

Notice of a Public Meeting
Local Planning Agency
Agenda
February 22, 2023
City of Bonita Springs City Hall
9101 Bonita Beach Rd SE
Bonita Springs, Florida 34135
9:00 A.M.

If you plan to address the Local Planning Agency, please complete a “Public Comment Card” located on the table outside of Chambers. Completed comment cards should be submitted to the City Clerk who sits to the left of the podium prior to the start of the meeting.

To submit your public comment in writing, please email the City at CITYMEETINGS@CITYOFBONITASPRINGS.ORG Any written public comment must be received by 4:00 P.M. on February 21, 2023.

The City of Bonita Springs will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income, or marital status. To request an ADA-qualified reasonable modification at no charge to the requestor, please contact Lisa Roberson by calling (239) 949-6262 at least 48 hours prior to the meeting.

- I. CALL TO ORDER.
- II. ROLL CALL.
- III. PUBLIC COMMENTS.
- IV. INTRODUCTION OF NEW LPA MEMBERS.
- V. APPOINTMENT OF VICE CHAIR.
- VI. CONSIDER DRAFT MATERIALS SETTING FORTH A SUMMARY OF PERTINENT DATA, ISSUES, ANALYSES, AND RECOMMENDATIONS FOR THE EVALUATION AND APPRAISAL REVIEW (EAR) OF THE BONITA SPRINGS COMPREHENSIVE PLAN IN CONFORMANCE WITH REQUIREMENTS OF THE COMMUNITY PLANNING ACT OF FLORIDA STATUTES.
- VII. UPDATE FROM AUGUST 18, 2022 LPA MEETING (LDC CHAPTER 3 AND 4 AMENDMENTS-APPROVED)
- VIII. NEXT MEETING-TENTATIVELY SCHEDULED FOR MARCH 23, 2023.
- VI. APPROVAL OF MINUTES: 5/19/22 and 8/18/22
- VII. ADJOURNMENT.

Date: February 15, 2023
To: Local Planning Agency
From: Dr. Margaret Banyan
Re: Evaluation and Appraisal Review

The Florida Gulf Coast University Team that has been working on the Evaluation and Appraisal Review of the City of Bonita Springs Comprehensive Plan is looking forward to meeting you on February 22, 2023.

At that meeting, we will cover the process of evaluation and our recommendations.

Because this is a long document with a considerable amount of detail and technical information. As a result, if you are not able to read the entire document in detail, we are hoping you will review the following sections:

- Executive Summary
- Assessment of Bonita Springs Changes and Conditions since the Last Comprehensive Plan Update
- Plan Element Review (this is a summary of our recommendations that appear in detail in Appendix A and Appendix B)
- Appendix C may also be useful for the LPA members to review the public participation results

At our meeting, we will be asking that you review the draft materials and provide us with feedback as well as make a recommendation that the City Council submit the E.A.R. determination letter to the State Department of Economic Opportunity indicating that changes to the Comprehensive Plan are needed based on changes to state statute.

Thank you for your consideration and we look forward to talking with you more and receiving your feedback on the E.A.R.



City of Bonita Springs, Florida

Evaluation and Appraisal Review (EAR)

DRAFT 2-16-2023



Acknowledgements

The Citizens of the City of Bonita Springs

City of Bonita Springs City Council

Rick Steinmeyer, Mayor

Jamie Bogacz, District 1

Jesse Purdon, District 2

Laura E. Carr, District 3

Chris Corrie, District 4

Nigel P. Fullick, District 5

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Executive Summary

The City of Bonita Springs Comprehensive Plan

The City of Bonita Springs Comprehensive Plan is the foundation upon which land use decisions in the City are based. The City's Plan¹ expresses the community vision and values, and embodies public policy for the distribution, use, and development of future land, both public and private. The Comprehensive Plan sets out the City's policies for land use planning and the provision of services to maintain, and where necessary improve, the City's natural and built environments and quality of life.

The Evaluation and Appraisal Review

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.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, 2023. 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.

To accomplish this E.A.R., the City contracted with Florida Gulf Coast University (FGCU) to conduct the review. FGCU worked with the Regional Economic Research Institute at FGCU to conduct an assessment of seasonal population and with Stantec to support the vacant lands and unit potential analysis.

This E.A.R. provides an assessment of needed changes in Bonita Springs since the previous (2016) E.A.R. As required by statute, the 2023 E.A.R. includes profiles of the City, population, education, economics, housing, and land use. It also provides an assessment of the City's implementation of the Comprehensive Plan related to the major infrastructure investments. The E.A.R. concludes with an assessment of state requirements as well as a policy review of each Element with respect to the major state-required and optional amendments.

This E.A.R. provides the data and analysis for the state-required amendments to the City's Comprehensive Plan. The E.A.R. will also serve as the data and analysis for the required notification letter to the DEO. Following the notification letter to the DEO, the City will have one year to submit its E.A.R.-based amendments to the Comprehensive Plan using the state coordinated review process. The amended Comprehensive Plan may necessitate further changes to the City's Land Development Code (LDC).

The first portion of the E.A.R. articulates the lens through which a subsequent comprehensive review of the Plan will be facilitated. Specifically, this Project Framework Report:

¹ The City of Bonita Springs Comprehensive Plan is referred to in this document as the "The Plan" or simply "Plan".

² The Florida Department of Economic Opportunity (DEO) published chapter 73C-49, establishing the Community Planning schedule for Local Governments' Evaluation and Appraisal Notification Letter. The due date for the City of Bonita Springs is 4/1/2023. See: <https://floridajobs.org/community-planning-and-development/programs/community-planning-table-of-contents/evaluation-and-appraisal-of-comprehensive-plans>

- Using data currently available, conducts an analysis of changing conditions and trends affecting the community that may require updates to the Comprehensive Plan.
- Identify changes in state requirements that necessitate change in the City's Comprehensive Plan.

Based on this framework and further data findings, the final E.A.R. document assesses the extent to which the comprehensive plan must be amended to reflect changes in state requirements since the last update and whether trends and conditions in the City of Bonita Springs suggest amendments that would strengthen the City's current vision and prepare for future needs.

Assessment of Bonita Springs Changes and Conditions since the Last Comprehensive Plan Update

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

As described in the text box that appears below, Florida Statutes require municipalities and counties to prepare an Evaluation and Appraisal Review (E.A.R.) of the comprehensive plan every seven (7) years. 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, 2023. The state requires that the notification letter articulate whether the city must amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated. As described in the text box on page 2, §163.3191, F.S., encourages local governments to evaluate their plan to reflect changes in local conditions.

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

- Identify changes in state requirements that necessitate changes in the comprehensive plan since the last time the Comprehensive Plan was updated.
- Identify changing conditions and trends affecting the community that should be reflected in the Comprehensive Plan.
- 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 Comprehensive Plan.

Following the notification letter to the DEO, if the City determines amendments to the comprehensive plan are necessary based on changes in state requirements, the City will have one year to transmit the proposed amendments to the Department of Economic Opportunity (DEO). Amendments that are generated by changes in state requirements are also known as E.A.R.-based amendments. E.A.R.-based amendments are subject to the state coordinated review process. As described in the Executive Summary of this E.A.R., Rule Chapter 73C-49, Florida Administrative Code, sets the schedule for the E.A.R. Notification Letters. Although not dictated by Florida Statutes, full implementation of an amended plan may necessitate changes to the City's land development code.

Figure 1 below graphically represents this process.



Figure 1: E.A.R. Process

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.

Figure 2: Florida Statutes 163.3191

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). A MSA is defined by the U.S. Census as an area that contains a city of 50,000 or more inhabitants or contains a defined urbanized area with a population of at

least 100,000.³ The City of Bonita Springs is also part of the Bonita Springs-Naples Urbanized Area, as defined by the U.S. Census in 2020. According to the United States Census, the incorporated area of the city was approximately 38.42 square miles as measured in 2020.⁴ Bonita Springs is generally bordered by the Gulf of Mexico to the west, the Village of Estero to the north, unincorporated Lee County to the northeast, and unincorporated Collier County to the south.

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.⁵ 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 J.H. 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 1934.⁶

During the 1980’s and 90’s, the construction of I-75 and US 41 inspired another surge of real-estate activity, not unlike other areas in the state of Florida. Today, Bonita Springs is a desirable city, with a mix of shopping centers, restaurants, recreational activities, and beaches. Its natural and environmentally sensitive areas add to the desirability of the area, but also require carefully balanced protections.

In 1999, Bonita Springs became the 5th incorporated city in Lee County. The City adopted a “government lite” approach that utilizes a small staff with contracted services. The City’s governing structure is a Council-Manager form of government with seven (7) elected officials, including the City’s Mayor. On April 6, 2022, in consideration of the 2020 US Census data, the City Council approved Ordinance 22-02 which revised the City Council district boundaries and split the existing districts into areas of roughly equal populations as practically as possible.

³ U.S. Census Bureau. Metropolitan Areas. Accessed 2/14/2023 from:
<https://www2.census.gov/geo/pdfs/reference/GARM/Ch13GARM.pdf>

⁴ Source U.S. Census Bureau: State and County QuickFacts. Accessed 8/31/2022 from:
<https://www.census.gov/quickfacts/fact/table/bonitaspringscityflorida,US/HSG010221>

⁵ Bonita Springs Historical Society. Highlights of Bonita History. Website retrieved 12/17/2015 from
http://bonitaspringshistoricalsociety.org/BSHS/Bonita_History_%26_Links.html

⁶ 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 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, and downtown development. This priority is also evident in citizen feedback, City Council decisions, and committee recommendations.

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 which is in the City of Bonita Springs’ mangroves, sea grass beds, and marsh lands.

Bonita Springs’ water resources are governed in part by the South Florida Water Management District, which coordinates with the City in developing stormwater management, water-quality improvement, and habitat assessment. The Density Reduction Groundwater Recharge (DRGR) area in Bonita’s eastern border has been an area of significant discussion since the City’s incorporation. The DRGR 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 DRGR uses include mining, agriculture, wildlife habitat, and low density residential land uses.⁷ There have been several studies regarding the DRGR and its development remains a contentious issue, as there exists both simultaneous pressure for preservation and development.⁸

From a tourism and recreational perspective, Bonita’s environmental resources are 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 the City’s 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 that are available to residents and visitors.

The City recognizes and appreciates its historic resources that link its past and future, many of which are located in the downtown area. For example, the City owns and maintains the historic Liles Hotel and six historic fishing cottages, all of which are located in Riverside Park. Other resources include the rehabilitated McSwain House,⁹ which now hosts the Bonita Springs Historical Society, and the Everglades Wonder Gardens, which was an original roadside attraction that continues to operate as a botanical garden. Notably, the Bonita Elementary School is included on the National Registry of Historic Resources and is still utilized as a school today.

The City’s attention to quality of life is evident in its guiding efforts toward downtown redevelopment and improvement. In 2015, the Bonita Springs City Council voted to approve the downtown improvements project for the area of Old 41 between Terry and Tennessee streets. The goal was to create a walkable downtown featuring a “main street”. Wide sidewalks, bike lanes, transit resources, roundabouts and streetscaping are intended to increase safety, attract more people to the area, and boost economic

⁷ Additional DRGR acreage lies in Lee County and is managed through the County.

⁸ How these competing pressures for development are resolved are outside the scope of this E.A.R. process. This review will, therefore, not make recommendations on specific strategies for the DRGR.

⁹ McSwain House is not owned by the City of Bonita Springs.

development. Since the last E.A.R., the City has taken innovative steps to strategically develop its vision through codes (such as the Downtown Form Based Code), design standards, overlays, and development regulations to focus on unique areas, such as downtown and the Bonita Beach Road Corridor.¹⁰

¹⁰ For example, the City adopted the Downtown Form-Based Code through Ordinance 20-10 in November 2020. The intent of which was to guide downtown development in order to capitalize on opportunities to diversify building types and uses, encourage mixed-use development, promote and attract users across the age spectrum, and to create walkable streetscape and small-town urban character through context based development. The purpose of this innovative tool is to promote economic development, viable and diverse locally oriented businesses, and cultural institutions.

Data Supporting Evaluation and Appraisal Review

As part of the data and analysis for the E.A.R., the following is a snapshot of the local conditions in the City at the time of the writing of this report.¹¹ The goal of this section is to offer data and analysis for policy makers to determine whether there is the basis upon which the Comprehensive Plan should be amended to address changes in local conditions.¹²

Population Demographics

The estimated population of the City of Bonita Springs is based on a number of sources that meet the standard established by Florida Statutes §163.3177, which states that, “(T)he comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research (EDR)^{13 14} or generated by the local government based upon a professionally acceptable methodology.”¹⁵ Statutes further state that, “Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area’s proportional share of the total county population and the total county population growth.”¹⁶

This E.A.R. assumes two planning horizons for population and population estimates. Because this E.A.R. is prepared in a cycle that is inconsistent with the available data projections, the shorter planning horizon is defined as the year 2035.¹⁷ The longer planning horizon is defined as the year 2050.

¹¹ The information provided in this E.A.R. is the most currently available as of the E.A.R. Demographic, economic, housing, and development data can, and does, change from time to time as estimates are regularly updated by government sources. For example, the Bureau of Economic and Business Research from the University of Florida provides a 2022 estimate on April 1, 2022. It will again update its estimates on or around April 1, 2023. Because data estimates are not static, if the City intends to incorporate the population projections into future E.A.R.-based amendments, these projections should be updated to assure that the information used is the most current. This is especially true when natural disasters, such as Hurricane Ian, may affect the City’s population and growth estimates.

¹² Note that Florida Statutes encourage local governments to comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. However, this is not required by statute. Plan amendments transmitted pursuant to this section shall be reviewed pursuant to §163.3184(4).

¹³ “The Office of Economic and Demographic Research (EDR) is a research arm of the Legislature principally concerned with forecasting economic and social trends that affect policy making, revenues, and appropriations. ...EDR publishes all of the official economic, demographic, revenue, and agency workload forecasts that are developed by Consensus Estimating Conferences and makes them available to the Legislature, state agencies, universities, research organizations, and the general public. EDR, through a contract with the University of Florida, arranges for annual estimates of population of each city and county in Florida...” (see: <http://edr.state.fl.us/Content/about/index.cfm>) .

¹⁴ The Bureau of Economic and Business Research (BEBR) at the University of Florida is the entity through which the official population estimates are produced (see: <https://bebr.livewire-web-applications.com/population/>). For the purpose of this report and to comply with state requirements, BEBR may be referred to as the source of population data.

¹⁵ F.S., §163.3177(1)(f)(3).

¹⁶ Ibid.

¹⁷ As discussed below, Florida statutes define a 10-year planning horizon for the purpose of estimating housing capacity.

For the purpose of this E.A.R., the Bonita Springs population is comprised of two separate, but related estimates of the permanent and the seasonal population.

Permanent Population

Based on the data source described by Florida Statutes, the permanent population of the City of Bonita Springs as published by the EDR and BEBR is estimated to be 55,502, as of April 1, 2022.¹⁸ The proportional share of the City of Bonita Springs of the total county population is estimated at .06919 (or 6.919% of the total Lee County population).¹⁹

Table 1: Current City of Bonita Springs Population and Proportionate County Share

Lee County Population April 1, 2022	City of Bonita Springs Population as of April 1, 2022	Proportionate Share of Total County Population as of April 1, 2022
802,178	55,502	.06919

Permanent Population Growth

In addition to estimating current population, BEBR also estimates population growth by County in 5-year increments.²⁰ However, BEBR does not provide for municipal population growth.²¹ Therefore, using guidance from statutes described above, the proportion of Bonita Springs can be applied to the Lee County population growth. This yields the following estimates of the future population growth as shown in Table 2.

Table 2: 2035 and 2050 Estimated City of Bonita Springs Population

2035 Lee County Population Estimate	2035 Estimated City of Bonita Springs Based on Proportionate Share of Population (6.919%)	2050 Lee County Population Estimate	2050 Estimated City of Bonita Springs Based on Proportionate Share of Population (6.919%)
983,671	68,060	1,118,093	77,361

¹⁸ Estimating tables were derived from BEBR website as of 1/3/2023. These tables were memorialized in a static form to ensure later retrieval if necessary. For more information on the methodology used by BEBR please visit: https://bebr.livewire-web-applications.com/wp-content/uploads/2022/12/estimates_2022.pdf and/or <https://bebr.livewire-web-applications.com/population/methodologies/>

¹⁹ Bonita Springs 2022 Population 55,502 / Lee County 2022 Population 802,178 = .06919

²⁰ University of Florida Bureau of Economic and Business Research. 2022. Population Projections by Age, Sex, Race and Hispanic Origin for Florida and Its Counties, 2025-2050 with Estimates for 2021. Retrieved 1/3/2023 from: https://www.bebr.ufl.edu/population_page_repo/population-projections-by-age-sex-race-and-hispanic-origin-for-florida-and-its-counties-2025-2050-with-estimates-for-2021/ and Florida Estimates of Population 2022: https://www.bebr.ufl.edu/population_page_repo/florida-estimates-of-population-2022/

²¹ The Shimberg Center for Housing Studies at University of Florida provides population estimates for cities and bases their estimates on BEBR and the U.S. Census. While Shimberg's estimates have been used in previous EAR studies, the Shimberg data available was not as current as that available through BEBR and provides projections only until the year 2040. As a result, the BEBR / EDR population estimate was used for this analysis. It may be useful in the future to continue to compare the data available from both sources for their strengths and weaknesses.

Seasonal Population

BEBR also does not provide seasonal population projections for cities as part of their estimates. To conduct these estimates, the Regional Economic Research Institute (RERI) at Florida Gulf Coast University developed a seasonal estimating methodology.²²

The RERI estimation methodology developed a multiplier to apply to the current population upon which the seasonal population can be based. For the current population, the RERI estimate is a seasonal population average of 21,184 at any given time. The total population, including seasonal residents, is based on the Seasonal Population Multiplier (SPM), which was determined by RERI to be 1.38. This results in the following estimates of seasonal population for 2022, 2035 and 2050²³ as shown in Table 3 below.

Table 3: City of Bonita Springs Seasonal Population Estimates: 2022, 2035, 2050

2022 Seasonal Population Estimate	2035 Seasonal Population Estimate	2050 Seasonal Population Estimate
21,184 ²⁴	25,863 ²⁵	29,397 ²⁶

Population Estimate Summary

In summary, Table 4 below summarizes the overall estimate of the permanent and seasonal population based on the discussion above.²⁷

Table 4: City of Bonita Springs Permanent and Seasonal Population Estimates

	2022	2035	2050
Permanent	55,502	68,060	77,361
Seasonal @ 1.38	21,184	25,863	29,397
Total Population	76,686	93,923	106,758

²² Neto, Amir, John Shannon, and Shelton Weeks. August 2022. Bonita Springs Seasonal Population Estimate. Florida Gulf Coast University Regional Economic Research Institute at the Lutgert College of Business.

²³ The RERI document notes that a seasonal population multiplier (SPM) will only be accurate as long as the underlying economic relationships that existed during the data period remain constant. Therefore, as long as it is reasonable to assume that the underlying economic relationships continue to hold, applying this SPM to the permanent population of Bonita Springs should provide a reasonable estimate of average seasonal population.

²⁴ Please note that there is a slight discrepancy between the RERI seasonal estimate and that applied as a result of the multiplier on the current BEBR permanent population. This discrepancy accounts for a small difference of 93 seasonal residents. These differences are due to the time at which estimates are generated and the small variations between the 2020 census and population updates from the EDR or BEBR. For the purpose of this E.A.R., the RERI seasonal estimate is reported.

²⁵ 2035 Estimated City of Bonita Springs Based on Proportionate Share of Population *.38 (RERI Seasonal Population Multiplier).

²⁶ Ibid

²⁷ Readers are cautioned that, while diligent efforts are made to estimate population reasonably and fairly, BEBR and RERI note that they are just that – estimates based on assumptions. Estimations can only model expected futures based on reasonable assumptions and the researchers' best efforts to ensure sound and accurate logic.

Economic, Education, and Housing Characteristics

Bonita Springs Industry

According to the Southwest Florida Inc. formerly known as Bonita Springs Chamber of Commerce, there are three (3) legislative priorities targeted at enhancing the economic development opportunities for the City and its regional partners. The Southwest FL Inc. priorities are workforce housing, water quality, and workforce development.²⁸

According to the most recently available 2017 Economic Census of the U.S., accommodation and food services, retail trade, and administrative and support and waste management and remediation services were the top three employers. Table 5 below reports the employers in the City by the North American Industry Classification System (NAICS), the standard source used for classifying industries.

Table 5: 2017 Employers by NAICS Classification^{29 30}

2017 NAICS Code	Employees	Number Establishments	Annual Payroll (\$1,000)
Accommodation and food service	3,366	135	66,603
Retail trade	2,501	195	67,119
Administrative and support and waste management and remediation services	1,844	116	51,300
Arts, entertainment, and recreation	1,813	48	49,752
Health care and social assistance	1,572	164	59,398
Scientific and technical services	1,097	219	68,874
Finance and insurance	728	134	54,191
Other services (except public administration)	632	137	20,124
Real estate and rental and leasing	539	147	26,297
Wholesale trade	357	48	18,214
Information	337	32	18,362
Educational services	173	22	4,123
Transportation and warehousing	87	23	2,424

²⁸ 2022 Legislative Agenda. 2022. SWFL Inc.

