1. Recommendation was to consider reallocating density from the coastal high hazard areas to other parts of the City that would support higher density or where growth is desired.
- Added prompt to review and incorporate requirements for the redevelopment components of the Coastal Management Element as noted in the State Consistency Review (Appendix A).

#### *Intergovernmental Coordination Element*

- Clarified Policy 1.5.1 based on State Consistency Review (Appendix A). 1.5.1(b) requires 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.”
- 1.9.3 Added note that school concurrency is no longer required and that if removing concurrency requirements, amendments are needed. In addition, added note that the

Comprehensive Plan is 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.

*Definitions*

- Added prompt to update definitions noted in State Consistency Review and optional definitions noted throughout Appendix B.