²⁹ The U.S. Economic Census typically is conducted every five (5) years. The Census Bureau will begin the mailout for electronic collection for the 2022 Economic Census in the Fall of 2022, and responses will be due by mid-March 2023. It is unlikely that the 2022 data will be analyzed and available by the time the E.A.R. is due on 4/1/2023. For more information, please see the National Archives Federal Register at: <https://www.federalregister.gov/documents/2020/12/14/2020-27403/2022-economic-census#:~:text=The%20Census%20Bureau%20will%20begin%20the%20mailout%20for,economy%2C%20and%20has%20been%20taken%20periodically%20since%201810.>

³⁰ The 2017 NAICS Classification data is derived from the following report: EC1700BASIC All Sectors: Summary Statistics for the U.S., States, and Selected Geographies: 2017: ECN Core Statistics Summary Statistics for the U.S., States, and Selected Geographies: 2017. For City of Bonita Springs. Retrieved 6-14-22 from <https://data.census.gov/cedsci/table?g=1600000US1207525&tid=ECNBASIC2017.EC1700BASIC>

Income

Based on the 2021 American Community Survey 5-Year Estimates of the U.S. Census, the median household income of Bonita Springs residents in the last 12 months was estimated to be \$78,347.³¹ The average (or mean) income of households was estimated to be \$120,222, with 38.9% of households earning above \$100,000 annually. This is significantly higher than the state median and mean income, which is \$61,777 and \$88,267, respectively.³² The percent of the population 16 years and over in the labor force in Bonita Springs is 46.6 %; of those, 1.5% are unemployed. 53.4% of the population is not in the labor force; compared to the state rate of 40.6%.³³ 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 5.5%, which is lower than the state percentage of 9.3%.³⁴ Table 6 below reports these selected economic characteristics.

Table 6: Income and Employment

Income and Employment Characteristics	Bonita Springs	Florida
Median Household Income	\$78,347	\$61,777
Mean Household Income	\$ 120,022	\$88,267
Percentage of People over 16 in Labor Force	46.6%	59.5%
Percentage of People over 16 Not in Labor Force	53.4%	40.6%
Unemployed Percentage of Civilians in Labor Force	1.5%	3.1%
Percentage of Families Past 12 Months Below Poverty Level	5.5%	9.3%

Education

Based on information from the U.S. Census, 88.3% of residents hold a high school degree or higher and 37.5% hold a bachelor's degree or higher.³⁵ The educational system is within the jurisdiction of the Lee County School District, which manages public and charter schools in Bonita Springs and Lee County, serving grades K-12. The first high school in Bonita Springs opened in the 2018 school year. Higher education opportunities are available through Florida Southwestern College and Florida Gulf Coast

³¹ This represents the most recent estimates from the U.S. Census available as of 1/5/2023. Because this is a snapshot of the community conditions that may also be updated in the E.A.R. Amendment cycle if needed. Source: U.S. Census Income in the Past 12 Months Table S1901 04 for Bonita Springs. 2021 ACS 5-Year Estimates Data Profiles. Retrieved 1/5/2023 from:

[https://data.census.gov/table?q=Income+\(Households,+Families,+Individuals\)&g=1600000US1207525&tid=ACSST5Y2021.S1901](https://data.census.gov/table?q=Income+(Households,+Families,+Individuals)&g=1600000US1207525&tid=ACSST5Y2021.S1901)

³² Ibid.

[https://data.census.gov/table?q=Income+\(Households,+Families,+Individuals\)&g=0400000US12_1600000US1207525&tid=ACSST5Y2021.S1901](https://data.census.gov/table?q=Income+(Households,+Families,+Individuals)&g=0400000US12_1600000US1207525&tid=ACSST5Y2021.S1901)

³³ U.S. Census. 2021. Selected Economic Characteristics; 2017-2021 American Community Survey 5-Year Estimates. Retrieved 1/5/2023 from:

https://data.census.gov/table?g=0400000US12_1600000US1207525&tid=ACSDP5Y2021.DP03

³⁴ United States Census Bureau. 2021. Selected Economic Characteristics 2021: American Community Survey 5-Year Estimates. Retrieved 01/20/2023 from:

https://data.census.gov/table?g=0400000US12_1600000US1207525&tid=ACSDP5Y2021.DP03&moe=false

³⁵ U.S. Census. 2020. Educational Attainment: 2020: American Community Survey 5-Year Estimates Subject Tables. Retrieved 06/09/22 from:

<https://data.census.gov/cedsci/table?g=1600000US1207525&tid=ACSST5Y2020.S1501&moe=false>

University in Fort Myers. Other private higher education institutions in the area include Barry University, Nova Southeastern University, Ava Maria University, Fort Myers Technical College, Hodges University, Keiser University, Southern Technical College, and Rasmussen College.

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. According to these sources, for 2021, the median sales price of single-family homes in the City was \$535,000 and \$310,000 for condominiums.³⁶ The median value of single family houses in Bonita Springs in 2021 was \$445,415.³⁷

Using the most up-to-date information available, the 2017-2021 5-Year Estimates generated by the U.S. Census, the City's median gross rent was \$1,432 compared to the state's \$1,301. In this same timeframe, nearly 90.5% of renters in Bonita Springs paid more than \$1,000 per month in rent, about a 10% increase from the previous years' estimates.^{38 39}

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. Using the 2017-2021 5-Year Estimates generated by the U.S. Census, 40.7% of renters or households with a mortgage in the City are cost-burdened.⁴⁰

These statistics may be under estimating cost-burdened households in the City, due to a rapidly changing market. For example, a January 2022 article by *The Florida Weekly* shows a 45% increase in rents in Lee County since 2019.⁴¹ There are new developments under way to address affordability. For example, in May of 2021, Habitat for Humanity of Lee and Hendry Counties announced the development of two new affordable housing neighborhoods.

The housing conditions of occupied units in Bonita Springs show that a total of 67 units (or 0.2%) lack complete kitchen facilities, compared to 1.0% in Lee County (3,789 units). There are no reported occupied units that lack plumbing facilities in the City; whereas 0.7% of Lee County's occupied units lack complete plumbing facilities.⁴²

³⁶ Florida Housing Data Clearinghouse. Shimberg Center for Housing Studies at the University of Florida. Based on most recently available data. Retrieved 8/29/2022 from:

<http://flhousingdata.shimberg.ufl.edu/affordability/results?nid=1&nid=3500&nid=3505>

³⁷ Ibid.

³⁸ U.S. Census Selected Housing Characteristics Table DP04 for Bonita Springs. 2021 ACS 5-Year Estimates Data Profiles. Retrieved 1/4/2023 from

<https://data.census.gov/table?q=rent&g=1600000US1207525&tid=ACSDP5Y2021.DP04>

³⁹ The rapidly changing rental and housing market may influence the accuracy of these estimates at any given point. The information provided here is current as of the writing of this interim report. Should additional or updated information become available, it will be updated here.

⁴⁰ U.S. Census Selected Housing Characteristics Table DP04 for Bonita Springs. 2021 ACS 5-Year Estimates Data Profiles. Retrieved 1/5/2023 from

<https://data.census.gov/table?q=rent&g=1600000US1207525&tid=ACSDP5Y2021.DP04>

⁴¹ Tichy, Laura. 2022. What is Affordable Housing? *Bonita Springs Florida Weekly*. Retrieved 09/26/2022 from:

<https://bonitasprings.floridaweekly.com/articles/what-is-affordable-housing/>

⁴² Op. Cit., U.S. Census Selected Housing Characteristics.

The diversity of housing type 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 43.2% of the City's total housing stock. Multi-family units comprise 43%, and mobile homes comprise 13.3% of the total housing units.⁴³ Bonita Springs has a larger share of mobile homes than Lee County, where this housing type accounts for 9.5% of the housing units.⁴⁴

In 2002 the City established a Housing Trust Fund which set up a process for housing assistance for eligible households. There have been recent efforts to reevaluate the utilization, potential partners, and its contributions. More specific to the Comprehensive Plan is how the City will implement Policy 1.3.2 in the Housing Element relative to the Trust Fund.

Future Land Use Map and Categories, Development Potential, and Population Accommodation

Existing Land Use

Generally speaking, the Future Land Use Element (FLUE) 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. The FLUE establishes and articulates broad policy in keeping with the traditional role of a comprehensive plan as a framework for, or schematic plan of, area-wide future development. The FLUE is at the same time both reactive and proactive. It not only reflects previously adopted plans and established land use patterns, but it also establishes the City's policy regarding future zoning and long-range land use patterns, often through build-out. The FLUE also incorporates the Future Land Use Map, which graphically depicts the FLU categories.

Future Land Use Map

The City's Future Land Use Map appears below in Figure 3. It was last updated in October 2020. This map reflected a number of important actions by the City, including recognizing prior annexations and other updates. The City also updated its Comprehensive Plan Future Land Use and Transportation Map series in October 2020.

⁴³ Ibid

⁴⁴ Please note that this references data currently available and does not account for any impacts due to Hurricane Ian.

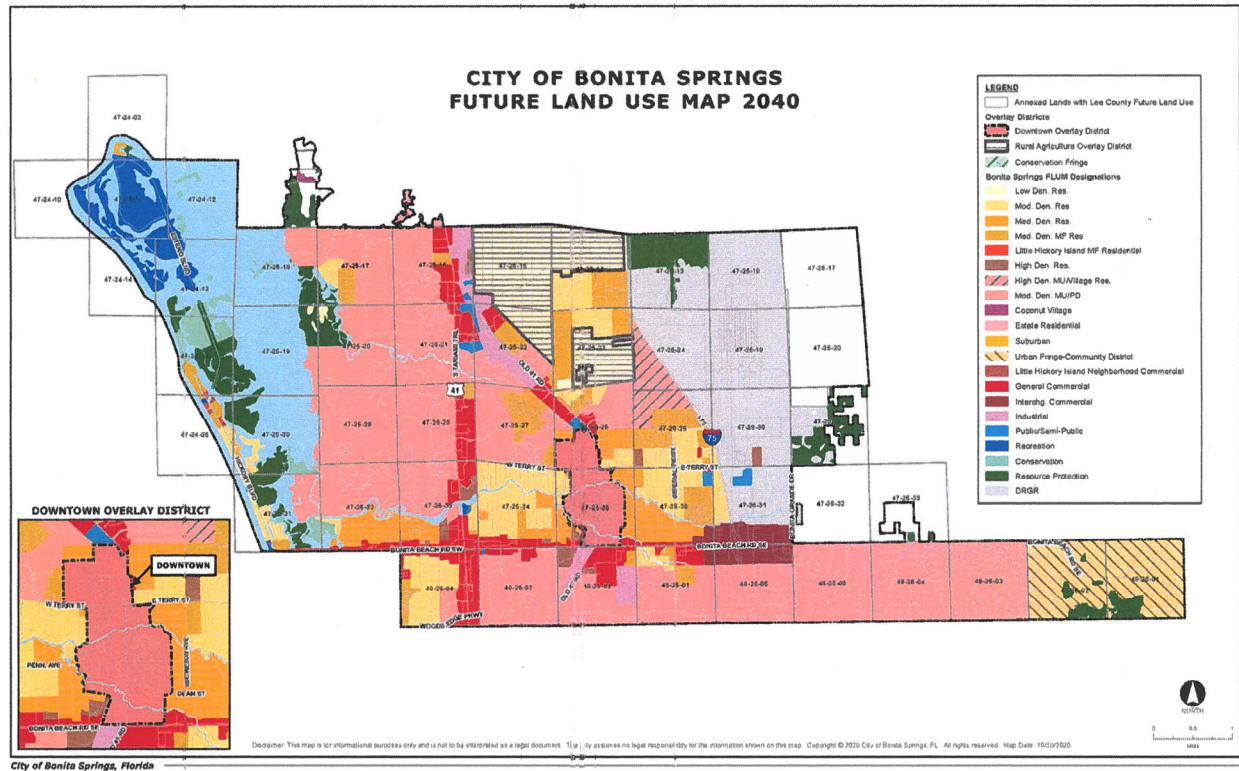


Figure 3: Future Land Use Map as of 10/21/2020 Adopted (Ord. No. 20-07, § 2, 10-21-20)

Future Land Use Acreages

The Future Land Use Acreages and Percentages appears in Table 7. The Table summarizes the distribution of the adopted future land use categories based on the Future Land Use Map that appears in Figure 3 above. The table indicates that the largest acreage land use category is Moderate Density-Mixed Use/Planned Development, representing approximately 8,708.77 acres, or 33.48% of the City's total acreage (Currently under review: Updates to Table 7 may be pending).

Table 7: Future Land Use Acres and Percentages – (Table 7 Under Review)

Future Land Use Designation	Total Area (Acres)	Percentage of Land Area
Coconut Village	26.44	0.10
Conservation	247.90	0.95
Conservation Fringe	1,342.15	5.16
Downtown District	550.18	2.12
DRGR	3,301.71	12.69
General Commercial	1,329.97	5.11
High Density Residential	178.84	0.69
High Density-Mixed Use/Village Residential	317.65	1.22
Industrial	435.03	1.67
Interchange Commercial	384.45	1.48
Lee County FLUM: DRGR	27.65	0.11
Lee County FLUM: Outlying Suburban	122.21	0.47
Lee County FLUM: Resource Protection	72.81	0.28
Little Hickory Island Multi-Family Residential	6.42	0.02
Little Hickory Island Neighborhood Commercial	5.15	0.02
Low Density Residential	1,482.58	5.70
Medium Density Multi-Family Residential	1,334.81	5.13
Medium Density Residential	842.78	3.24
Moderate Density-Mixed Use/Planned Development	8,708.77	33.48
Moderate Density-Residential	1,909.19	7.34
Public/Semi-Public	121.78	0.47
Recreation	611.00	2.35
Resource Protection	1,487.46	5.72
Urban Fringe-Community District	1,165.52	4.48
Total	26,012.46	100.00%

Development Potential

To better understand development potential, the following analysis provided below in Table 8: Vacant Acres and Remaining Unit Potential, is a breakdown of vacant acreage and remaining unit potential within each future land use designation. This is also accompanied by the Figure 4: Bonita Springs Vacant Land Map that appears on page 17 of this document.

Table 8 on page 16 correlates the vacant acreage to the potential maximum density of each land use designation as documented in the City's Comprehensive Plan. The analysis indicates there are approximately 2,311.59 acres of vacant lands within the City boundaries for which there may be remaining development potential (**Under review: Updates may be pending**). This represents approximately 9% of land in the City.

A snapshot of remaining unit potential is also shown in Table 8. It shows a total remaining unit potential of 9,501 units.⁴⁵ (Final unit count is under review; yet to be considered are the impact of redevelopment projects). The two future land use categories that have substantial unit potential are the Downtown District (approximately 1,804 units) and the General Commercial (approximately 1,681 units).

Because this analysis is a snapshot of the current conditions in the City, it does not provide for scenarios wherein the future units available may increase. This analysis does not account for the considerable redevelopment potential that exists in the City. For example, a current single family home located in the Downtown District may represent an existing density of 4 dwelling units (DU) per acre. However, that same parcel may have a future redevelopment potential of 20 (DU) per acre.

⁴⁵ Please note that this analysis is based on the maximum allowable density as described in the Comprehensive Plan. The analysis does not include higher densities that may be approved as a result of bonus density. It also does not describe lower densities that may result from the development approval process. A more detailed description of the methodology and components of the analysis are available upon request. That methodology describes the source of data, the analysis process, and the incorporation of existing development orders to estimate remaining unit potential.

Table 8: Vacant Acres and Remaining Unit Potential (Under Review)

Future Land Use Designation	Vacant Acres	Allowable Density	Remaining Unit Potential
Coconut Village	25.93	11.4 DU/acre	224
Conservation	0	0 DU/acre	0
Conservation Fringe	0	.522 DU/acre	0
Downtown District	90.21	20 DU/acre	1,804
DRGR	523.59	1 DU/10 acres	52
General Commercial	154.94	10 DU/acre	1,681
High Density Residential	38.00	10 DU/acre	505
High Density-Mixed Use/Village Residential	2.35	10 DU/acre	24
Industrial	42.08	10 DU/acre	421
Interchange Commercial	121.23	10 DU/acre	1,212
Lee County FLUM: DRGR	27.64	1 DU/10 acres	3
Lee County FLUM: Outlying Suburban	0.00	3 DU/acre	0
Lee County FLUM: Resource Protection	72.09	1 DU/10 acres	7
Little Hickory Island Multi-Family Residential	0.62	10 DU/acre	6
Little Hickory Island Neighborhood Commercial	0	10 DU/acre	0
Low Density Residential	404.69	1.3 DU/acre	524
Medium Density Multi-Family Residential	42.94	6 DU/acre	353
Medium Density Residential	84.82	11.6 DU/acre	984
Moderate Density-Mixed Use/Planned Development	77.47	6 DU/acre	625
Moderate Density-Residential	136.07	5.8 DU/acre	798
Public/Semi-Public	0.96	0 DU/acre	0
Recreation	0.10	0 DU/acre	0
Resource Protection	416.89	1 DU/20 acres	21
Urban Fringe-Community District	48.94	2.54 to 2.77 DU/acre	257
Total	2,311.59		9,501

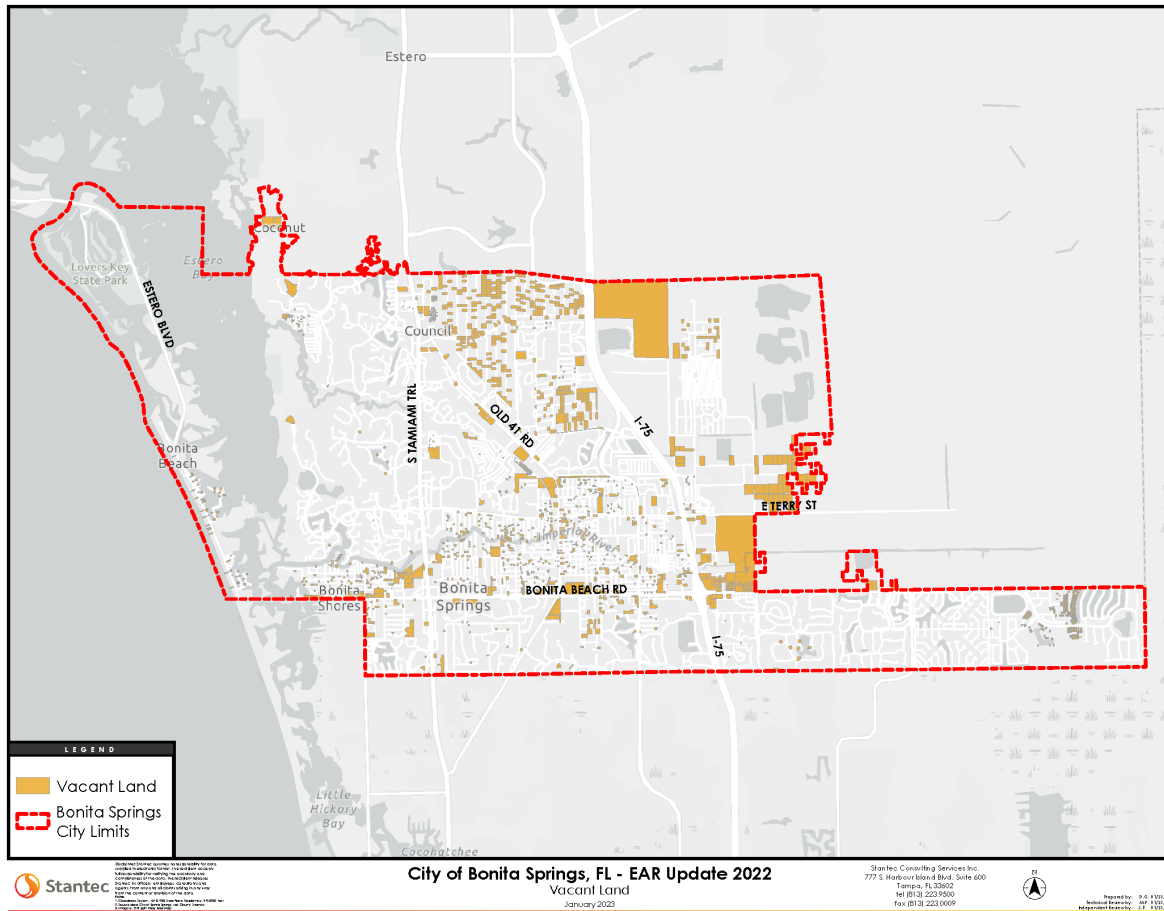


Figure 4: Bonita Springs Vacant Land Map

Population Growth and Accommodation

For the purpose of better understanding the development potential in the City, this analysis considers the amount of land required to accommodate population projections for a 10-year planning period as required by §163.3177 F.S. This section covers the analysis of permanent population separately from seasonal estimates.

Permanent population and development potential

To conduct an analysis of housing units to accommodate the permanent population, there are several key pieces of information, including existing housing units and persons per household.

To provide the most current data available, the American Community Survey (ACS) 5-Year Estimates are used in the analysis. The ACS data also shows the number of housing units that are reserved for seasonal use. These units are subtracted from the available units to accommodate the population. It shows the following:

- Total Housing Units: 37,068 ⁴⁶
- Vacant for Seasonal Use: 12,383 ⁴⁷
- Average Persons Per Household 2.32 ⁴⁸

Total Existing Housing Units

The total existing housing units in the City to Accommodate permanent population is calculated by the following:

Total Housing Units – Vacant Units for Seasonal Use = Housing Units Available to Accommodate
Permanent Population

$$37,068 - 12,383 = 24,685$$

Population Accommodation

The amount of population and the housing units available to accommodate that population is calculated by the following:

Housing Units Available to Accommodate Permanent Population * Average Persons per Household =
Amount of Population Accommodated in the City's existing units

$$24,685 * 2.32 = 57,269 \text{ population accommodated}$$

Seasonal population and development potential

To conduct an analysis regarding seasonal population capacity, there is a need to understand the accommodations available and how many visitors stay in those units. We also need to understand that seasonal visitors are occupying several types of units, (including those existing residential units as defined in the Census, noted above) and a number of other occupancy types that are available to accommodate the seasonal population. In other words, visitors do not solely stay in residential units, they also occupy hotels, motels, campgrounds, and other non-residential units.

The RERI research provided a better understanding of the seasonal population capacity. Using data from the Lee County Visitors Convention Bureau for the period of 2016-2020 and focusing on the occupancy rate and estimated available room night units for hotels, motels, resorts, bed and breakfasts, condos,

⁴⁶ Please note that this varies slightly from the EDR data that shows there were 38,577 housing units in the City. (See area profile for Lee County at: http://edr.state.fl.us/Content/area-profiles/2020-census-county-city/2020PL94-171_071.pdf retrieved 1/24/2023.) The EDR data was from the older, 2020 Census. For more detail on the U.S. Census, please see U.S. Census American Community Survey Table B25001 – Housing Units 2021: ACS 5-Year Estimates Detailed Tables. <https://data.census.gov/table?q=bonita+springs+city&t=Housing+Units&tid=ACSDT5Y2021.B25001> retrieved 1/24/2023.

⁴⁷ Table B25004 of American Community Survey of the Census provides estimates of those units that are vacant, and for this analysis, those that are for seasonal, recreational, or occasional use. See U.S. Census American Community Survey Table B25004 – Vacancy Status 2021: ACS 5-Year Estimates Detailed Tables. <https://data.census.gov/table?q=bonita+springs+city&t=Housing&tid=ACSDT5Y2021.B25004> retrieved 1/24/2023.

⁴⁸ U.S. Census, Table B25010-Average Household Size of Occupied Housing Units by Tenure: <https://data.census.gov/table?q=bonita+springs+city&t=Housing&tid=ACSDT5Y2021.B25010> retrieved 1/24/2023.

cottages and vacation homes, and RV parks and campgrounds in Bonita Springs, the RERI estimates that the City has the capacity to support a population of 87,606 during the seasonal period, defined as Quarter 1 (Q1) and Quarter 4 (Q4) of each year. For the period of 2016-2020, the average number of visitors for seasonal visitors during Q1 and Q4 was 65,109.⁴⁹

The average yearly seasonal population that can be supported in the existing units and other seasonal occupancy types exceeds the estimated seasonal visitors. Therefore, the land supply and development potential needs summarized in Table 9 focuses only on the capacity needed for a permanent population.

Summary of Unit Supply and Population Accommodation

Table 9 below summarizes the population, population growth, and the residential units needed to accommodate the population by the year 2035. For planning purposes, the Table also estimates what may be needed in the longer term, or by the year 2050. The unit needs are indicated in red font. Later in this discussion, the units needed will be compared to the remaining unit potential as outlined in Table 8.

Table 9: Summary Permanent Population Accommodation (Under Review)

		2022 Surplus / Units Needed	2035	2035 Surplus / Units Needed	2050	2050 Surplus / Units Needed
Permanent Population	55,502		68,060		77,361	
Residential Units Needed	24,685 (existing)	762	29,336	(4,651)	33,345	(8,660)

Based on the analysis conducted above, the residential development potential of 9,501 units (**Final unit counts under review and may change based on redevelopment projects**), appear to be sufficient to accommodate the projected population outlined in this review. This estimate makes a number of assumptions, all of which could change based on the political, economic, and demographic environment that could impact such important components as density approvals or population growth. While the City could reach the limits of its growth potential in the year 2050, given the current efforts towards redevelopment, it is unlikely that the City's residential unit potential will be exhausted. Nevertheless, this review suggests that planning now for a growing community will help ensure resident quality of life in the future through careful planning.

⁴⁹ Source: RERI. Calculation based on the Lee County Visitors Convention Bureau for the period of 2016-2020.

Infrastructure Analysis & Capital Improvements - Implementing the Comprehensive Plan

The purpose of the following discussion is to provide an analysis of the efforts relative to the City's adopted level of service standards and implementation of its capital improvements plans.⁵⁰ The section below addresses water and sewer, recreation and open space, stormwater management, 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 a not-for-profit corporation and the primary provider of water and sewer service within the City's boundaries. The BSU system serves the urbanized area defined from

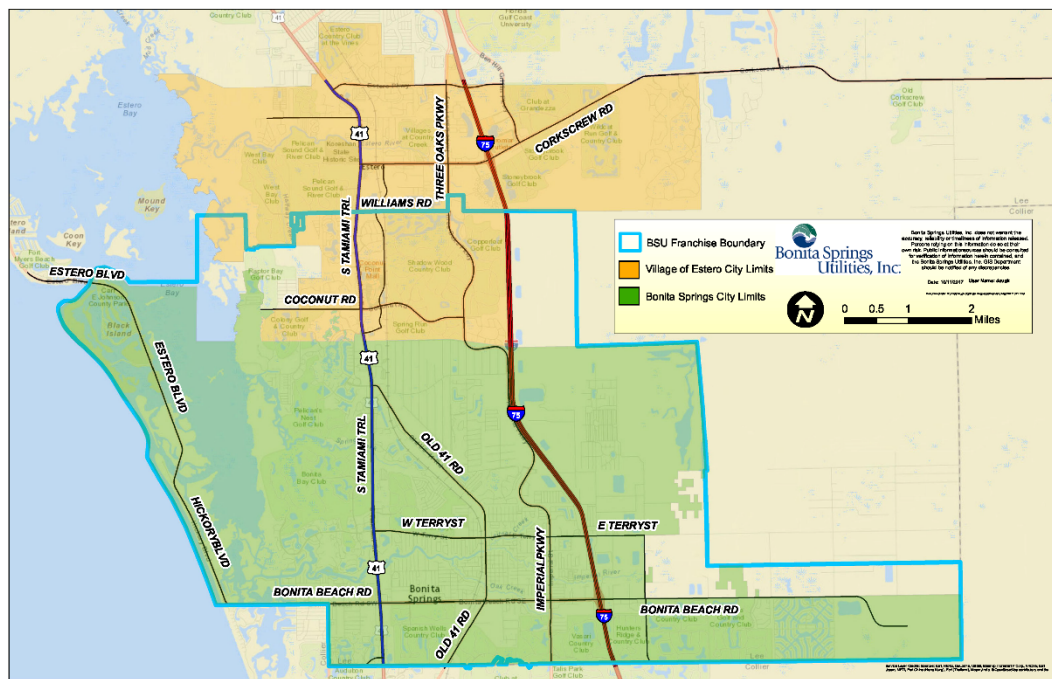


Figure 5: Bonita Springs Utilities, Inc. Boundary Map

⁵⁰ 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 163.3177(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) modified 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. As a result, Bonita Springs continues to be in compliance with current state requirements regarding this aspect of its capital improvement plans with the last 5-Year CIP annual update adopted through Ordinance 22-12 in 2022.

Williams Road on the northern boundary; south to Collier County; and from the Gulf of Mexico to the west; and east to the city limits (see Figure 5).^{51 52}

BSU services approximately 47,674 equivalent residential units⁵³ and businesses throughout a 60-square mile franchise area that includes Bonita Springs, the Village of Estero, and unincorporated Lee County. The most recent Water Supply Plan was transmitted as a Comprehensive Plan amendment in early 2020.⁵⁴ For the first time in almost 12 years, BSU increased its rate for service in 2022 to support the needs of the community.⁵⁵ The 2023 E.A.R. will assess whether the Plan will require updates to its infrastructure maps, including that specific to water supply, such as the 2014 Existing and Planned Potable Water Wells and Well Head Protection Areas that appears in Figure 3 of the Future Land Use Element of the Comprehensive Plan.

Potable Water

BSU supplies approximately 96% of the City's water needs, with Bonita Terra RV Resort providing the remaining 4%. Both systems provide potable water for both residential and non-residential uses, including that needed for firefighting.

The BSU water treatment plant uses two processes to create potable water: Lime Softening and Reverse Osmosis (RO). In 2022, BSU combined its permits for RO Treatment in the Upper Floridian Aquifer and Lime Softening in the Lower Tamiami. The current plant capacity is 17.56 MGD (million gallons per day). In 2018, the average daily flow was 10.09 MGD with the highest peak of demand reaching 12.48 MGD. The current level of service established in the Comprehensive Plan is 235 gallons per day per equivalent residential connection (ERC) or 'unit' with a minimum of 20 psi anywhere in the system. There are current plans (in 2023) to expand the Reverse Osmosis Water Treatment Plant to 4 MGD, raising capacity to 12.56 MGD and raising the total water treatment capacity to 21.56 MGD. BSU projects that in 2025 it will be able to meet the demand of 55,270 units with a maximum daily demand of 15.48 MGD. Based on consumptive use permits (CUPs) for local water providers, BSU will be able to meet potable water demands through 2035.⁵⁶

The Citrus Park RV Resort plant is classified as a community water system, providing water service from two underground wells to approximately 1,653 residential units and 3,282 people. This plant services an area south of Holly Lane to Limerock Road, and from 1st Street west to 14th Street to the east. In 2021, its treatment capacity was reported to be 0.540 MGD.⁵⁷

⁵¹ Source: Bonita Springs Utilities, Inc. Retrieved 9/26/2022 from <https://bsu.us/service-area-map/>

⁵² The 2022 Lower West Coast Water Supply Plan update was presented to the SFWMD on 12/2022. The Water Supply Plan will need to be updated within 18 months.

⁵³ Source: Bonita Springs Utilities Kim Hoskins email. Equivalent residential units can be thought of as units or homes.

⁵⁴ See Comprehensive Plan Amendment Case #CPA19-65069-BOS.

⁵⁵ <https://bsu.us/rates/>

⁵⁶ Bonita Springs Utilities. 2022. Water Supply Plan Update..

⁵⁷ Department of Environmental Protection (n.d) Basic Facility Report data for 2021 Retrieved 09/26/2022 from: <https://floridadep.gov/water/source-drinking-water/documents/basic-facility-report>

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.⁵⁸ The two plants have a combined capacity of 11 MGD. As of 2021, the average daily flow rate was 4.635 MGD and the peak flow rate was 6.860.⁵⁹ Two additional, small private package plants, Bonita Terra and Hunter's Ridge also provide wastewater service within the City.

Stormwater

The Comprehensive Plan addresses the stormwater level of service in the following policies and elements as shown on Table 10.⁶⁰

Table 10 Existing Comprehensive Plan 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.

⁵⁸ For more information on wastewater treatment at BSU, see: <https://bsu.us/water-resources/wastewater-faqs/>

⁵⁹ BSU. 2021. Annual Report. See: https://bsu.us/wp-content/uploads/2022/03/BSU_AnnualReport_2021_FINAL-no-printer-marks.pdf

⁶⁰ The LOS has not changed in the last seven years since the last E.A.R.. The E.A.R. will assess whether the LOS remains appropriate to meet the City's goals.

Element	Policy	Level of Service
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, addressed water quality in the basin encompassing the City, with particular focus on total nitrogen loading in the freshwater section of the Imperial River. It examined the Best Management Practices (BMP's) to reduce nitrogen loading. The report evaluated sixteen (16) potential BMP sites with the goal of improving water quality and reducing impairment in this critical section of the river.

There are some successful projects that the City has pursued in implementing the Phase II Stormwater Master Plan. For example, in addition to the Plan's recommendations the Florida Department of

Environmental Protection implemented new regulations in its Everglades West Coast Basin Management Action Plan (BMAP) to reduce the amount of nitrogen along the Imperial River. The City of Bonita Springs is responsible for removing 9,903 pounds of nitrogen by the year 2027. In response, the City developed the Felts Bioreactor Project, which won an environmental stewardship award. The Felts Bioreactor Project uses naturally occurring bacteria to remove nitrogen in the water before discharging into the Imperial River.⁶¹ There are plans for a larger Bioreactor Phase II project sometime in the future. The City has a goal to update their Stormwater Master Plan and will continue to incorporate water quality improvement projects.

Recently, priorities surrounding stormwater management have focused on drainage, water quality, and flood risk. The City has established a voluntary home buyout program for low-and moderate-income homes in areas of high flood risk.⁶² For example, the City has recently completed Phase II of the Pine Lake Preserve re-hydration project where connectivity was reestablished between the Imperial River and the preserve.⁶³ In addition, the Spring Creek Restoration Plan to restore hydrology, water quality, navigation, and habitat, assisted by the Southwest Florida Regional Planning Council, is in the permitting stages⁶⁴. Other recent drainage projects include E. Terry Street and Bonita Terra RV Resort, which will be adding in retention ponds to alleviate flooding.

The most recent updates to the City's Flood Hazard Reduction Ordinance 22-05 and 22-06 were made in August of 2022 and effective 11/17/2022. Updates were made to include Coastal A Zones with Coastal High Hazard Zones (Zone V) for specific guidelines regarding development and reducing flood risk. Definitions were added for accessory structures, agricultural structures, Coastal A Zones, and Limit of Moderate Wave Action (LiMWA).

The City's Capital Improvement Plan (CIP) is the mechanism through which stormwater initiatives are implemented. The CIP is prepared on a rolling basis, keeping current with opportunities and trends.

In addition to stormwater and flood reduction projects, other planning and regulatory tools create the opportunity for management. For example, stormwater review at the time of local development orders and Interconnected Channel and Pond Route (ICPR) modeling provide tools to evaluate impacts of development within the City. These two such initiatives can create the conditions for improvement through strategic planning and policy.

To reflect the growing importance of stormwater management and flood mitigation, additional optional updates to the Infrastructure Element might serve to reflect the ongoing priorities and projects identified in the City.⁶⁵

⁶¹ Taylor L & Ellison K. 2020. Quality Cities City Spotlight. P. 14

⁶² City of Bonita Springs (n.d.) Participate in the voluntary home buyout program.

https://www.cityofbonitasprings.org/services_departments/public_works/voluntary_home_buyout_program_information

⁶³ Lee County 2021. Pine Lake Preserve <https://www.leegov.com/parks/preserves/pinelake>

⁶⁴ Southwest Florida Regional Planning Council (n.d) Spring Creek Restoration Plan.

<https://www.swfrpc.org/spring-creek-restoration-plan/>

⁶⁵ More information to come for stormwater facility and ICPR modeling within the City. Also, additional information may be added referencing stormwater utility efforts and assistance with LOSOM.

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. Park systems support economic development by attracting tourists and businesses to the city.

The Bonita Springs Parks and Recreation Department is responsible for the administration of the parks and recreation programs. At present, there are 167.51 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 11 reflects the current inventory of existing parks.

Table 11: Inventory of Existing Parks

Park	Features	Acreage
Community Park	Bonita Springs Recreation Center Small Recreation Building Skate Park Outdoor Basketball/ Futsal Pavilion 9Hole Disc Golf Course Tennis Courts Baseball/Softball Complex Concession Building Community Pool Outdoor Playground Former Library	34.93
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 Areas	17.56
Riverside Park and Band Shell	Liles Hotel Artist Cottages Butterfly Garden Band Shell Boat Dock Canoe/Kayak Launch Concessionaire for Canoe/Kayak Fishing Platform Paddleboard Rentals, and Tours Picnic Areas	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

Park	Features	Acreage
Banyan Tree Park (Formerly Community Hall Property)	Open space Lee County Sheriff Substation	1.63
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 (10.08 acres) New Moon Court Entrance (.19)	16.77
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
Oak Creek Kayak Launch*	Access Trail Kayak Launch	n/a
Island Park Entry*	Access To Island Park	.15
Palm Ave Pocket Park*	Bus Stop Seating Area Art Sculpture	.50
Total Acreage		167.51
*not included in 2012 Parks Master Plan		

The 2012 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.⁶⁶ It does not establish level of service for other park types. The Comprehensive Plan does not define whether the standards for park acreage are based on the seasonal or permanent population.

The most recent 2012 Parks Master Plan Update defined two park types, community parks and regional parks. The Bonita Springs Community Park is classified as a community park. The level of service standard requires 1 acre / 1,000 residents of community park lands. Currently, there are 42.76 acres in this category.

As stated above, the adopted level of service (LOS) for regional parks is 6 acres/1,000 population. The current acreage in this category includes the 1,616-acre Lover's Key Regional Park.

Table 12 summarizes the future LOS standards by park type based on the current Comprehensive Plan and the current and projected population. Based on a current population of 55,502, the current acreage for Community Parks should be 55.5 acres, which is below the current acreage of 42.76.

Table 12: Current Acreage and LOS by Park Type

Park Type	Level of Service Standard (LOS)	Current Acreage
Community Park	1 / 1,000 residents	42.76
Regional Park	6 / 1,000 residents	1,616

⁶⁶ 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. The analysis provided above is based on the adopted Comprehensive Plan requirements.

Transportation

The City's Comprehensive Plan, Transportation Element Policy 1.1.3, 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 13 below. This does not include constrained roads or where transportation concurrency management, transportation concurrency exception areas, or long-term transportation management systems exist.

Table 13: Comprehensive Plan LOS by Roadway Type

Roadway Type	LOS
I-75	D
Freeways (non-FIHS)	D
Arterials*	E
Collectors*	E
Local roads	D
*Applies to both major and minor arterial/collector	

Other entities that are engaged in transportation planning and funding include the Florida Department of Transportation (FDOT), the Metropolitan Planning Organization (MPO) and Lee County.

FDOT

The FDOT is responsible for several major transportation routes that will have implications for the City and its planning strategies. A summary of FDOT activity and work is described below:

- US 41 at Bonita Beach Road Project Development and Environment Study (PD&E). The purpose of the study is to address congestion and projected travel demand at the intersection and immediate surrounding area. Estimated completion of study is in late 2024.^{67 68}
- Old 41 (CR 887) PD&E Study. The goal is to evaluate and document potential engineering and environmental effects of any proposed improvements needed to relieve existing congestion and accommodate future travel demand from projected population and employment growth in the area. Estimated Completion: Mid 2024.⁶⁹
- I-75 Planning and Feasibility study (I-75 South Corridor Master Plan). This study is focused on south of Collier Boulevard (SR 951) in Collier County to north of Bayshore Road (SR 78) in Lee County. The project description states that it will "evaluate strategies for the mainline and interchanges, including managed lanes, that will improve accessibility, mobility, and safety... and will analyze the existing and expected future traffic, or demand, on the interstate system. This long-range approach provides a regional perspective to identify the areas where future demand is predicted and to assist in defining the Project Development and Environment (PD&E) Study limits for the corridor. Improvements identified in this Master Plan may include widening, managed lanes, modifying interchanges, and evaluating requests for new interchanges."⁷⁰ The

⁶⁷ For more information see: <https://www.swflroads.com/project/444321-1>

⁶⁸ Please also see the City's initiatives on US 41 and Bonita Beach Road below.

⁶⁹ For more information see: <https://www.swflroads.com/project/435110-1>

⁷⁰ From <https://www.swflinterstates.com/i75-south-corridor/>

project description also states that additional goals are to preserve the operational integrity and regional functionality of I-75 and enhance emergency evacuation and response times.

- Additional projects reported are the addition of a five (5) foot sidewalk on U.S. 41 and electric vehicle planning.⁷¹

MPO

The MPO prepares the 2045 Long Range Transportation Plan (LRTP) that identifies future road needs and improvements.⁷² The 2045 LRTP included two major components in its goal to meet the dynamic mobility needs of the community through a needs plan and a cost-affordable plan. The 2045 LRTP embraced eight (8) important goals related to transportation.⁷³ These are:

- GOAL 1: Enhance the safety and security of the transportation system for both motorized and non-motorized users.
- GOAL 2: A transportation system that offers meaningful transportation choices for existing and future residents, visitors and businesses.
- GOAL 3: A transportation system that is financially feasible and uses the best available technology to improve the efficiency of the system.
- GOAL 4: A transportation system that is sensitive to the community's health and character, as well as its changing environment.
- GOAL 5: A sustainable transportation system that supports the economic competitiveness of the region.
- GOAL 6: A transportation system that manages congestion, enhances connectivity between modes and improves the resiliency and reliability of the system.
- GOAL 7: A transportation system that is coordinated through local, regional and state agencies, and encourages quality growth and sustainable land development practices.
- GOAL 8: A transportation system that supports the development and implementation of Autonomous, Connected and Mobility on Demand options for our residents and visitors.

In addition to the 2045 Long Range Transportation Plan, the MPO, in partnership with the City of Bonita Springs and the Village of Estero, recently completed the Rail-Trail Feasibility Study. This study assesses alternatives for the long term feasibility of a public multi-use trail from Alico Road (north) to Bonita Beach Road (south) and between US 41(west) and I-75 (east). The study area boundaries include Bonita Beach Road (south), Alico Road (north), US 41 (west) and I-75 (east). The proposed trail would pass through south Lee County into north Collier County through the City of Bonita Springs and the Village of Estero.⁷⁴

⁷¹ Source: Vitor Suguri, FDOT, personal communication.

⁷² The 2045 LRTP The Long Range Transportation Plan (LRTP) is a federally mandated plan that identifies a vision and addresses all transportation needs of a community over the next 20 years, with updates added every five years. The 2045 Long Range Transportation Plan (LRTP) is the latest five-year update and a multimodal plan that makes recommendations for road, bus, bike, sidewalk, and freight related projects with identified short-term and long-term strategies. For more information, see: <https://leempo.com/programs-products/long-range-transportation-plan/>

⁷³ Ibid

⁷⁴ More information can be found at: <https://leecollierrailtrail.com/>

Lee County

Lee County has responsibility for several roads and bridges in the City of Bonita Springs. These include Bonita Beach Road, SW and SE, portions of Bonita Grande Drive, Hickory Boulevard, and portions of Imperial Parkway.⁷⁵

Lee County also operates LeeTran, the transit service in the City. The Comprehensive Plan Transportation Element Map series depicts service provided to the City by LeeTran (Route 150 and 600).^{76 77} Route 600 is particularly important as a regional connection, as it connects from Bonita Springs to Collier County and links to Routes 11, 12, and 27. In addition to the fixed route, LeeTran partnered with the City to offer a pilot LeeTran ULTRA On-Demand Transit service beginning in January 2022. The On-Demand system is a curb to curb transport service. This system allows users to connect to any destination within the service area as well as with the fixed routes that access other parts of Lee County. LeeTran completed its Transit Development Plan in November 2020. As priorities change through newer initiatives, the Comprehensive Plan maps should be updated to reflect new information.

The City of Bonita Springs

The City of Bonita Springs has actively sought to embrace multimodal solutions to promote transportation access, including considerations for transit, freight, bicycle, pedestrian, and automobile. A safe, effective, and efficient multimodal system may include technological, engineering, programmatic, and planning initiatives. Since the last E.A.R. (2016) several relevant actions have been taken towards implementing a safe, effective, and efficient multimodal system. This includes the following:

- Ordinance 18-05 and 18-06. Completion of design standards and definitions to implement its “complete streets” policy into the Land Development Code.
- Ordinance 19-10. Created the Bonita Beach Road Corridor Overlay and design standards to implement the vision for the Bonita Beach Road Corridor and the two key quadrant areas that stemmed from the Bonita Beach Road Visioning Study (Toole Design Group), Quadrant Plan for Network Enhancement Alignment (McMahon and Associates), and the Bonita Beach Road Land Use Study (DPZ CoDesign).
- Ordinance 20-10. Adoption of the City of Bonita Springs Downtown Form Based Code that implemented a human scale vision for the Downtown area.



Figure 6: City of Bonita Springs West Terry Street

⁷⁵ Data collection on future County projects and initiatives is not yet complete at the writing of this interim report but will be available in the 2023 E.A.R..

⁷⁶ See the City of Bonita Springs Comprehensive Plan, Figure 4: Existing and Future Transit Routes.

⁷⁷ LeeTran indicates operation of these fixed routes during the season.

- Completion of the Logan Blvd improvements that connect Lee and Collier counties north and south, east of I-75 at Bonita Beach Rd. Intersections featured a roundabout at Logan and Bonita Beach Road, a multi-use path, pocket parks, drainage, and beautiful landscape design.
- West Terry Street Multi-Use Path. The West Terry Street Multi-Use Path features a twelve-foot, non-motorized, multi-use path on the north side of W Terry St. This project also featured a five-foot wide, on street, buffered bike lanes in both the east and west directions from Edenbridge Ct to Pine Ave.

In addition to these past projects, the City is engaged in more recent current planning initiatives that may have implications for the Comprehensive Plan. These include:

- U.S. 41 and Bonita Beach Road Intersection. In September 2022, the City selected the design consultant for the US 41 & Bonita Beach Road intersection. The project will involve new roadway design as well as intersection modification to US 41 and Bonita Beach Road. The City plans for significant coordination with Lee County Department of Transportation (LCDOT) and Florida Department of Transportation (FDOT) to ensure a successful design.
- East Terry Improvements. Leveraging a \$16.8 million dollar grant from the State of Florida for stormwater and landscaping improvements, the City will continue its work on East Terry Street from Bonita Grande Drive to Old 41 Road. Following the stormwater improvements, this project will create a landscaped bikeway, multi-use path, with native landscaping features to reduce heat islands and channel runoff.

Within the City, the culmination of these efforts should 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. However, there are additional considerations external to the City that will have an impact on its transportation and land use decisions.

Other Impacts and Implications

In addition to these initiatives noted above, there are other changes that will impact transportation and land use in the City. These include the impacts of ride share programs, vehicle electrification and charging corridors, transit mobility on demand systems, and the availability of Federal funds.

External to the City of Bonita Springs, development and roadway infrastructure will continue to impact multi-modal transportation. For example, the widening of Corkscrew Road to the north of Bonita Springs will create additional demands on I-75. Development in both Lee and Collier counties will create additional demands for transportation access to the beaches and impact north/south roadways.

Data Collection and Public Participation in the E.A.R.

Data Collection

In order to assess the current conditions in the City, there was a considerable amount of data collected over the June – December 2022 timeframe. The data collection included document review, ordinance reviews and meetings with stakeholders. The stakeholder meetings included City staff, external public agencies, and external interested parties. The purpose of the interviews was to gather background information pertaining to updates since the last E.A.R.. Table 14 lists the agencies and meetings.

Table 14: Stakeholder Interviews

Matt Feeney	City of Bonita Springs
Nicole Perino	City of Bonita Springs
Ayita Williams	City of Bonita Springs
Mike Fiigon	City of Bonita Springs
Elly McKuen	City of Bonita Springs
Lisa Roberson	City of Bonita Springs
Greg Smith	City of Bonita Springs
Sean Gibbons	City of Bonita Springs
Laura Gibson	City of Bonita Springs
Kim Hoskins	Bonita Springs Utilities
Doug Whitehead	Lee County Solid Waste
Jacqueline Heredia	Lee County School District
Donald Scott	Lee County MPO
Sandra Tapfumaneyi	Lee County Emergency Operations
Josh Goergen	SWFL Inc.
Vitor Suguri	Florida Department of Transportation
Nicole Johnson, April Olsen, and Jessica Wilson	Conservancy of Southwest Florida
Dawn Huff	Lee Tran
Doug Busbee	Lee County Department of Transportation
Steve Boutelle	Lee County Department of Natural Resources

Public Participation

Public involvement is necessary to maintain consistency with the Comprehensive Plan and ensure that planning documents reflect the vision of residents. Public involvement ensures that the process and Plans reflects community values of livability, safety, and governance. This process engaged the public and community in identifying issues that are important to the community through a variety of means detailed below.

Public Workshops. Two public workshops and a third set of open drop-in meetings for members of the public were held as part of this process. These were designed 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 June 7, 2022

and January 10, 2023.⁷⁸ The workshops had an online component where the presentation was live-streamed through the City's website and virtual comments and questions were received via email, in addition to those in person.

The process also invited the public to attend open drop in sessions on March 13 and March 14. 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, interested stakeholders, and survey participants.

Attendance at the public workshops were as follows:

- June 7, 2022 – 28 Attendees
- January 10, 2023 – 18 Attendees
- March 13 and March 14 Drop In Sessions – TBD

In addition to the meetings, an online survey was developed. The purpose of the survey was to expand the opportunities for public input, particularly for 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. 667 survey responses were collected during over a 2 ½ month period (October 31, 2022-January 13, 2023). This participation rate was higher than that received for the previous E.A.R. survey in 2015 and is a good response rate relative to similar surveys conducted throughout the region. The survey report is available in Appendix C. The survey results indicate strong preference towards walkable communities and a desire to protect the character and environment of the City.

Local Planning Agency. In addition to these general public meetings, this process engages with the Local Planning Agency (LPA). The first meeting was held on May 19, 2022 and the second was held on February 22, 2023. The LPA was presented with the E.A.R. process and a summary of the data and analysis as it appears in this E.A.R.⁷⁹

City Website. In addition to other forms of public engagement, updates, summary of public meetings, notices of public hearings, and the draft and final report of the E.A.R. were placed on the City's official website where the public can access documents.

City Council. The Bonita Springs City Council has been engaged in the E.A.R. process through formal public meetings and one-on-one meetings. Planners held one on one meetings with Council members on April 5th and April 6th 2022 and presented the E.A.R. framework in a public meeting on April 6, 2022. *City Council held its first public hearing for the E.A.R. notification letter on March 1, 2023. Following that, additional one-on-one meetings were held on March 10, 2023 and a final public hearing on March 15, 2023.*⁸⁰

⁷⁸ The second workshop was originally scheduled to take place on Thursday September 29. However, due to Hurricane Ian, the second workshop was cancelled and rescheduled in January 2023.

⁷⁹ Subsequent drafts of this E.A.R. will incorporate summary recommendations from the LPA and City Council as appropriate.

⁸⁰ These results will be updated with the results of the meetings upon completion.

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 some changes to Florida Statutes. Combined with an evolving direction of the City since its last E.A.R. these changes suggest a thorough review of the Comprehensive Plan. The purpose of the review is to determine the continued applicability of the City's goals, objectives and policies. A more detailed review of each Element is provided in Appendix B.

The following is high level summary by element organized into two subsections in a brief bulleted form consisting of (a) state-mandated amendments and (b) 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 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 strategic priorities identified by City Council. It assumes that the strategies that the City has pursued over the last several years will continue. 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, and other comments from stakeholders that were received throughout the process.

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

Appendix A provides the State Consistency Review and Appendix B offers an analysis of the goals, objectives, and policies for each element of the Comprehensive Plan.

Future Land Use Element

State-Required Amendments

- Amend certain (agricultural) future land use categories to allow for solar facilities. §163.3205 F.S. "requires that a solar facility shall be a permitted use in all agricultural land use categories in a local government comprehensive plan and all agricultural zoning districts within an unincorporated area".
- Identify future land use categories that are appropriate for floating solar facilities and amend policies to allow for their use. The City must determine where appropriate land use categories exist to accommodate §163.32051 F.S., that requires local governments to encourage floating solar facilities as appropriate use in water and land areas. Requires floating solar facility to be a permitted use in the appropriate land use categories in each local government comprehensive plan, and each local government must amend its land development regulations to promote the expanded use of floating solar facilities.

Optional Amendments

- Accessory dwelling units are allowed in residential land use categories through changes in state statute. The City may consider whether such units should carry a density allowance, or exempt

from calculations in certain appropriate land use categories. §163.31771, F.S. was amended to allow a local government to adopt an ordinance allowing accessory dwelling units to be located in any area zoned for single family residential use and removed the requirement that the ordinance be conditioned upon a finding that there is a shortage of affordable rentals within the jurisdiction. The City may identify appropriate Future Land Use categories that allow single family residential uses to reflect this change. This is influenced by changes in statute, but not required and is not marked as a state-required change.

- There remains significant residential growth potential in certain land use categories that were not designed for residential use (e.g., General Commercial). The City may consider developing strategies to ensure an appropriate mix of commercial and residential uses within t these land use categories.
- Update and revise references to current maps and documents, including name, author, and date of publication. Specifically, the FEMA FIRM Map should be updated.
- Amend language for certain policies that are now completed.
- Update density calculation tables.
- General terminology and typographical error clean up and rewriting certain policies for clarity may be useful.

General Comments

The Future Land Use Element was substantially revised in 2019 to focus on the City's goals and vision for a more compact and efficient form that promotes walkability and human-scale development. Future amendments may be desired as a way to strengthen resilience tools. For example, several policies may be considered to amend the City's pre and post disaster build back policies (in this Future Land Use Element and other Elements of the Comprehensive Plan).

Transportation Element

State-Required Amendments

- There are no changes in statute that would suggest amendments are needed to the Transportation Element

Optional Amendments

- Consider whether certain streets should be considered constrained.
- Consider whether additional quadrants should be prioritized for an increased grid network.
- Consider whether the City wishes to strengthen its multimodal vision by revising LOS standards to include bicycle, pedestrian, transit levels of service using FDOT Multimodal Quality/Level of Service Handbook published in 2023.⁸¹

⁸¹ The 2023 Multimodal Quality / Level of Service Handbook is a to enhance LOS measurements in Comprehensive Plans to include bicycle, pedestrian, and transit. See: document at: <https://www.fdot.gov/planning/systems/documents/sm/default.shtm> and https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/planning/systems/systems-management/document-repository/qlos/fdot_qlos_handbook_v6-0_clean.pdf?sfvrsn=f9f1759d_4

- Update and revise references to current maps and documents, including name, author, and date of publication. Specifically, Figure 4, Existing and Future Transit Routes does not currently reflect the LeeTran provision of service.
- General terminology and typographical error clean up and rewriting certain policies for clarity may be useful.
- Amend language for certain policies that are now completed.

General Comments

The Transportation Element was substantially revised in 2019 to focus on the City's goals and vision for integrated transportation and land use. Additional implementing actions may be appropriate, however these are not necessarily related to Comprehensive Plan amendments.

Housing Element

State-Mandated Amendments

- Update statutory references.
- Incorporate new affordable housing density provisions related to DRI developments [Pending legal review]

Optional Amendments

- Update policies to reflect current practice and procedures.
- Evaluate the Housing Trust Fund and update policies.
- Evaluate the desirability of developing an inclusionary affordable housing policy / ordinance or one focused on essential services personnel. Essential services personnel is now defined in §420.503 F.S.⁸²
- Consider incorporating locational policies for affordable housing.
- Update and revise references to current documents, including name, author, and date of publication.
- General terminology and typographical error clean up and rewriting certain policies for clarity may be useful.
- Amend language for certain policies that are now completed.

General Comments

The need for housing and affordable housing options is increasing throughout the City. There are a number of overlapping strategies that have been shown to have an effect, including inclusionary housing policies, public-private partnerships, and impact fee waivers.⁸³ To make progress on this issue, a specific focus on developing the City's housing strategy may be helpful. This may impact the Comprehensive Plan as well as other City policies.

⁸² The impacts of an inclusionary housing ordinance should also be evaluated with respect to §166.04151, F.S.

⁸³ The development of these tools should be evaluated for their legal and financial implications.

Infrastructure Element

State-Required Amendments

- Update reference to implementing agency.

Optional Amendments

- Update LOS requirements to reflect current policy as expressed in the Future Land Use Element
- Develop goals, objectives, and policies that tie infrastructure and growth in a way that urban sprawl is discouraged.
- Reflect ongoing efforts to address flooding and stormwater improvements.
- Update and revise references to current documents, including name, author, and date of publication.
- General terminology and typographical error clean up and rewriting certain policies for clarity may be useful.
- Amend language for certain policies that are now completed.

General Comments

Revisions to the Element may better support the City's growth management goals and infrastructure quality.

Conservation/Coastal Management Element

State-Required Amendments

- There are no changes in statute that would suggest amendments are needed to this Element.

Optional Amendments

- Define what is meant by the coastal area and coastal planning area.
- Consider adding policies to address important protection and conservation policies, including wetland connectivity, groundwater, soils and minerals, environmentally significant urban open space, urban forests and trees, and energy efficiency.
- Consider refocusing natural disaster risk and mitigation policies to reflect all hazards, consistent with best practices and county approach.
- Consider re-write of Conservation and Coastal Management Element to cluster policies, clarify duplicative policies, clarify language, develop coherent definitions, and address vague or confusing terminology. For example, clustering all policies that address flooding would provide a more comprehensive approach to dealing with major issues and challenges currently facing the City.
- Update and revise references to current documents, including name, author, and date of publication.
- General terminology and typographical error clean up and rewriting certain policies for clarity may be useful.
- Amend language for certain policies that are now completed.

General Comments

The Conservation and Coastal Management Element is out of date, long, and duplicative. Its focus should be updated to consider the relationship between conservation of natural and environmental resources; human and species health, welfare, and quality of life; effectiveness; and cost-efficiency. In addition, the City may need to evaluate the intergovernmental arrangements and/or review processes related to implementing the emergency management policies in this Element. An overall update and rearrangement of the Element may be desired in order to support the City and resident's goals.

Recreation and Open Space Element

State-Required Amendments

- There are no changes in statute that would suggest amendments are needed to this Element.

Optional Amendments

- Ensure consistency between Comprehensive Plan and 2012 Parks Master Plan.
- Consider expanding LOS for different park types and amenities.
- Consider revisions to update the Parks Element, considering impactful policies to support economic development through tourism and access; preservation, education, and access to environmentally significant areas; and trail network access and development.
- Update and revise references to current documents, including name, author, and date of publication.
- Amend language for certain policies that are now completed.

General Comments

The City may benefit from a general update to the Recreation and Open Space Element without a great deal of effort. This is an important element that contributes to the overall quality of life for residents and its strategies were widely supported by survey respondents.

Intergovernmental Coordination Element

State-Required Amendments

- There are no changes in statute that would suggest amendments are needed to this Element.

Optional Amendments

- Update and revise references to current partners and documents, including name, author, and date of publication.
- General terminology and typographical error clean up and rewriting certain policies for clarity may be useful.
- Amend language for certain policies that are now completed.

General Comments

The City may benefit from updating the Element to ensure that organizational partners, documents, and strategies are consistent with other parts of the Comprehensive Plan.

Capital Improvements Element

State-Required Amendments

- There are no changes in statute that would suggest amendments are needed to this Element.

Optional Amendments

- Consider amending the goal of the Capital Improvements Element to include values such as efficiency, equity, and environmentally sustainable.
- Revise LOS to be consistent with Future Land Use Element.
- Update and revise references to current partners and documents, including name, author, and date of publication.
- General terminology and typographical error clean up and rewriting certain policies for clarity may be useful.
- Amend language for certain policies that are now completed.

General Comments

While Florida Statutes have changed to address the process for imposing impact fees, the City's Impact fee provisions are largely addressed in its LDC codes. There is limited language in the Capital Improvements Element related to impact fees. The City has the option of expanding its policies regarding impact fees if it desires, including the option of providing a waiver for an impact fee for the development of affordable housing as per revisions to Florida Statutes §163.31801. These changes are not required by Florida Statutes.⁸⁴

Public Participation, Monitoring, Updating, and Evaluation Procedures Element

State-Required Amendments

- There are no changes in statute that would suggest amendments are needed to this Element.

Optional Amendments

- Revise to reflect the process for sending the E.A.R. determination letter. The Element process reflects outdated state requirements for the E.A.R.
- Update and revise references to current legislation.
- General terminology and typographical error clean up and rewriting certain policies for clarity may be useful.
- Amend language for certain policies that are now completed.

General Comments

The Public Participation, Monitoring, Updating, and Evaluation Procedures Element is out of date and not consistent with the current process for the E.A.R. While it is not technically a state-required change, it has impacts on clarity of the City's processes. The Element could also be more effective if written in such a way as to cluster and group policies.

⁸⁴ As stated above, these tools should be evaluated for their legal and financial implications.

Public School Facilities Element

State-Required Amendments

- Update for school concurrency requirements and options for proportionate-share mitigation pursuant to §163.3177 and §163.3180 (see Appendix A).

Optional Amendments

- Consider revising policies where there is a lack of clarity regarding responsibility. Specifically, the policies should not imply that the City has the responsibility or ability to enforce actions at the county level.
- Update and revise references to current legislation and current documents (name, author, and date of publication).
- General terminology and typographical error clean up and rewriting certain policies for clarity may be useful.

General Comments

The Element should be updated to clearly reflect the City's responsibilities. Some maps, tables, and provisions are no longer needed and are out of date.

Definitions

State-Required Amendments

- Update definitions as noted in Appendix A, including floating solar facilities. While the state does not specifically require the City adopt these definitions, it does require that solar facilities and floating solar facilities be addressed. This would necessitate updating the Comprehensive Plan definitions for such policy changes.

Optional Amendments

- Update additional as noted in Appendix B to better clarify goals, objectives, and policies.

General Comments

- No additional comments

Summary Observations

As a whole, the Comprehensive Plan and its goals, objectives, and policies should be integrated to support the City's overall vision as expressed in Goal 1 of the Future Land Use Element. That vision is documented in Figure 7 to remind the reader of its importance in framing all of the Elements.

The City has done impactful work in the past several years to better integrate and update the Comprehensive Plan in several key elements that most impact land use, transportation, and housing. There remain significant future opportunities to continue to ensure that the City's vision is implemented through the Plan. These opportunities are noted in optional updates.

There is an additional opportunity to create alignment between the City's goals and policies through optional updates. These represent, more or less, cleanup work where references to current processes and documents can be made more clear or accurate. These kinds of updates serve the purpose of ensuring that users of the Plan are informed of current policy and have the resources they need for compliance. In other instances, there are significant policy choices to be made in such areas as growth management, housing, transportation, and conservation.

Given that the most important role of the Comprehensive Plan is to uphold the vision of the City, a renewed effort to address changes in statute and optional updates would benefit the City and its residents. The following Appendices A and B provide the data and analysis needed to update the Comprehensive Plan to meet the requirements of state statute and to implement its vision.

Comprehensive Plan Goal 1 Vision

1. A community of human scale, one in which we can afford to live and with which we can identify as individuals.
2. A community that actively practices its appreciation of the great natural environment that has been given to us and educates new arrivals and the young about the stewardship it requires. It should be a "green" City because of its protection of the natural systems, pristine beaches and greenways, through environmental consciousness, stringent pollution controls, and recycling. Bonita Springs should be a Florida leader in the area of municipal protection of the environment.
3. A "walkable" community that is pedestrian friendly, with interconnecting sidewalks, pathways, and publicly available transit systems accessing all neighborhoods. Vehicular traffic should move easily through a continuous, attractive street system with planted medians, featuring flowering indigenous landscape and strategically placed statuary. Welcoming features should clearly announce to travelers the location of the City limits. U. S. 41 and Bonita Beach Road should be beautiful commercial parkways to be enjoyed by Bonita Springs residents as well as those traveling through the City.
4. A community with outstanding parks and recreational facilities. Parks and natural resources should be easily accessed through a continuous system of safe, shaded walkways and bicycle paths which connect homes, shopping, and workplaces. Public access to vistas of the estuary, river, and creeks should be preserved and linear parks should wind through the natural and developed areas of the City.
5. A community with a "heart", a social center. The redevelopment of the Old U. S. 41 Redevelopment area, also known as the Downtown District, into a vibrant "Old Town" hopefully will exceed all current expectations. The area, including Depot Park Square, can be a focus for both daytime and evening activity and a meeting place for families, teens, singles, and senior citizens. At this center of Bonita Spring's historic origin, there should be a unique mix of restaurants, retail shops and services, publicly sponsored activities, and entertainment, all complemented by the ambiance of the surrounding neighborhoods and the Imperial

Figure 7: The City'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. and Chapter 163, F.S.) 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 2016, when the City conducted its most recent E.A.R.

Table Key

- Changes to Chapter 163 / 187, F.S Column: Indicates the substance of the statutory change.
- Chapter 163 / 187 F.S., Citations Column: Provide the specific reference to the section / subsection of the statute.
- Changes Needed Column: Indicates where statutory changes apply relative to the City's Comprehensive Plan. Those statutory changes that do not apply to the City or its Comprehensive Plan, are denoted as "N/A". In some instances, statutory requirements may apply to the City's Land Development Code (noted where possible).
- Affected Element Column: Where requirements from statute necessitate an update in the City's Comprehensive Plan, the appropriate Element is identified. If the cell is blank and no element is noted, changes are not required.

2016: [Chapter 2016-10, section 13, Laws of Florida, effective May 10, 2016; Chapter 2016-148, sections 2-4, Laws of Florida, effective July 1, 2016]

	Changes to Chapter 187 / 163, F.S.	Chapter 163 / 187, F.S. Citations	Change needed	Affected Element
1	Deletes this obsolete subsection which required local governments to transmit comprehensive plan updates or amendments to address compatibility of lands adjacent or closely proximate to existing military installations or lands adjacent to an airport to the state land planning agency by June 30, 2012.	Section 163.3177(6)(a)11 Link to Section	N/A	
2	Modifies this section to state that a representative of a military installation is not required to file a statement of financial interest pursuant to section 112.3145, F.S., solely due to his or her service on the local government's land planning or zoning board.	Section 163.3175(7) Link to Section	N/A	

	Changes to Chapter 187 / 163, F.S.	Chapter 163 / 187, F.S. Citations	Change needed	Affected Element
3	<p>Amends section 163.3184(2)(c) to modify the language pursuant to changes in section 380.06, F.S., to require state coordinated review of plan amendments that approve DRI-sized proposed developments; no substantive change.</p> <p>Adds subsection 163.3184(5)(e)3 to provide that when an administrative law judge issues an order recommending that a plan amendment be found in compliance, the recommended order becomes the final order 90 days after issuance unless the state land planning agency issues a final order finding the amendment in compliance, refers the recommended order to the Administration Commission, or all parties consent in writing to an extension of the 90-day period.</p> <p>Amends section 163.3184(7)(d), for plan amendment challenges that are subject to mediation or expeditious resolution, to provide that when an administrative law judge issues a recommended order finding an amendment in compliance, except where the parties agree or there are exceptional circumstances, the state land planning agency must issue a final order within 45 days after issuance of a recommended order; and if the final order is not issued in 45 days, the recommended order finding the amendment in compliance becomes the final order.</p>	<p>Section 163.3184(2)(c), 163.3184(5)(e)3 163.3184(7)(d) Link to Section</p>	N/A	N/A
4	Modifies this section to reduce the minimum amount of total land area required for a sector plan from 15,000 acres to 5,000 acres.	<p>Section 163.3245(1) Link to Section</p>	N/A	

2018 [Chapter 2018-34, section 1, Laws of Florida, Effective March 19, 2018; Chapter 2018-158, section 8, Laws of Florida, Effective April 6, 2018.]⁸⁵

	Changes to Chapter 187 / 163, F.S.	Chapter 163 / 187, F.S. Citations	Change needed	Affected Element
1	Amends the definition of “development” to exclude work by electric utility providers on utility infrastructure on certain rights-of-way or corridors and the creation or termination of distribution and transmission corridors.	Sections 163.3221(4)(b)(2) and (4)(b)(8) Link to Section	Update definition	Definitions
2	Sector Plans, updated statutory cross references.	Sections 163.3245(3)(e), (3)(e)6., and (3)(e)12 Link to Section	N/A	
3	Local Government Comprehensive Planning Certification Program updated to delete references to Development of Regional Impact Review.	Sections 163.3246 (11), (12), and (14) Link to Section	N/A Possible LDC implications	N/A
4	Definitions, added a new definition of “master development plan” or “master plan” as subsection (31) and renumbered subsequent sections.	Section 163.3164 (31) Link to Section	N/A	N/A

⁸⁵ No changes were made in 2017.

2019: [Chapter 2019-3, section 31, Laws of Florida, Effective July 3, 2019; Chapter 2019-106, section 1, Laws of Florida, Effective July 1, 2019; Chapter 2019-144, section 1, Laws of Florida, Effective July 1, 2019; Chapter 2019-155, section 2, Laws of Florida, Effective July 1, 2019; Chapter 2019-157, section 1, Laws of Florida, Effective July 1, 2019; Chapter 2019-165, sections 3-7, Laws of Florida, Effective June 28, 2019]

	Changes to Chapter 187 / 163, F.S.	Chapter 163 / 187, F.S. Citations	Change needed	Affected Element
1	Required and Optional Elements of Comprehensive Plan; Studies and Surveys (Chapter 2019-3, section 31, Laws of Florida). Updated statutory reference related to affordable workforce housing within subsection (6)(f).	Section 163.3177(6)(f) Link to Section	Update statutory reference	Housing
2	Impact Fees; Short Title; Intent; Minimum Requirements; Audits; Challenges (Chapter 2019-106, section 1, Laws of Florida) <ul style="list-style-type: none"> • Revises the section's title. • Amends language of paragraphs (a) through (d) of subsection (3) to clarify the local government responsibilities related to impact fees. • Adds new paragraphs (e) through (i) to subsection (3) to amend the minimum requirements for the adoption of impact fees by specified local governments and note restrictions to the allowable uses of those impact fees. • Adds a new subsection (6), which exempts water and sewer connection fees from the Florida Impact Fee Act. 	Section 163.31801 Link to Section	No change - existing language sufficient	Capital Improvements
3	Section 163.3175, F.S., Legislative Findings on Compatibility of Development with Military Installations; Exchange of Information Between Local Governments and Military Installations (Chapter 2019-144, section 1, Laws of Florida) <ul style="list-style-type: none"> • Redesignates existing paragraphs (i) through (n) of subsection (2) as paragraphs (j) through (o). • Adds new paragraphs (i) and (p) to subsection (2) to specify additional local governments that must coordinate with certain military installations regarding the compatibility of land development. 	163.3175 Link to Section	N/A	N/A

	Changes to Chapter 187 / 163, F.S.	Chapter 163 / 187, F.S. Citations	Change needed	Affected Element
4	<p>Section 163.3209, F.S., Electric Transmission and Distribution Line Right-of-way Maintenance (Chapter 2019-155, section 2, Laws of Florida)</p> <ul style="list-style-type: none"> Removes language requiring local government approval of a property owner's request for electric utilities to perform certain right-of-way vegetation and tree maintenance. 	<p>163.3209 Link to Section</p>	N/A	N/A
5	<p>Section 163.3187, F.S., Process for Adoption of Small-Scale Comprehensive Plan Amendment (Chapter 2019-157, section 1, Laws of Florida)</p> <ul style="list-style-type: none"> Removes subsection (1)(b), which specified the cumulative annual acreage maximum of adopted small-scale comprehensive plan amendments. 	<p>163.3187 Link to Section</p>	<p>N/A Possible implications for LDC</p>	N/A
6	<p>Section 163.3167, F.S., Scope of Act (Chapter 2019-165, section 3, Laws of Florida)</p> <ul style="list-style-type: none"> Amends subsection (3) to require local governments that have adopted comprehensive plans after January 1, 2019 to incorporate into their comprehensive plans development orders that existed before the comprehensive plan's effective date. 	<p>163.3167 Link to Section</p>	N/A	N/A
7	<p>Section 163.3180, F.S., Concurrency (Chapter 2019-165, section 4, Laws of Florida)</p> <ul style="list-style-type: none"> Amends subsection (5)(i) to clarify compliance requirements for a mobility fee-based funding system. Revises subsection (6)(h)2.b. to require a local government to credit certain contributions, constructions, expansions, or payments toward any other impact fee or exaction imposed by local ordinance for public educational facilities and provides the requirements for the basis of that credit. 	<p>163.3180 Link to Section</p>	<p>No change Existing language sufficient in Capital Improvements Element Existing language is sufficient in Public School Facilities Element</p>	<p>Capital Improvements Public School Facilities</p>

	Changes to Chapter 187 / 163, F.S.	Chapter 163 / 187, F.S. Citations	Change needed	Affected Element
8	<p>(Chapter 2019-165, section 5, Laws of Florida)</p> <ul style="list-style-type: none"> • Amends subsection (3) to add minimum conditions that certain impact fees must satisfy. • Renumbers existing subsections (4) and (5) as subsections (6) and (7). • Adds a new subsection (4) to require local governments to credit against the collection of an impact fee any contribution related to public education facilities. • Adds subsection (5) so that if a local government increases its impact fee rates then the holder of impact fee credits is entitled to the full benefit of the intensity or density of the credit balance as of the date it was established and renumbers subsequent subsections. • Amends renumbered subsection (7) to provide that in certain actions, the local government has the burden of proving by a preponderance of the evidence that the imposition or amount of certain required dollar-for-dollar credits for the payment of impact fees meets certain requirements and prohibits the court from using a deferential standard for the benefit of the government. • Adds subsection (8) to authorize a local government to provide an exception or waiver for an impact fee for the development or construction of affordable housing, and in doing such is not required to use any revenues to offset the impact. • Adds subsection (9) to clarify that this section does not apply to water and sewer connection fees. 	<p>163.31801 Link to Section</p>	No change - existing language sufficient	Capital Improvements
9	<p>Section 163.3202, F.S., Land Development Regulations (Chapter 2019-165, section 6, Laws of Florida)</p> <ul style="list-style-type: none"> • Adds paragraph (j) to subsection (2) to require preexisting development orders to be incorporated into local land development regulations. 	<p>163.3202 Link to Section</p>	N/A Possible relevance to LDC	N/A

	Changes to Chapter 187 / 163, F.S.	Chapter 163 / 187, F.S. Citations	Change needed	Affected Element
10	<p>Section 163.3215, F.S., Standing to Enforce Local Comprehensive Plans Through Development Orders (Chapter 2019-165, section 7, Laws of Florida)</p> <ul style="list-style-type: none"> • Amends subsection (8)(a) to provide that either party is entitled to a certain summary procedure in certain court proceedings. • Adds subsection (8)(b) clarifying how a court may find a summary procedure does not apply. • Adds subsection (8)(c), which provides that a prevailing party in a challenge to certain development orders can be entitled to recover certain fees and costs. 	<p>163.3215 Link to Section</p>	<p>N/A Existing language does not address this and changes not needed</p>	<p>Future Land Use Element</p>

2020: [Chapter 2020-2, section 27, Laws of Florida, Effective May 18, 2020; Chapter 2020-27, sections 4 and 5, Laws of Florida, Effective July 1, 2020; Chapter 2020-58, section 1, Laws of Florida, Effective July 1, 2020; Chapter 2020-122, section 2, Laws of Florida, Effective July 1, 2020; Chapter 2020-150, section 28, Laws of Florida, Effective July 1, 2021]

	Changes to Chapter 187 / 163, F.S.	Chapter 163 / 187, F.S. Citations	Change needed	Affected Element
1	Section 163.3178, F.S., Coastal Management (Chapter 2020-2, section 27, Laws of Florida) <ul style="list-style-type: none"> Amends subsection (2)(k) to update statutory references. Revises paragraphs (b) and (c) within subsection (8) to remove outdated deadlines. 	163.3178 Link to Section	No change - existing language sufficient	Conservation and Coastal Management
2	Section 163.31771, F.S., Accessory Dwelling Units (Chapter 2020-27, section 4, Laws of Florida) <ul style="list-style-type: none"> Amends subsections (3) and (4) to allow a local government to adopt an ordinance allowing accessory dwelling units to be located in any area zoned for single family residential use and removes the requirement that the ordinance be conditioned upon a finding that there is a shortage of affordable rentals within the jurisdiction. 	163.3177 Link to Section	N/A Optional (not required by law) to allow accessory dwelling units in any area zoned for single-family residential use	Future Land Use Definitions
3	Section 163.31801, F.S., Impact Fees; Short Title; Intent; Minimum Requirements; Audits; Challenges (Chapter 2020-27, section 5, Laws of Florida) <ul style="list-style-type: none"> Adds subsection (10) and supporting paragraphs (a) through (e) to address the data on impact fee charges that must be reported in an annual financial report by a county, municipality, or special district. 	163.31801 Link to Section	No change - existing language sufficient	Capital Improvements

	Changes to Chapter 187 / 163, F.S.	Chapter 163 / 187, F.S. Citations	Change needed	Affected Element
4	<p>Section 163.31801, F.S., Impact Fees; Short Title; Intent; Minimum Requirements; Audits, Challenges (Chapter 2020-58, section 1, Laws of Florida)</p> <ul style="list-style-type: none"> • Amends subsection (3)(d) to specify that a new or increased impact fee may not be charged to current or pending permit applications submitted before the effective date of an ordinance or resolution imposing such an impact fee unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant. • Amends subsection (4) to clarify that a local government must provide credit against the collection of an impact fee of any contribution related to public education facilities regardless of any charter provision, comprehensive plan policy, ordinance, or resolution. • Renumbers existing subsections (8) and (9) as subsections (9) and (10). • Adds a new subsection (8) that sets forth the provisions by which impact fee credits are assignable and transferable and renumbers subsequent subsections. 	<p>163.31801 Link to Section</p>	No change - existing language sufficient	Capital Improvements
5	<p>Section 163.3168, F.S., Planning Innovations and Technical Assistance (Chapter 2020-122, section 2, Laws of Florida)</p> <ul style="list-style-type: none"> • Adds subsection (4) providing guidance to the state land planning agency when selecting applications for technical assistance funding to give preference to counties with a population of 200,000 or less, and to municipalities located within such counties, in determining whether the area in and around a proposed multiuse corridor interchange as described in section 338.2278, F.S., contains appropriate land uses and protections and aiding in amending a comprehensive plan to provide such appropriate land uses and protections. 	<p>163.3168 Link to Section</p>	N/A	N/A
6	<p>Section 163.3180, F.S., Concurrency (Chapter 2020-150, section 28, Laws of Florida)</p> <ul style="list-style-type: none"> • Amends subsection (2) to alter the governmental entity that approves onsite sewage treatment and disposal systems from the Department of Health to the Department of Environmental Protection. 	<p>163.3180 Link to Section</p>	Amend approval agency	Infrastructure

2021: [Chapter 2021-7, sections 6 and 7, Laws of Florida, Effective July 1, 2021; Chapter 2021-63, section 1, Laws of Florida, Effective June 4, 2021; Chapter 2021-161, section 1, Laws of Florida, Effective July 1, 2021; Chapter 2021-178, section 1, Laws of Florida, Effective July 1, 2021; Chapter 2021-186, section 1, Laws of Florida, Effective July 1, 2021; Chapter 2021-195, sections 1-3, Laws of Florida, Effective July 1, 2021; Chapter 2021-201, section 1, Laws of Florida, Effective July 1, 2021; Chapter 2021-206, sections 1 and 3, Laws of Florida, Effective July 1, 2021]

	Changes to Chapter 187 / 163, F.S.	Chapter 163 / 187, F.S. Citations	Change needed	Affected Element
1	Section 163.3162, F.S., Agricultural Lands and Practices, (Chapter 2021-7, section 6, Laws of Florida) <ul style="list-style-type: none"> • Reenacts subsection (2)(b) to provide a definition for “Farm operation.” 	163.3162 Link to Section	N/A	N/A
2	Section 163.3163, F.S., Applications for Development Permits; Disclosure and Acknowledgement of Contiguous Sustainable Agricultural Land, (Chapter 2021-7, section 7, Laws of Florida) <ul style="list-style-type: none"> • Reenacts subsection (3)(b) to provide a definition for “Farm operation.” 	163.3163 Link to Section	N/A	N/A
3	Section 163.31801, F.S., Impact Fees; Short Title; Intent; Minimum Requirements; Audits; Challenges, (Chapter 2021-63, section 1, Laws of Florida) <ul style="list-style-type: none"> • Adds a new subsection (3) to define “Infrastructure” and “Public facilities.” • Renumbers existing subsections (3) through (11) and rewords existing subsections (3), (5), (6), (8), and (11) for clarity. • Amends existing subsection (4) to provide additional regulations pertaining to impact fee credits. • Adds a new subsection (6), which prescribes the circumstances under which impact fees may be increased, sets forth limitations on those fee increases, and notes that this section applies retroactively to January 1, 2021. 	163.31801 Link to Section	No change - existing language sufficient in Capital Improvements Element Changes suggested in Definitions Land Development Code implications	Capital Improvements Definitions

	Changes to Chapter 187 / 163, F.S.	Chapter 163 / 187, F.S. Citations	Change needed	Affected Element
4	<p>Section 163.3168, F.S., Planning Innovations and Technical Assistance (Chapter 2021-161, section 1, Laws of Florida; and Chapter 2021-186, section 1, Laws of Florida)</p> <ul style="list-style-type: none"> Repeals existing subsection (4) that directed the state land planning agency to give preference when selecting applications for funding for technical assistance to counties with a population of 200,000 or less, and to municipalities within those counties, for assistance in determining whether the area in and around a proposed multiuse corridor interchange contains appropriate land uses and natural resource protections and amending a comprehensive plan to provide for such land uses and protections. 	<p>163.3168 Link to Section</p>	N/A	N/A
5	<p>Section 163.3205, F.S., Solar Facility Approval Process, (Chapter 2021-178, section 1, Laws of Florida)</p> <ul style="list-style-type: none"> Creates section 163.3205, F.S., which applies to sites that are subject to an application to construct a solar facility submitted to a local government on, or after, July 1, 2021, to encourage renewable solar electrical generation, define “solar facility”, and set forth an allowance for solar facilities in all agricultural land use categories in a local government comprehensive plan and all agricultural zoning districts in an unincorporated area. 	<p>163.3205 Link to Section</p>	Implications for DRGR and Agricultural FLU Categories and LDC regulations – Changes needed	Future Land Use Definitions
6	<p>Section 163.3167, F.S., Scope of Act (Chapter 2021-195, section 1, Laws of Florida)</p> <ul style="list-style-type: none"> Amends subsection (3) to clarify that requirements pertaining to development orders and their incorporation and interaction with comprehensive plans are specifically related to plans for municipalities incorporated after January 1, 2016. 	<p>163.3167 Link to Section</p>	N/A Element does not address this; existing language sufficient	Future Land Use
7	<p>Section 163.3177, F.S., Required and Optional Elements of Comprehensive Plan; Studies and Surveys (Chapter 2021-195, section 2, Laws of Florida)</p> <ul style="list-style-type: none"> Adds subsection (6)(i) which requires each local government to include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decisionmaking. The statute also provides a statement of rights local governments may adopt in order to meet these requirements. 	<p>163.3177 Link to Section</p>	No change - existing language sufficient New element adopted in 2021	Property Rights

	Changes to Chapter 187 / 163, F.S.	Chapter 163 / 187, F.S. Citations	Change needed	Affected Element
8	<p>Section 163.3237, F.S., Amendment or Cancellation of a Development Agreement (Chapter 2021-195, section 3, Laws of Florida)</p> <ul style="list-style-type: none"> Amends section to allow a party to a development agreement and a local government to amend or cancel a development agreement without consent of other affected property owners unless the amendment or cancellation will modify the allowable uses or entitlements on such owner's property. 	<p>163.3237 Link to Section</p>	No change - existing language sufficient	Infrastructure
9	<p>Section 163.3202, F.S., Land Development Regulations (Chapter 2021-201, section 1, Laws of Florida)</p> <ul style="list-style-type: none"> Adds new subsection (5) to specify that land development regulations relating to building design elements may not be applied to a single-family or two-family dwelling except under certain listed conditions. 	<p>163.3202 Link to Section</p>	N/A Regulations set forth in Land Development Code	N/A
10	<p>Section 163.3167, F.S., Scope of Act (Chapter 2021-206, section 1, Laws of Florida)</p> <ul style="list-style-type: none"> Revises subsection (5) to allow landowners with a development order approved before the municipality was incorporated to abandon said development order and develop the order's vested density and intensity as long as the vested uses, density, and intensity are consistent with the municipality's comprehensive plan and all existing concurrency obligations in the development order remain in effect. 	<p>163.3167 Link to Section</p>	Element does not address this; existing language sufficient [Pending Legal Review]	Future Land Use
11	<p>Section 163.3187, F.S., Process for Adoption of Small-Scale Comprehensive Plan Amendment (Chapter 2021-206, section 3, Laws of Florida)</p> <ul style="list-style-type: none"> Amends subsection (1)(a) to increase the small-scale development amendment limit to 50 acres or fewer. Revises subsection (3) pertaining to small-scale development amendments for sites within a rural area of opportunity to allow a 100 percent increase to the 50-acre acreage limit now included in subsection (1)(a). 	<p>163.3187 Link to Section</p>	N/A	N/A

2022: [Chapter 2022-83, section 1, Laws of Florida, Effective July 1, 2022; Chapter 2022-122, section 1, Laws of Florida, Effective July 1, 2022; Chapter 2022-183, section 5, Laws of Florida, Effective July 1, 2022; Chapter 2022-204, section 2, Laws of Florida, Effective July 1, 2022]

	Changes to Chapter 187 / 163, F.S.	Chapter 163 / 187, F.S. Citations	Change needed	Affected Element
1	Creates 163.32051, which provides legislative findings regarding floating solar facilities. <ul style="list-style-type: none"> Defines the term “floating solar facility.” Requires a floating solar facility to be a permitted use in the appropriate land use categories and requires local governments to amend their land development regulations to promote expanded uses of floating solar facilities. Authorizes a county or municipality to specify buffer and landscaping requirements, which may not exceed the requirements for similar uses involving the construction of other solar facilities permitted in agricultural land use categories and zoning districts. Provides exceptions to the construction of floating solar facilities in an Everglades Agricultural Area reservoir project if it is determined to have negative impacts on the project. 	163.32051 Link to Section	Changes needed. Amendments to future land use categories. Identify and define the appropriate land use categories applicable to floating solar facilities.	Future Land Use Definitions
2	Amends subsection (6)(h)2. to revise provisions specifying when school concurrency is deemed satisfied. <ul style="list-style-type: none"> Requires the district school board to notify the local government that capacity is available for development within 30 days after receipt of the developer’s legally binding commitment. Specifies that any proportionate-share mitigation directed toward a school capacity improvement not identified in the 5-year school board educational facilities plan must be set aside and not spent until such an improvement has been identified. 	Section 163.3180 Link to Section	Amendment needed to allow for proportionate-share mitigation pursuant to 163.3180	Public School Facilities
3	Amends paragraph (n) subsection (2) to update two military base names to Patrick Space Force Base and Cape Canaveral Space Force Station, associated with Brevard County and Satellite Beach.	Section 163.3175, F.S. Link to Section	N/A	N/A
4	Reenacts Subsections (2)(k), (5), and (6) to incorporate the amendment made to Section 311.09 by Chapter 2022-204, Laws of Florida, adding Putnam County to the Florida Seaport Transportation and Economic Development Council.	163.3178, F.S., Link to Section	N/A	N/A

Appendix B: Policy Review and Recommendations

Table 15 Appendix B Future Land Use Element Policy Review

Future Land Use Element Link to Element	Recommendation	No Change	State Required	Optional
Goal 1	<ul style="list-style-type: none"> No comment 	X		
Objective 1.1	<ul style="list-style-type: none"> No comment 	X		
Policy 1.1.1	<ul style="list-style-type: none"> Pending Legal Review Legislation revised subsection 163.3167 (5) to allow landowners with a development order approved before the municipality was incorporated to abandon said development order and develop the order's vested density and intensity as long as the vested uses, density, and intensity are consistent with the municipality's comprehensive plan and all existing concurrency obligations in the development order remain in effect. 		X	
Policy 1.1.2	<ul style="list-style-type: none"> Consider adding Density Table to summarize all future land use categories, not solely those that allow bonus density. Update/Revise Maximum Density Per Land Use and Maximum Density the Bonus Density Table and Density Transfer - Wetlands to Uplands Per Upland Acre Table to create consistency with land use category titles that appear elsewhere in the Plan. Update/Revise Policy 1.1.2(b)(4)e to ensure proper reference to Florida DEP document, which is now titled Storm Surge Zone Atlas. Update/Revise Policy 1.1.2(c) referencing wetlands map to "Figure 4 Wetlands, Seagrass Beds, and Water Bodies." 			X
Policy 1.1.3	<ul style="list-style-type: none"> No comment 	X		
Policy 1.1.4	<ul style="list-style-type: none"> No comment 	X		
Policy 1.1.4.1	<ul style="list-style-type: none"> No comment 	X		
Policy 1.1.4.2	<ul style="list-style-type: none"> Consider whether Estate Residential FLU is appropriate for solar or floating solar facilities 		X	
Policy 1.1.5	<ul style="list-style-type: none"> No comment 	X		
Policy 1.1.6	<ul style="list-style-type: none"> No comment 	X		

Future Land Use Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.1.7	<ul style="list-style-type: none"> No comment 	X		
Policy 1.1.8	<ul style="list-style-type: none"> No comment 	X		
Policy 1.1.8.1	<ul style="list-style-type: none"> No comment 	X		
Policy 1.1.9	<ul style="list-style-type: none"> No comment 	X		
Policy 1.1.10	<ul style="list-style-type: none"> No comment 	X		
Policy 1.1.10.1	<ul style="list-style-type: none"> Edit 1.1.10(4)(c) to accurately reflect land use category name (Urban Fringe Community District) Consider updating /revising 1.1.10.4(f)(ii) reference to Grades and Standards for Nursery Plants 1973, and Grades and Standards for Nursery Plants, Part II, Florida Department of Agriculture and Consumer Services, Tallahassee to reflect most recent publication. The most current document is now on its 6th Edition as of 2022. Alternatively, add language referencing document, “as subsequently amended” 			X
Policy 1.1.10.2	<ul style="list-style-type: none"> No comment 	X		
Policy 1.1.10.3	<ul style="list-style-type: none"> Consider whether specific annexed areas should be summarized in this or another sub-policy 			X
Policy 1.1.11	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.12	<ul style="list-style-type: none"> Consider strategies to achieve meaningful mixed use functionality 			X
Policy 1.1.13	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.14	<ul style="list-style-type: none"> Consider creating consistency in how density is expressed (other policies describe maximum residential density first (including bonus) and later describes maximum density without bonus; this policy describes residential density and then adds bonus Consider strategies to ensure appropriate balance between commercial and residential uses 			X

Future Land Use Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.1.15	<ul style="list-style-type: none"> Consider whether minimum percentages of commercial would better ensure that long term commercial demand is met Consider policies related to transportation accessibility and connectivity between developments or projects. Consider whether Interchange Commercial FLU is appropriate for solar or floating solar facilities as per statute change in Appendix A 		X	X
Policy 1.1.16	<ul style="list-style-type: none"> Consider strategies to ensure appropriate balance of non-residential and residential uses Consider whether Industrial FLU is appropriate for solar or floating solar facilities as per statute change in Appendix A 		X	X
Policy 1.1.17	<ul style="list-style-type: none"> Consider whether Recreation FLU is appropriate for solar or floating solar facilities as per statute change in Appendix A Consider including non-residential F.A.R. as appropriate 		X	
Policy 1.1.18	<ul style="list-style-type: none"> Consider whether some projects within the Public and Semi-Public FLU is appropriate for mixed use with public-private partnerships. Consider whether Public and Semi-Public FLU is appropriate for solar or floating solar facilities as per statute change in Appendix A Consider including non-residential F.A.R. as appropriate 		X	X
Policy 1.1.19	<ul style="list-style-type: none"> Consider whether privately-owned conservation lands in addition to public lands should be referenced 			X
Policy 1.1.20	<ul style="list-style-type: none"> Consider whether Resource Protection FLU is appropriate for solar or floating solar facilities as per statute change in Appendix A 		X	
Policy 1.1.21	<ul style="list-style-type: none"> Amend to reflect solar facility as an allowable use as per statute change in Appendix A Consider whether DRGR FLU is appropriate for solar or floating solar facilities as per statute change in Appendix A Consider including non-residential F.A.R. as appropriate 		X	
Policy 1.1.22	<ul style="list-style-type: none"> If desired, the City may develop an objective regarding protection of established neighborhoods; to which this policy and others may be moved and included 			X
Policy 1.1.23	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.24	<ul style="list-style-type: none"> Consider revising to better reflect strategies that have the effect of reducing strip commercial development. 			X

Future Land Use Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.1.25	<ul style="list-style-type: none"> Consider reframing to remove language referring the development of LDC regulations (already completed) and focus on the policies of compatibility, sprawl reduction, and neighborhood protection Consider re-evaluating parcel-based open space requirements and focus on sprawl reduction strategies that also consider adjoining properties 			X
Policy 1.1.26	<ul style="list-style-type: none"> Amend to reflect solar facility as an allowable use Consider whether Rural Agriculture Overlay District is appropriate for solar or floating solar facilities 		X	X
Policy 1.1.27	<ul style="list-style-type: none"> [Pending Legal Review] Consider extent to which Conservation Fringe is considered an agricultural land use category and amend to reflect solar facility as an allowable use if deemed agricultural as per statute change in Appendix A Consider whether Conservation Fringe FLU is appropriate for solar or floating solar facilities as per statute change in Appendix A 		X	X
Policy 1.1.28	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.29	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.2	<ul style="list-style-type: none"> Consider revising Objective 1.2 (f) referring to the development of a Form Based Code. Obj 1.2(f) has been completed 			X
Policy 1.2.1	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.3.1	<ul style="list-style-type: none"> Consider whether the City wishes to prepare an Urban Design/Community Design Element as suggested by the Policy 1.3.1. If not, remove / delete 			X
Policy 1.3.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.3.3	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.4.1	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.5	<ul style="list-style-type: none"> Post-Disaster redevelopment. Consider strengthening objective to encourage high standards for flood and wind resistance while requiring minimum standards be met. E.g., replace 'showcasing' with 'encourage' and replace meeting 'stricter' standards with 'current requirements' 			X

Future Land Use Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.5.1	• No Comment (see note in the conclusion of this Future Land Use review)	X		
Objective 1.6	• No Comment (see note in the conclusion of this Future Land Use review)	X		
Objective 1.7	• No Comment	X		
Policy 1.7.1	• No Comment	X		
Policy 1.7.2	• No Comment	X		
Policy 1.7.3	• Update or remove based on current policy and practice			X
Policy 1.7.4	• Update or remove based on current policy and practice			X
Policy 1.7.5	• No Comment	X		
Policy 1.7.6	• Consider updating to reflect current map names and references in the Comprehensive Plan. E.g., Evaluated wetlands appear in the current Figure 4 Wetlands, Seagrass Beds, and Water Bodies map of the FLUE and there is no Vegetation and Habitats Map in the Conservation/Coastal Management Element			X
Policy 1.7.7	• No Comment	X		
Policy 1.7.8	• No Comment	X		
Policy 1.7.9	• No Comment	X		
Policy 1.7.10	• No Comment	X		
Policy 1.7.11	• Consider updating language to reflect current plans and programs as completed. For example, The City will maintain a signage program to identify appropriate historic and prehistoric resources”; replacing the word ‘begin’.			X
Objective 1.8	• No Comment	X		
Policy 1.8.1	• No Comment	X		
Policy 1.8.2	• No Comment	X		
Policy 1.8.3	• No Comment	X		
Objective 1.9	• Revise to reflect updated document name and author. Now titled, “2022 Joint Local Mitigation Strategy”			X

Future Land Use Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.9.1	<ul style="list-style-type: none"> Revise to reflect updated document name and author. Now titled, “2022 Joint Local Mitigation Strategy” 			X
Policy 1.9.2	<ul style="list-style-type: none"> Revise to reflect the current title of the flood ordinance. Now Flood Hazard Reduction Ordinance 			X
Objective 1.10	<ul style="list-style-type: none"> Pending Legal Review - This policy is vague and it is not specific as to what “any appropriate resource planning and management plan” would be. Clarify and/or delete. 			X
Policy 1.10.1	<ul style="list-style-type: none"> Pending Legal Review – Same as above. 			X
Objective 1.11	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.11.1	<ul style="list-style-type: none"> Revise 1.11.1 (h) to not imply that concurrency (availability of facilities) standards apply to parks and transportation 			X
Objective 1.12	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.12.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.12.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.12.2	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.13	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.13.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.13.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.13.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.13.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.13.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.13.6	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.14	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.14.1	<ul style="list-style-type: none"> Consider relocating closer to Policy 1.1.21 or 1.7 			X
Policy 1.14.2	<ul style="list-style-type: none"> No Comment 	X		

Future Land Use Element Link to Element	Recommendation	No Change	State Required	Optional
Objective 1.15	<ul style="list-style-type: none"> Consider expanding policy to reference legislative intent to encourage solar and floating solar facilities; may also reference solar facility use in certain land use categories 			
Policy 1.15.1	<ul style="list-style-type: none"> Revise to reflection LDC adoption; e.g., “The City will continue to monitor the effectiveness of its site lighting ordinances and amend as needed.” 			X
Policy 1.15.2	<ul style="list-style-type: none"> Revise to reflection LDC adoption; e.g., “The City will continue to monitor the effectiveness of its green building ordinances and amend as needed.” 			X
Objective 1.16	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.16.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.16.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.16.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.16.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.16.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.16.6	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.17	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.17.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.17.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.17.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.17.4	<ul style="list-style-type: none"> Revise and update reference to publication. It is not clear that this publication still is in effect 			X
Administrative Section	<ul style="list-style-type: none"> No Comment 	X		
Figure 1 Future Land Use Map 2040	<ul style="list-style-type: none"> No Comment 	X		
Figure 2 Downtown District	<ul style="list-style-type: none"> No Comment 	X		
Figure 3 Existing and Planned Potable Water Wells and Well head Protection Areas	<ul style="list-style-type: none"> Update if new map is available 			X
Figure 4 Wetlands, Seagrass Beds, and Water Bodies	<ul style="list-style-type: none"> No Comment 	X		

Future Land Use Element Link to Element	Recommendation	No Change	State Required	Optional
Figure 5 Soil Associations	<ul style="list-style-type: none"> No Comment 	X		
Figure 6 Floodzones/ Floodplains	<ul style="list-style-type: none"> Update – new map available 			X
Figure 7 Coastal Management Area (CM)	<ul style="list-style-type: none"> No Comment 	X		
Figure 8 Historic Structures	<ul style="list-style-type: none"> No Comment 	X		
Figure 9 Coastal High Hazard Area	<ul style="list-style-type: none"> No Comment 	X		
<i>Throughout</i>	<ul style="list-style-type: none"> §163.31771, F.S. was amended to allow a local government to adopt an ordinance allowing accessory dwelling units to be located in any area zoned for single family residential use and removed the requirement that the ordinance be conditioned upon a finding that there is a shortage of affordable rentals within the jurisdiction. Optionally, the City may identify appropriate Future Land Use categories that allow single family residential uses to reflect this change. This is influenced by changes in statute, but not required. 			X
<i>Throughout</i>	<ul style="list-style-type: none"> City must determine where appropriate land use categories exist to accommodate 163.32051 F.S., that requires local governments to encourage floating solar facilities as appropriate use in water and land areas. Requires floating solar facility to be a permitted use in the appropriate land use categories in each local government comprehensive plan, and each local government must amend its land development regulations to promote the expanded use of floating solar facilities. 		X	
<i>Throughout</i>	<ul style="list-style-type: none"> Consider engaging in a larger discussion regarding how the City wishes to approach resilience policy and strategies. Several policies may be added to adjust the City’s approach to pre and post build back (in this Future Land Use Element and other Elements of the Comprehensive Plan). 			X

Table 16 Appendix B Transportation Element Policy Review

Transportation Element Link to Element	Recommendation	No Change	State Required	Optional
Goal 1	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.1	<ul style="list-style-type: none"> Consider updating the reference to the year 2040 			X
Policy 1.1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.2	<ul style="list-style-type: none"> Update Reference to the Lee County MPO's 2040 Financial Feasibly LRTP to 2045. Or, simply state, "The most currently adopted Lee County MPO's Financially Feasible Long Range Transportation Plan series is hereby incorporated as" 			X
Policy 1.1.3	<ul style="list-style-type: none"> To strengthen the City's vision, consider revising LOS to include bicycle, pedestrian, transit levels of service using FDOT Multimodal Quality/Level of Service Handbook published in 2023 			X
Policy 1.1.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.6	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.7	<ul style="list-style-type: none"> Consider adding Logan Boulevard to the list of constrained roadways Revise definition of constrained facility to be consistent with policy 			X
Policy 1.1.8	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.9	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.10	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.11	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.12	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.13	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.2	<ul style="list-style-type: none"> Consider adding accessibility, as in "The City shall increase accessibility and mobility for all modes of travel..." 			X
Policy 1.2.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.3	<ul style="list-style-type: none"> No Comment 	X		

Transportation Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.2.4	<ul style="list-style-type: none"> Consider revising to clarify intent of this policy. The language is vague regarding what is meant by “issues and problems with current transportation concurrency practices”. 			X
Policy 1.2.5	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.3.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.3.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.3.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.3.4	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.4.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.4.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.4.3	<ul style="list-style-type: none"> Consider revising to state, "The City will continue to implement the streetscape plan..." 			X
Policy 1.4.4	<ul style="list-style-type: none"> Revise typo - Imperial Street to Imperial Parkway Consider whether there are updated gateways that the City would like to prioritize for aesthetics Incorporate recommendations from Stantec Wayfinding Project findings 			X
Objective 1.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.6	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.7	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.8	<ul style="list-style-type: none"> No Comment 	X		

Transportation Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.5.9	<ul style="list-style-type: none"> Consider updating to most current LRTP of Lee County MPO if available (now 2045). 			X
Objective 1.6	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.6.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.6.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.6.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.6.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.6.5	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.7	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.7.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.7.2	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.8	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.8.1	<ul style="list-style-type: none"> Policy is somewhat duplicative of 1.6.4 of the Transportation Element. Objective 1.8 and 1.6 may be combined to avoid duplication 			X
Objective 1.9	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.9.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.9.2	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.10	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.10.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.10.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.10.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.10.4	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.11	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.11.1	<ul style="list-style-type: none"> No Comment 	X		
Goal 2	<ul style="list-style-type: none"> No Comment 	X		

Transportation Element Link to Element	Recommendation	No Change	State Required	Optional
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		
Policy 2.1.4	• No Comment	X		
Policy 2.1.5	• No Comment	X		
Policy 2.1.6	• No Comment	X		
Policy 2.1.7	• No Comment	X		
Objective 2.2	• No Comment	X		
Policy 2.2.1	• No Comment	X		
Policy 2.2.2	• No Comment	X		
Policy 2.2.3	• No Comment	X		
Policy 2.2.4	• No Comment	X		
Policy 2.2.5	• No Comment	X		
Policy 2.2.6	• No Comment	X		
Objective 2.3	• No Comment	X		
Policy 2.3.1	• No Comment	X		
Policy 2.3.2	• No Comment	X		
Objective 2.4	• No Comment	X		
Policy 2.4.1	• No Comment			X
Policy 2.4.2	• No Comment			X
Policy 2.4.3	• No Comment			X

Transportation Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 2.5.1	<ul style="list-style-type: none"> Policy completed. Consider revising to state, “Maintain and update the adopted Bonita Beach Road Corridor Network Zones Map as part of the City’s future transportation system.” 			X
Policy 2.5.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 2.5.3	<ul style="list-style-type: none"> No Comment 	X		
Map Figure 1 Future Road System Functional Classification	<ul style="list-style-type: none"> No Comment 	X		
Map Figure 2 Future Road System Maintenance Responsibility	<ul style="list-style-type: none"> No Comment 	X		
Map Figure 3 City of Bonita Springs Long Range Transportation Plan	<ul style="list-style-type: none"> Consider updating to reflect 2045 LRTP 			X
Map Figure 4 Existing and Future Transit routes	<ul style="list-style-type: none"> Consider updating to most recent Lee Tran maps, as mobility on demand (MOD) has changed the Lee County approach to transit. Note that this is not technically an 2023 EAR-based requirement, but would make the Comprehensive Plan consistent with §168.3177, F.S. 		X	
Map Figure 5 Long Range Bicycle/ Pedestrian Master Plan	<ul style="list-style-type: none"> No Comment 	X		
Map Figure 6 CSX/Seminole Gulf Rail Corridor	<ul style="list-style-type: none"> No Comment 	X		
Map Figure 7 Network Zone Map	<ul style="list-style-type: none"> No Comment 	X		
Map Bonita Beach Road Quadrant Map	<ul style="list-style-type: none"> No Comment 			X

Table 17 Appendix B Housing Element Policy Review

Housing Element Link to Element	Recommendation	No Change	State Required	Optional
Goal 1	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.1	<ul style="list-style-type: none"> Change Statutory reference to 380.0651(1)(h) for definition of workforce housing and affordable workforce housing 		X	
Policy 1.1.1	<ul style="list-style-type: none"> Consider clarifying the planning period term to 10 years as stated in policy 1.1.3 			X
Policy 1.1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.5	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.2	<ul style="list-style-type: none"> Update and set new target if desired Define the planning period as 10 years Amend typographical error (...”improve the structure <u>and</u> aesthetic condition...”) Clarify what is meant by 'improving' structural and aesthetic qualities Evaluate improvements and update to reflect current plans 			X
Policy 1.2.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.6	<ul style="list-style-type: none"> Evaluate improvements and update to reflect current plans 			X
Policy 1.2.7	<ul style="list-style-type: none"> No Comment 	X		

Housing Element Link to Element	Recommendation	No Change	State Required	Optional
Objective 1.3	<ul style="list-style-type: none"> Define the planning period Define 'lower income' or revise to specific meaning Consider including energy efficiency/conservation as part of affordable housing Re-consider targets of percentage of households identified as being of lower income 			X
Policy 1.3.1	<ul style="list-style-type: none"> Department of Community Affairs no longer exists. Reference needs to be updated Consider revising policy to reflect the desire for Shimberg Center to partner on an affordable housing needs study (rather than a housing needs assessment) 			X
Policy 1.3.2	<ul style="list-style-type: none"> Pending Legal Review. Language in 380.0651(1)(h) seems to indicate that developers can get 50% more density as long as 15% of that is affordable. While this appears to affect DRI's alone, it would impact maximum density tables in the Housing and Future Land Use Elements. Alternatively, include a policy that would address exceptions Policy 1.3.2(c) refers to a housing trust fund that may require additional implementation tools 		X	
Policy 1.3.3	<ul style="list-style-type: none"> Revise outdated statutory reference to the current 380.0651(1)(h) Consider formatting issues - remove bullet points and use numbers to maintain consistency. 		X	
Policy 1.3.4	<ul style="list-style-type: none"> Amend language to current policy and practice 			X
Policy 1.3.5	<ul style="list-style-type: none"> Amend language to current policy and practice 			X
Policy 1.3.6	<ul style="list-style-type: none"> Add locational considerations as being in close proximity to multi-modal transportation facilities with the goal of increasing accessibility to jobs and services Add locational considerations with the goal of increasing energy efficiency Policy 1.3.6 (4)(c) is ambiguous. Revise to say, "affordable housing locations will be dispersed around the city to prevent discrimination". 			X
Policy 1.3.6.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.3.7	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.3.8	<ul style="list-style-type: none"> Consider revising to state, "support increased density for dormitory housing for single workers through the Land Development Code." 			X

Housing Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.3.9	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.3.10	<ul style="list-style-type: none"> Consider moving under Policy 1.3.5 as an additional strategy 			X
Policy 1.3.11	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.4.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.4.2	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.1	<ul style="list-style-type: none"> Consider revising policy to state, “the City shall work with the City “Historic Preservation” Board to support historic preservation within its municipal boundaries 			X
Policy 1.5.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.6	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.7	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.8	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.9	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.6	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.6.1	<ul style="list-style-type: none"> Consider removing. This policy duplicates Policy 1.2.1 of the Housing Element 			X
Policy 1.6.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.6.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.6.4	<ul style="list-style-type: none"> No Comment 	X		

Housing Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.6.5	<ul style="list-style-type: none"> LDC completed. Consider revising to state, “The City shall maintain guidelines within its Land Development Code that facilitate the development of ... 			X
Objective 1.7	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.7.1	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.8	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.8.1	<ul style="list-style-type: none"> Consider moving to definitions. This is not a policy, but a definition. 			X
Policy 1.8.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.8.3	<ul style="list-style-type: none"> No Comment 	X		
<i>Throughout</i>	<ul style="list-style-type: none"> Evaluate the need for, or desire to, develop an inclusionary affordable housing policy / ordinance or one focused on essential services personnel. Consider legal and financial implications of policy Essential services personnel is defined in §420.503 F.S. relative to housing affordability 			X

Table 18 Appendix B Infrastructure Element Policy Review

Infrastructure Element Link to Element	Recommendation	No Change	State Required	Optional
Potable Water Sub-Element				
Goal 1	<ul style="list-style-type: none"> Consider revising to add water quality for public health, long term supply, and coordination with future land use goals 			X
Objective 1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.1	<ul style="list-style-type: none"> Revise. LOS appears to be inconsistent with Future Land Use Element Policy 1.11.1(a) Update to Water Supply Plan will be needed within 18 months of 2022 Lower West Coast Water Supply Plan Update authored by SFWMD 			X
Policy 1.1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.3	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.2	<ul style="list-style-type: none"> Consider revising to clarify policy intent 			X
Policy 1.2.1	<ul style="list-style-type: none"> Consider revising for consistency with LDC 3-352 			X
Policy 1.2.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.3	<ul style="list-style-type: none"> No Comment 	X		
Goal 2	<ul style="list-style-type: none"> Consider combining with Goal 1 or clarifying the substantive differences 			X
Objective 2.1	<ul style="list-style-type: none"> Consider revision to clarify "protect". Perhaps, use phrase "conserve and augment". 			X
Policy 2.1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 2.1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 2.1.3	<ul style="list-style-type: none"> No Comment 	X		
Objective 2.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 2.2.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 2.2.2	<ul style="list-style-type: none"> No Comment 	X		
Sanitary Sewer Sub-Element				

Infrastructure Element Link to Element	Recommendation	No Change	State Required	Optional
Goal 1	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.4	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.1	<ul style="list-style-type: none"> Consider revising for consistency with LDC 3-353 Change entity listed in Policy 1.2.1 (b) to Florida Department of Environmental Protection as per Appendix A 		X	X
Policy 1.2.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.3	<ul style="list-style-type: none"> Consider revision to require connections to sanitary sewer under specific conditions 			X
Policy 1.2.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.6	<ul style="list-style-type: none"> Future planning initiatives may impact the policy Eliminate map or revise to clearly state where Figure 5 is located. Include document / publication title, author, and date. If Figure 5 is relevant, update and locate where clearly retrievable 			X
Goal 2	<ul style="list-style-type: none"> No Comment 	X		
Objective 2.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 2.1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 2.1.2	<ul style="list-style-type: none"> Consider expanding to other types of developments beyond golf courses 			X
Policy 2.1.3	<ul style="list-style-type: none"> No Comment 	X		
Solid Waste Sub-Element				
Goal 1	<ul style="list-style-type: none"> No Comment 	X		

Infrastructure Element Link to Element	Recommendation	No Change	State Required	Optional
Objective 1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.5	<ul style="list-style-type: none"> No Comment 	X		
Stormwater Management/Aquifer Recharge Sub-Element				
Goal 1	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.1	<ul style="list-style-type: none"> Update and clarify reference to most recently completed Stormwater Master Plan (Phase I and II) – title, author, and date Revise to reflect ongoing efforts for stormwater improvements 			X
Policy 1.1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.3	<ul style="list-style-type: none"> Consider revisions to encourage collaborative partnerships and pursuit of grant funding for the purpose of retrofit, new projects, or innovative techniques / projects 			X
Policy 1.1.4	<ul style="list-style-type: none"> Revise to clarify City's intent 			X
Policy 1.1.5	<ul style="list-style-type: none"> Revise to clarify City's intent. E.g., cost effective / environmentally sensitive alternatives are possible important considerations 			X
Policy 1.1.6	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.2	<ul style="list-style-type: none"> Consider reference to FLUE Policy 1.11.1 (d) 			X
Objective 1.3	<ul style="list-style-type: none"> Revise for clear intent. E.g., "Protect city's potable water supplies at risk from harmful activities" 			X

Infrastructure Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.3.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.3.2	<ul style="list-style-type: none"> Consider updating or removing based on current practice 			X
Policy 1.3.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.3.4	<ul style="list-style-type: none"> Revise for clarification. There appears to be a typo with an unclear intent Consider revising to add private providers 			X

Table 19 Appendix B Conservation and Coastal Management Element

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Goal 1	<ul style="list-style-type: none"> Consider revising for an overarching goal to protect all people (residents, visitors, or employees) Consider renaming Goal <i>Protection of People</i> to differentiate from goals that protect natural systems or properties. 			X
Objective 1.1	<ul style="list-style-type: none"> Consider rephrasing to another term for ‘citizens’ (e.g., residents, visitors, or other members of the public) Consider revising to ‘man-made’ hazards instead of ‘technological’ hazards 			X
Policy 1.1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.4	<ul style="list-style-type: none"> No Comment 	X		
Goal 2	<ul style="list-style-type: none"> No Comment 	X		
Objective 2.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 2.1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 2.1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 2.1.3	<ul style="list-style-type: none"> Consider revising awkward language regarding specific meeting topic 			X
Goal 3	<ul style="list-style-type: none"> No Comment 	X		
Objective 3.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 3.1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 3.1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 3.1.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 3.1.4	<ul style="list-style-type: none"> Consider revising awkward language regarding specific meeting topic 			X
Policy 3.1.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 3.1.6	<ul style="list-style-type: none"> No Comment 	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 3.1.7	<ul style="list-style-type: none"> No Comment 	X		
Goal 4	<ul style="list-style-type: none"> Define or clarify what is meant by "Coastal Planning Area" 			X
Objective 4.1	<ul style="list-style-type: none"> Define or clarify what is meant by "Coastal Planning Area" Consider moving and/or defining environmentally critical areas, wetlands, rare and unique upland habitats in definitions section, rather than in a policy 			X
Policy 4.1.1	<ul style="list-style-type: none"> Clarify specific reference to Policy 15.1.1 (as in Policy 15.1.1 Conservational / Coastal Management Element) 			X
Policy 4.1.2	<ul style="list-style-type: none"> Define or clarify what is meant by "Coastal Planning Area" Consider revising language to either environmentally critical areas (as referred to in Objective 4.1 and Policy 4.1.3) and environmentally sensitive areas (as referred to in Policy 4.1.2) 			X
Policy 4.1.3	<ul style="list-style-type: none"> No Comment 	X		
Goal 5	<ul style="list-style-type: none"> No Comment 	X		
Objective 5.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 5.1.1	<ul style="list-style-type: none"> No Comment 	X		
Objective 5.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 5.2.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 5.2.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 5.2.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 5.2.4	<ul style="list-style-type: none"> There may be a formatting error in Municode. Policy should read, "...as otherwise restricted by <u>5.2.1</u> (not 5-2 1) and the City's redevelopment project..." 			X
Policy 5.2.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 5.2.6	<ul style="list-style-type: none"> No Comment 	X		
Policy 5.2.7	<ul style="list-style-type: none"> No Comment 	X		
Policy 5.2.8	<ul style="list-style-type: none"> No Comment 	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 5.2.9	• No Comment	X		
Policy 5.2.10	• No Comment	X		
Policy 5.2.11	• No Comment	X		
Goal 6	• No Comment	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	• No Comment	X		
Policy 6.1.6	• No Comment	X		
Goal 7	• Consider revision to more generally reflect the protection of natural resources, rather than specific focus on wetland and upland ecosystem(s).			X
Objective 7.1	• No Comment	X		
Policy 7.1.1	• No Comment	X		
Policy 7.1.2	• No Comment	X		
Objective 7.2	• No Comment	X		
Policy 7.2.1	• No Comment	X		
Policy 7.2.2	• Consider revision to carefully use the term environmentally sensitive or environmentally critical areas			X
Policy 7.2.3	• Consider revision to correct typo in 7.2.3(a) ("environ-mentally" should read <u>environmentally</u>).			X
Policy 7.2.4	• Consider defining "high-quality or sensitive natural plant communities"			
Policy 7.2.5	• No Comment	X		
Policy 7.2.6	• No Comment	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 7.2.7	• No Comment	X		
Policy 7.2.8	• Consider revision to replace "against" with "for"			X
Policy 7.2.9	• No Comment	X		
Policy 7.2.10	• No Comment	X		
Policy 7.2.11	• No Comment	X		
Policy 7.2.12	• No Comment	X		
Policy 7.2.13	• No Comment	X		
Policy 7.2.14	• No Comment	X		
Policy 7.2.15	• No Comment	X		
Objective 7.3	• No Comment	X		
Policy 7.3.1	• No Comment	X		
Objective 7.4	• No Comment	X		
Policy 7.4.1	• Revise to reference Appendix B in LDC for protected species list			X
Policy 7.4.2	• No Comment	X		
Policy 7.4.3	• No Comment	X		
Policy 7.4.4	• No Comment	X		
Objective 7.5	• No Comment	X		
Policy 7.5.1	• No Comment	X		
Objective 7.6	• No Comment	X		
Policy 7.6.1	• Revise to clarify whether this refers to a City or the Lee County Eagle Technical Advisory Committee			X
Policy 7.6.2	• No Comment	X		
Policy 7.6.3	• No Comment	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 7.6.4	<ul style="list-style-type: none"> Consider amending buffering requirements to be consistent with LDC or current practice 			X
Policy 7.6.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 7.6.6	<ul style="list-style-type: none"> No Comment 	X		
Objective 7.7	<ul style="list-style-type: none"> Consider revising to reflect a partnership approach to protection of the West Indian Manatee 			X
Policy 7.7.1	<ul style="list-style-type: none"> Consider revising to reflect partnership with appropriate agencies 			X
Policy 7.7.2	<ul style="list-style-type: none"> Consider revising to reflect partnership with appropriate agencies 			X
Policy 7.7.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 7.7.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 7.7.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 7.7.6	<ul style="list-style-type: none"> No Comment 	X		
Policy 7.7.7	<ul style="list-style-type: none"> No Comment 	X		
Policy 7.7.8	<ul style="list-style-type: none"> No Comment 	X		
Policy 7.7.9	<ul style="list-style-type: none"> Revise to add year and author 			X
Policy 7.7.10	<ul style="list-style-type: none"> Consider revising to reference Lee County Manatee Protection Plan 			X
Objective 7.8	<ul style="list-style-type: none"> No Comment 	X		
Policy 7.8.1	<ul style="list-style-type: none"> No Comment 	X		
Objective 7.9	<ul style="list-style-type: none"> No Comment 	X		
Policy 7.9.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 7.9.2	<ul style="list-style-type: none"> No Comment 	X		
Objective 7.10	<ul style="list-style-type: none"> No Comment 	X		
Policy 7.10.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 7.10.2	<ul style="list-style-type: none"> No Comment 	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 7.10.3	<ul style="list-style-type: none"> No Comment 	X		
Objective 7.11	<ul style="list-style-type: none"> No Comment 	X		
Policy 7.11.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 7.11.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 7.11.3	<ul style="list-style-type: none"> No Comment 	X		
Objective 7.12	<ul style="list-style-type: none"> No Comment 	X		
Policy 7.12.1	<ul style="list-style-type: none"> Update or remove based on current policy and practice 			X
Policy 7.12.2	<ul style="list-style-type: none"> Update or remove based on current policy and practice 			X
Policy 7.12.3	<ul style="list-style-type: none"> Consider revising to coordinate with Bonita Springs Utilities and to discourage septic tanks as a way to protect streams 			X
Goal 8	<ul style="list-style-type: none"> Consider whether there is value in expanding this goal to preserve, protect, and enhance the historic, cultural, and archaeological resources of the City. 			X
Objective 8.1	<ul style="list-style-type: none"> Consider expanding this objective to reflect an expanded goal (as above) 			X
Policy 8.1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 8.1.2	<ul style="list-style-type: none"> No Comment 	X		
Objective 8.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 8.2.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 8.2.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 8.2.3	<ul style="list-style-type: none"> No comment 	X		
Goal 9	<ul style="list-style-type: none"> No Comment 	X		
Objective 9.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 9.1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 9.1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 9.1.3	<ul style="list-style-type: none"> No Comment 	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 9.1.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 9.1.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 9.1.6	<ul style="list-style-type: none"> Revise typo "...and increase <u>it's</u> ongoing water quality monitoring program..." 			X
Objective 9.2	<ul style="list-style-type: none"> Consider revising to expand policy to multiple watersheds. As in, "The City shall ensure that it's watersheds are protected." 			X
Policy 9.2.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 9.2.2	<ul style="list-style-type: none"> Consider expanding partner agencies to include appropriate state and federal agencies 			X
Policy 9.2.3	<ul style="list-style-type: none"> No Comment 	X		
Objective 9.3	<ul style="list-style-type: none"> Update or remove to reflect current policy and practice 			X
Policy 9.3.1	<ul style="list-style-type: none"> No Comment 	X		
Table V-1	<ul style="list-style-type: none"> No Comment 	X		
Policy 9.3.2	<ul style="list-style-type: none"> Consider defining Post Construction Pollution Prevention Plan 			X
Policy 9.3.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 9.3.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 9.3.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 9.3.6	<ul style="list-style-type: none"> No Comment 	X		
Policy 9.3.7	<ul style="list-style-type: none"> Consider clarifying document author (SWFMD) 			X
Policy 9.3.8	<ul style="list-style-type: none"> No Comment 	X		
Policy 9.3.9	<ul style="list-style-type: none"> No Comment 	X		
Policy 9.3.10	<ul style="list-style-type: none"> No Comment 	X		
Policy 9.3.11	<ul style="list-style-type: none"> No Comment 	X		
Policy 9.3.12	<ul style="list-style-type: none"> Update or remove to reflect current policy or practice 			X
Goal 10	<ul style="list-style-type: none"> No Comment 	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Objective 10.1	<ul style="list-style-type: none"> Update reference to most current document. SWFRPC Statewide Regional Evacuation Study for the Southwest Florida Region. with author and date (for date, may alternatively state, “or most recent”) 			X
Policy 10.1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 10.1.2	<ul style="list-style-type: none"> Update reference. Hurricane evacuation zones are no longer referred to by Storm Category. These are now Evacuation Zones and Routes. Reference https://www.leegov.com/publicsafety/Documents/2022EvacZones_ShelterList_1x17.pdf 			X
Policy 10.1.3	<ul style="list-style-type: none"> Update reference. Hurricane evacuation zones are no longer referred to by Storm Category. These are now Evacuation Zones and Routes. Reference https://www.leegov.com/publicsafety/Documents/2022EvacZones_ShelterList_1x17.pdf 			X
Policy 10.1.4	<ul style="list-style-type: none"> No Comment 	X		
Objective 10.2	<ul style="list-style-type: none"> Consider updating to a measurable objective. Increase amount of shelter space requires some understanding of what the City is increasing from Consider revision for clarity regarding where shelter spaces should be increased (City or County) 			X
Policy 10.2.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 10.2.2	<ul style="list-style-type: none"> Spell out MSTU (Municipal Services Taxing Unit) and Define in Definitions 			X
Policy 10.2.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 10.2.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 10.2.5	<ul style="list-style-type: none"> No Comment 	X		
Goal 11	<ul style="list-style-type: none"> No Comment 	X		
Objective 11.1	<ul style="list-style-type: none"> Revise to include reference document. “As defined by FEMA in the FEMA Coastal Construction Manual, Vol. 1 & 2 dated August 2011 or the most current document available” Consider revising to reflect all flood zones 			X

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 11.1.1	<ul style="list-style-type: none"> Revise to update reference document. "As defined by FEMA in the FEMA Coastal Construction Manual, Vol. 1 & 2 dated August 2011 or the most current document available" Consider revising to reflect all flood zones 			X
Policy 11.1.2	<ul style="list-style-type: none"> Revise to update reference document. "As defined by FEMA in the FEMA Coastal Construction Manual, Vol. 1 & 2 dated August 2011 or the most current document available" 			X
Policy 11.1.3	<ul style="list-style-type: none"> Amend name of ordinance. Currently Flood Hazard Reduction Ordinance 			X
Policy 11.1.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 11.1.5	<ul style="list-style-type: none"> Consider clarifying language. Example "...This plan is subject to the approval by of the City through the County's Division of Emergency Management..." 			X
Objective 11.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 11.2.1	<ul style="list-style-type: none"> Amend name of ordinance. Currently Flood Hazard Reduction Ordinance 			X
Policy 11.2.2	<ul style="list-style-type: none"> Amend name of ordinance. Currently Flood Hazard Reduction Ordinance 			X
Policy 11.2.3	<ul style="list-style-type: none"> Amend name of ordinance. Currently Flood Hazard Reduction Ordinance 			X
Policy 11.2.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 11.2.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 11.2.6	<ul style="list-style-type: none"> No Comment 	X		
Policy 11.2.7	<ul style="list-style-type: none"> Consider revision - reference the CHHA map that appears in the FLU 			X
Policy 11.2.8	<ul style="list-style-type: none"> No Comment 	X		
Policy 11.2.9	<ul style="list-style-type: none"> Consider revising to reflect completed policy adoption. E.g., "The City shall remain consistent with the adopted County's Comprehensive Emergency Management Plan." 			X
Policy 11.2.10	<ul style="list-style-type: none"> No Comment 	X		
Policy 11.2.11	<ul style="list-style-type: none"> No Comment 	X		
Policy 11.2.12	<ul style="list-style-type: none"> No Comment 	X		
Policy 11.2.13	<ul style="list-style-type: none"> No Comment 	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 11.2.14	<ul style="list-style-type: none"> Revise to update reference document to the Joint Local Mitigation Strategy, including author and date (alternatively, state, “or most recent document available”). 			X
Goal 12	<ul style="list-style-type: none"> No Comment 	X		
Objective 12.1	<ul style="list-style-type: none"> Consider clarifying or updating the term, “technological disaster” 			X
Policy 12.1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 12.1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 12.1.3	<ul style="list-style-type: none"> Consider amending to reflect completion of policy and ongoing cooperation. E.g., “The City shall maintain an Interlocal Agreement with the Bonita Springs Fire...” 			X
Policy 12.1.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 12.1.5	<ul style="list-style-type: none"> Consider revising to reference the definition of “Repetitive Loss properties” as appears in Policy 11.2.2 of the Coastal/Conservation Element 			X
Policy 12.1.6	<ul style="list-style-type: none"> No Comment 	X		
Objective 12.2	<ul style="list-style-type: none"> Consider removing and / or revising Objective 12.2 and associated policies. The Post-Disaster Redevelopment Plan has been completed and included in the Comprehensive Emergency Management Plan. The guidance may conflict, which could be problematic from an implementation standpoint. 			X
Policy 12.2.1	<ul style="list-style-type: none"> Consider removing and / or revising Objective 12.2 and associated policies (see above comment regarding Objective 12.2) 			X
Policy 12.2.2	<ul style="list-style-type: none"> Consider removing and / or revising Objective 12.2 and associated policies (see above comment regarding Objective 12.2) 			X
Policy 12.2.3	<ul style="list-style-type: none"> Consider removing and / or revising Objective 12.2 and associated policies (see above comment regarding Objective 12.2) 			X
Policy 12.2.4	<ul style="list-style-type: none"> Consider removing and / or revising Objective 12.2 and associated policies (see above comment regarding Objective 12.2) 			X
Policy 12.2.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 12.2.6	<ul style="list-style-type: none"> No Comment 	X		
Policy 12.2.7	<ul style="list-style-type: none"> No Comment 	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Goal 13	<ul style="list-style-type: none"> Consider renaming this Goal to differentiate it from Objective 12.1 which is also referred to as Intergovernmental Coordination in this Element. Redundant. These policies are previously mentioned in this Element or other Elements of the Comprehensive Plan 			X
Objective 13.1	<ul style="list-style-type: none"> Redundant. These policies are previously mentioned in this Element or other Elements of the Comprehensive Plan 			X
Policy 13.1.1	<ul style="list-style-type: none"> Redundant. These policies are previously mentioned in this Element or other Elements of the Comprehensive Plan 			X
Policy 13.1.2	<ul style="list-style-type: none"> Redundant. These policies are previously mentioned in this Element or other Elements of the Comprehensive Plan 			X
Policy 13.1.3	<ul style="list-style-type: none"> Redundant. These policies are previously mentioned in this Element or other Elements of the Comprehensive Plan 			X
Policy 13.1.4	<ul style="list-style-type: none"> Redundant. These policies are previously mentioned in this Element or other Elements of the Comprehensive Plan 			X
Policy 13.1.5	<ul style="list-style-type: none"> Redundant. These policies are previously mentioned in this Element or other Elements of the Comprehensive Plan Revise to document current guidance for siting boat facilities. The SWFRPC Boat Facility Siting Plan for Lee County is no longer retrievable 			X
Policy 13.1.6	<ul style="list-style-type: none"> Redundant. These policies are previously mentioned in this Element or other Elements of the Comprehensive Plan 			X
Policy 13.1.7	<ul style="list-style-type: none"> Redundant. These policies are previously mentioned in this Element or other Elements of the Comprehensive Plan 			X
Goal 14	<ul style="list-style-type: none"> Clearly define the coastal area and coastal planning area (e.g., location, boundaries, conceptual boundaries) throughout the Objective and related policies 			X
Objective 14.1	<ul style="list-style-type: none"> Clearly define the coastal area and coastal planning area Include wildlife habitat and recreation encompassed by the Objective 			X
Policy 14.1.1	<ul style="list-style-type: none"> Clearly define the coastal area and coastal planning area 			X
Policy 14.1.2	<ul style="list-style-type: none"> Clearly define the coastal area and coastal planning area Include wildlife 			X
Policy 14.1.3	<ul style="list-style-type: none"> Revise to provide current title and author, as in, "Surface Water Improvement & Management Plan (2020) authored by Southwest Florida WMD" 			X

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 14.1.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 14.1.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 14.1.6	<ul style="list-style-type: none"> Clearly define the coastal area and coastal planning area 			X
Policy 14.1.7	<ul style="list-style-type: none"> Clearly define the coastal area and coastal planning area 			X
Policy 14.1.8	<ul style="list-style-type: none"> Consider assessing policy intent. Policy 14.1.8 refers to mining in the city limits when the goal is related to coastal areas 			X
Policy 14.1.9	<ul style="list-style-type: none"> Revise to provide current title and author 			X
Objective 14.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 14.2.1	<ul style="list-style-type: none"> Revise to clarify what is meant by "active" 			X
Policy 14.2.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 14.2.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 14.2.4	<ul style="list-style-type: none"> No Comment 	X		
Objective 14.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 14.3.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 14.3.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 14.3.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 14.3.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 14.3.5	<ul style="list-style-type: none"> No Comment 	X		
Goal 15	<ul style="list-style-type: none"> No Comment 	X		
Objective 15.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 15.1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 15.1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 15.1.3	<ul style="list-style-type: none"> No Comment 	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 15.1.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 15.1.5	<ul style="list-style-type: none"> Consider integrating with Policy 15.1.1 Amend name of map to current in Future Land Use map series (now Figure 4-Wetlands, Seagrass Beds, and Water Bodies) 			X
Policy 15.1.6	<ul style="list-style-type: none"> No Comment 	X		
Policy 15.1.7	<ul style="list-style-type: none"> Policy 15.1.7 (a)(2), amend name of map to current in Future Land Use map series (now Figure 4-Wetlands, Seagrass Beds, and Water Bodies) or remove specific reference to map Policy 15.1.7 (d), consider referencing Policy 15.1.2 or Policy 4.1.3 (a) which also refers to clustering of development in Wetland land use categories Policy 15.1.7 (e), consider referring to 'future development' or 'developers' 			X
Policy 15.1.8	<ul style="list-style-type: none"> No Comment 	X		
Policy 15.1.9	<ul style="list-style-type: none"> Consider grouping policy with 15.1.7 (a) where it mentions acquisition of other wetlands through 20/20. Policy 15.1.9 (b) also defines uses for Wetlands 			X
Policy 15.1.10	<ul style="list-style-type: none"> Redundant to Policy 15.1.6 			X
Goal 16	<ul style="list-style-type: none"> No Comment 	X		
Objective 16.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 16.1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 16.1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 16.1.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 16.1.4	<ul style="list-style-type: none"> Consider revising to reflect the use of Best Management Practices (BMPs) 			X
Policy 16.1.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 16.1.6	<ul style="list-style-type: none"> No Comment 	X		
Policy 16.1.7	<ul style="list-style-type: none"> Update or remove to reflect current policy or practice 			X
Policy 16.1.8	<ul style="list-style-type: none"> No Comment 	X		
Policy 16.1.9	<ul style="list-style-type: none"> No Comment 	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 16.1.10	• No Comment	X		
Policy 16.1.11	• No Comment	X		
Policy 16.1.12	• No Comment	X		
Policy 16.1.13	• No Comment	X		
Policy 16.1.14	• No Comment	X		
Objective 16.2	• Define coastal planning area			X
Policy 16.2.1	• Define coastal planning area			X
Policy 16.2.2	• Define coastal planning area			X
Policy 16.2.3	• Consider updating to reflect policy completion. E.g., “...the City shall adopt will maintain a concurrency management system to assure that require...”			X
Objective 16.3	• Consider revising to reflect that the City will encourage green infrastructure			X
Policy 16.3.1	• No Comment	X		
Policy 16.3.2	• No Comment	X		
Policy 16.3.3	• No Comment	X		
Policy 16.3.3.1	• No Comment	X		
Objective 16.4	• No Comment	X		
Policy 16.4.1	• No Comment	X		
Policy 16.4.2	• No Comment	X		
Objective 16.5	• Consider incorporating Objective 16.5 and Policies with other related policies in the Conservation and Coastal Management Element			X
Policy 16.5.1	• Consider incorporating Objective 16.5 and Policies with other related policies in the Conservation and Coastal Management Element			X
Policy 16.5.2	• Consider incorporating Objective 16.5 and Policies with other related policies in the Conservation and Coastal Management Element			X
Policy 16.5.3	• Consider incorporating Objective 16.5 and Policies with other related policies in the Conservation and Coastal Management Element			X

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 16.5.4	<ul style="list-style-type: none"> Consider incorporating Objective 16.5 and Policies with other related policies in the Conservation and Coastal Management Element 			X
Policy 16.5.5	<ul style="list-style-type: none"> Consider incorporating Objective 16.5 and Policies with other related policies in the Conservation and Coastal Management Element 			X
Policy 16.5.6	<ul style="list-style-type: none"> Consider incorporating Objective 16.5 and Policies with other related policies in the Conservation and Coastal Management Element 			X
Policy 16.5.7	<ul style="list-style-type: none"> Consider incorporating Objective 16.5 and Policies with other related policies in the Conservation and Coastal Management Element 			X
Policy 16.5.8	<ul style="list-style-type: none"> Consider incorporating Objective 16.5 and Policies with other related policies in the Conservation and Coastal Management Element 			X
Policy 16.5.9	<ul style="list-style-type: none"> Consider incorporating Objective 16.5 and Policies with other related policies in the Conservation and Coastal Management Element 			X
Policy 16.5.10	<ul style="list-style-type: none"> Consider incorporating Objective 16.5 and Policies with other related policies in the Conservation and Coastal Management Element 			X
Policy 16.5.11	<ul style="list-style-type: none"> Consider incorporating Objective 16.5 and Policies with other related policies in the Conservation and Coastal Management Element 			X
Goal 17	<ul style="list-style-type: none"> No Comment 	X		
Objective 17.1	<ul style="list-style-type: none"> Consider adding other techniques to improve air quality, including urban forestry, land acquisition, lower emission vehicles, and electric charging stations 			X
Policy 17.1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 17.1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 17.1.3	<ul style="list-style-type: none"> No Comment 	X		
Goal 18	<ul style="list-style-type: none"> No Comment 	X		
Objective 18.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 18.1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 18.1.2	<ul style="list-style-type: none"> Consider revising awkward phrasing to clarify or strengthen the City's intent to restore and protect commercial sport fisheries 			X
Policy 18.1.3	<ul style="list-style-type: none"> No Comment 	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 18.1.4	<ul style="list-style-type: none"> No Comment 	X		
Goal 19	<ul style="list-style-type: none"> Consider revising to update current approach 			X
Objective 19.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 19.1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 19.1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 19.1.3	<ul style="list-style-type: none"> No Comment 	X		
Objective 19.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 19.2.1	<ul style="list-style-type: none"> Redundant with Policy 7.11.3 in this Element 			X
Objective 19.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 19.3.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 19.3.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 19.3.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 19.3.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 19.3.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 19.3.6	<ul style="list-style-type: none"> No Comment 	X		
Objective 19.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 19.4.1	<ul style="list-style-type: none"> No Comment 	X		
Objective 19.5	<ul style="list-style-type: none"> Redundant with Policy 7.11.3 in this Element 			X
Policy 19.5.1	<ul style="list-style-type: none"> Redundant with Policy 7.11.3 in this Element 			X
Policy 19.5.2	<ul style="list-style-type: none"> No Comment 	X		
Goal 20	<ul style="list-style-type: none"> No Comment 	X		
Objective 20.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 20.1.1	<ul style="list-style-type: none"> Consider revising to reference the adopted Parks Master Plan 			X

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 20.1.2	<ul style="list-style-type: none"> Consider revising to reference the adopted Parks Master Plan 			X
Policy 20.1.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 20.1.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 20.1.5	<ul style="list-style-type: none"> Consider spelling out WCIND (e.g. West Coast Inland Navigation District) 			X
Objective 20.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 20.2.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 20.2.2	<ul style="list-style-type: none"> No Comment 	X		
Objective 20.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 20.3.1	<ul style="list-style-type: none"> No Comment 	X		
Goal 21	<ul style="list-style-type: none"> No Comment 	X		
Objective 21.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 21.1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 21.1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 21.1.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 21.1.4	<ul style="list-style-type: none"> No Comment 	X		
Goal 22	<ul style="list-style-type: none"> No Comment 	X		
Objective 22.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 22.1.1	<ul style="list-style-type: none"> Consider combining this and Policy 22.2.1 			X
Policy 22.1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 22.1.3	<ul style="list-style-type: none"> No Comment 	X		
Objective 22.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 22.2.1	<ul style="list-style-type: none"> Consider combining this and Policy 22.1.1 			X
Policy 22.2.2	<ul style="list-style-type: none"> No Comment 	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Objective 22.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 22.3.1	<ul style="list-style-type: none"> Consider defining “areas with high environmental values” 			X
Policy 22.3.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 22.3.3	<ul style="list-style-type: none"> Consider revising to reflect title, author, and data of the Aquatic Preserve Management Plan or revise if document no longer exists 			X
Policy 22.3.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 22.3.5	<ul style="list-style-type: none"> Consider updating this policy to reflect current document referenced. Boat Facility Siting Plan is no longer accessible 			X
Policy 22.3.6	<ul style="list-style-type: none"> No Comment 	X		
Policy 22.3.7	<ul style="list-style-type: none"> No Comment 	X		
Policy 22.3.8	<ul style="list-style-type: none"> No Comment 	X		
Policy 22.3.9	<ul style="list-style-type: none"> Consider revising. Portions of this policy are repetitive with Policy 22.3.4(f) Consider revising to better communicate the City’s goals. Maximum physical advantage for what purpose? 			X
Policy 22.3.10	<ul style="list-style-type: none"> No Comment 	X		
Policy 22.3.11	<ul style="list-style-type: none"> No Comment 	X		
Policy 22.3.12	<ul style="list-style-type: none"> Consider revising. Portions of this policy are repetitive with Policy 22.3.4(d) 			X
Policy 22.3.13	<ul style="list-style-type: none"> No Comment 	X		
Objective 22.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 22.4.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 22.4.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 22.4.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 22.4.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 22.4.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 22.4.6	<ul style="list-style-type: none"> No Comment 	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 22.4.7	<ul style="list-style-type: none"> No Comment 	X		
Objective 22.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 22.5.1	<ul style="list-style-type: none"> No Comment 	X		
Goal 23	<ul style="list-style-type: none"> No Comment 	X		
Objective 23.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 23.1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 23.1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 23.1.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 23.1.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 23.1.5	<ul style="list-style-type: none"> No Comment 	X		
Goal 24	<ul style="list-style-type: none"> Consider revising. There is no goal or name stated for Goal 24 			X
Objective 24.1	<ul style="list-style-type: none"> Consider expanding this objective to reflect a broader set of initiatives related to energy efficiency 			X
Policy 24.1.1	<ul style="list-style-type: none"> Consider revising to reflect LDC adoption of energy efficient provisions 			X
Throughout	<ul style="list-style-type: none"> Consider adding policies to address important protection and conservation policies, including wetland connectivity, groundwater, soils and minerals, environmentally significant urban open space, urban forests and trees, and energy efficiency 			X
Throughout	<ul style="list-style-type: none"> Consider assessing and amending emergency management policies to reflect all hazards, including pandemics, cyber risk, or terrorism 			X
Throughout	<ul style="list-style-type: none"> Consider re-write of Conservation and Coastal Management Element to cluster policies, clarify duplicative policies, clarify language, develop coherent definitions, and address vague or confusing terminology. For example, clustering all policies that address flooding would provide a more comprehensive approach to dealing with major issues and challenges currently facing the City. 			X

Table 20 Appendix B Recreation and Open Space Element Policy Review

Recreation/Open Element Link to Element	Space	Recommendation	No Change	State Required	Optional
Goal 1		<ul style="list-style-type: none"> No Comment 	X		
Objective 1.1		<ul style="list-style-type: none"> Consider revising objective to reflect maintenance of LOS and design standards Consider revising to include local (City) parks 			X
Policy 1.1.1		<ul style="list-style-type: none"> Consider revising to reflect LOS standards for all park types (mini-parks, neighborhood parks, etc.) Consider LOS standards for amenities LOS revisions conflict with 2012 Parks Master Plan 			X
Policy 1.1.2		<ul style="list-style-type: none"> Consider revising to clarify City's goal (reducing visitors on local beaches may not be feasible with this policy approach) 			X
Policy 1.1.3		<ul style="list-style-type: none"> Consider revising if Policy 1.1.1 amends LOS approach 			X
Policy 1.1.4		<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.5		<ul style="list-style-type: none"> Revise date and reflect LOS standards for parks. Alternatively, revise to support Parks Master Plan implementation 			X
Policy 1.1.6		<ul style="list-style-type: none"> Revise date and reflect LOS standards for parks. Alternatively, revise to support Parks Master Plan implementation 			X
Policy 1.1.7		<ul style="list-style-type: none"> Revise date and reflect LOS standards. Alternatively, revise to support Parks Master Plan implementation 			X
Objective 1.2		<ul style="list-style-type: none"> Consider revising to replace "enjoy" with "access" as a means to create focus on accessibility to parks 			X
Policy 1.2.1		<ul style="list-style-type: none"> Revise to add author and date of document Consider revision to simply reference Parks Master Plan in entirety 			X
Policy 1.2.2		<ul style="list-style-type: none"> Update or remove to reflect current accomplishments 			X
Policy 1.2.3		<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.4		<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.5		<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.6		<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.7		<ul style="list-style-type: none"> Revise and update. Library has been completed. 			X

Recreation/Open Element Link to Element	Space	Recommendation	No Change	State Required	Optional
Policy 1.2.8		<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.8.1		<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.9		<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.10		<ul style="list-style-type: none"> Revise to develop separate policies regarding access to open space from the intent to remove exotic plants 			X
Policy 1.2.11		<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.12		<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.13		<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.14		<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.15		<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.16		<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.17		<ul style="list-style-type: none"> Evaluate accomplishments and set new targets if desired 			X
Objective 1.3		<ul style="list-style-type: none"> No Comment 	X		
Policy 1.3.1		<ul style="list-style-type: none"> Update or remove based on current policy and practice 			X
Policy 1.3.2		<ul style="list-style-type: none"> Separate into two policies. Reflect programs-related policy from assessment-related policy 			X
Policy 1.3.3		<ul style="list-style-type: none"> No Comment 	X		
Policy 1.3.4		<ul style="list-style-type: none"> Consider revision to support recreational opportunities in all (current and future) programs and for the purpose of accessibility (rather than solely focus on therapy) 			X
<i>Throughout</i>		<ul style="list-style-type: none"> Consider revisions to update the Parks Element, considering impactful policies to support economic development through tourism and access; preservation, education, and access to environmentally significant areas; trail network access and development; and citizen input into parks and recreation programs and facilities 			X

Table 21 Appendix B Intergovernmental Coordination Element Policy Review

Intergovernmental Coordination Element Link to Element	Recommendation	No Change	State Required	Optional
Goal 1	<ul style="list-style-type: none"> Consider revising. Awkward and confusing. Goal should address coordination of plans and activities to avoid conflicts and provide effective / efficient services 			X
Objective 1.1	<ul style="list-style-type: none"> Consider revising to describe the tools of coordination (e.g., interlocal agreements, MOU's, etc.). Consider removing specific listing of special districts 			X
Policy 1.1.1	<ul style="list-style-type: none"> Consider revising to better involve special districts, such as providing notice of and opportunity to comment on proposed land use amendments or development proposals 			X
Policy 1.1.2	<ul style="list-style-type: none"> Consider revising to indicate support for collaborative planning and decision making with the school district 			X
Policy 1.1.3	<ul style="list-style-type: none"> Consider removing or revising. Statute 240.155 only requires campus' to allow local governments to review the campus draft master plan 			X
Policy 1.1.4	<ul style="list-style-type: none"> Consider revising awkward language 			X
Policy 1.1.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.6	<ul style="list-style-type: none"> Consider revising if Objective 1.1 addressed tools for coordination 			X
Policy 1.1.7	<ul style="list-style-type: none"> Consider removing or revising to reflect support and maintenance the existing interlocal agreement Consider defining Policy 1.1.7(f) - "ISO rating" 			X
Objective 1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.3	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.3	<ul style="list-style-type: none"> Consider revising to reflect that road and construction projects shall be coordinated with utility projects Consider revising to address awkward sentence structure 			X
Policy 1.3.1	<ul style="list-style-type: none"> Consider revising date and simply reflect coordination of expected utility construction projects or consider revising to reflect existing franchise agreement 			X

Intergovernmental Coordination Element Link to Element	Recommendation	No Change	State Required	Optional
Objective 1.4	<ul style="list-style-type: none"> Spell out WCIND (West Coast Inland Navigation District) 			X
Policy 1.4.1	<ul style="list-style-type: none"> Duplicate of that stated in Objective 1.4. Consider removing policy 			X
Policy 1.4.2	<ul style="list-style-type: none"> Consider revising to reflect current dispute resolution process. It is not clear that the Coastal Resources Interagency Management Committee is the appropriate mediation resource 			X
Policy 1.4.3	<ul style="list-style-type: none"> Consider defining 'locally unwanted land uses' in Definitions 			X
Objective 1.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.1	<ul style="list-style-type: none"> Consider updating 1.5.1(g) five-year district facilities work program to "Educational Plan Survey" 			X
Objective 1.6	<ul style="list-style-type: none"> Consider revising to state that an interlocal agreement or other form of agreement will be the tool to coordinate land use planning and public schools 			X
Policy 1.6.1	<ul style="list-style-type: none"> No comment 	X		
Policy 1.6.2	<ul style="list-style-type: none"> No comment 	X		
Policy 1.6.3	<ul style="list-style-type: none"> No comment 	X		
Policy 1.6.4	<ul style="list-style-type: none"> No comment 	X		
Policy 1.6.5	<ul style="list-style-type: none"> No comment 	X		
Policy 1.6.6	<ul style="list-style-type: none"> No comment 	X		
Policy 1.6.7	<ul style="list-style-type: none"> No comment 	X		
Objective 1.7	<ul style="list-style-type: none"> Consider revising to reflect previous policies regarding demographic data 			X
Policy 1.7.1	<ul style="list-style-type: none"> No comment 	X		
Policy 1.7.2	<ul style="list-style-type: none"> No comment 	X		
Objective 1.8	<ul style="list-style-type: none"> No comment 	X		
Policy 1.8.1	<ul style="list-style-type: none"> No comment 	X		
Policy 1.8.2	<ul style="list-style-type: none"> No comment 	X		

Intergovernmental Coordination Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.8.3	<ul style="list-style-type: none"> No comment 	X		
Policy 1.8.4	<ul style="list-style-type: none"> No comment 	X		
Policy 1.8.5	<ul style="list-style-type: none"> No comment 	X		
Policy 1.8.6	<ul style="list-style-type: none"> No comment 	X		
Policy 1.8.7	<ul style="list-style-type: none"> No comment 	X		
Objective 1.9	<ul style="list-style-type: none"> Consider moving to Public Schools Element 			X
Policy 1.9.1	<ul style="list-style-type: none"> Consider revising. The current Capital Improvements Element does not include this information 			X
Policy 1.9.2	<ul style="list-style-type: none"> Consider revising if maps are removed from the Public School Facilities Element. If the intent of the policy is to review the School District's planning documents, the policy should explicitly state that intent 			X
Policy 1.9.3	<ul style="list-style-type: none"> Consider revising. Financial feasibility, school concurrency, and data/analysis support no longer required by the state 			X
Policy 1.9.4	<ul style="list-style-type: none"> Consider revising. It is not clear what "CSA" refers to. Spell out and define Consider revising to simply reflect the decennial census and associated processes, rather than the specific reference to the 2010 Census 			X
Goal 2	<ul style="list-style-type: none"> Revise if desired. Goal and associated policies are repetitive and not necessary 			X
Objective 2.1	<ul style="list-style-type: none"> Revise if desired. Goal and associated policies are repetitive and not necessary 			X
Policy 2.1.1	<ul style="list-style-type: none"> Revise if desired. Goal and associated policies are repetitive and not necessary 			X
Policy 2.1.2	<ul style="list-style-type: none"> Revise if desired. Goal and associated policies are repetitive and not necessary 			X
Policy 2.1.3	<ul style="list-style-type: none"> Revise if desired. Goal and associated policies are repetitive and not necessary 			X
Objective 2.2	<ul style="list-style-type: none"> No comment 	X		
Policy 2.2.1	<ul style="list-style-type: none"> No comment 	X		
Policy 2.2.2	<ul style="list-style-type: none"> No comment 	X		

Intergovernmental Coordination Element Link to Element	Recommendation	No Change	State Required	Optional
Objective 2.3	<ul style="list-style-type: none"> No comment 	X		
Policy 2.3.1	<ul style="list-style-type: none"> No comment 	X		
Policy 2.3.2	<ul style="list-style-type: none"> No comment 	X		
Objective 2.4	<ul style="list-style-type: none"> Consider revising to improve readability and clarity; define 'better coordination' 			X
Policy 2.4.1	<ul style="list-style-type: none"> No comment 	X		
Policy 2.4.2	<ul style="list-style-type: none"> No comment 	X		
Objective 2.5	<ul style="list-style-type: none"> No comment 	X		
Policy 2.5.1	<ul style="list-style-type: none"> No comment 	X		
Policy 2.5.2	<ul style="list-style-type: none"> No comment 	X		
Goal 3	<ul style="list-style-type: none"> No comment 	X		
Objective 3.1	<ul style="list-style-type: none"> No comment 	X		
Policy 3.1.1	<ul style="list-style-type: none"> No comment 	X		
Policy 3.1.2	<ul style="list-style-type: none"> No comment 	X		
Objective 3.2	<ul style="list-style-type: none"> No comment 	X		
Policy 3.2.1	<ul style="list-style-type: none"> No comment 	X		
Policy 3.2.2	<ul style="list-style-type: none"> No comment 	X		
Goal 4	<ul style="list-style-type: none"> No comment 	X		
Objective 4.1	<ul style="list-style-type: none"> No comment 	X		
Policy 4.1.1	<ul style="list-style-type: none"> No comment 	X		
Policy 4.1.2	<ul style="list-style-type: none"> No comment 	X		
Objective 4.2	<ul style="list-style-type: none"> No comment 	X		
Policy 4.2.1	<ul style="list-style-type: none"> Consider incorporating a new policy allowing for a multimodal fee 			X

Intergovernmental Coordination Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 4.2.2	<ul style="list-style-type: none"> No comment 	X		
Policy 4.2.3	<ul style="list-style-type: none"> No comment 	X		
Goal 5	<ul style="list-style-type: none"> No comment 	X		
Objective 5.1	<ul style="list-style-type: none"> No comment 	X		
Policy 5.1.1	<ul style="list-style-type: none"> No comment 	X		
Policy 5.1.2	<ul style="list-style-type: none"> No comment 	X		
Objective 5.2	<ul style="list-style-type: none"> No comment 	X		
Policy 5.2.1	<ul style="list-style-type: none"> No comment 	X		
Policy 5.2.2	<ul style="list-style-type: none"> No comment 	X		
Policy 5.2.3	<ul style="list-style-type: none"> No comment 	X		
Intergovernmental Coordination Matrix	<ul style="list-style-type: none"> Revise based on amendments to this Element 			X

Table 22 Appendix B Capital Improvements Element Policy Review

Capital Improvements Element Link to Element	Recommendation	No Change	State Required	Optional
Goal 1	<ul style="list-style-type: none"> Consider revising to reflect that public facilities should also be efficient, equitable, and environmentally sound 			X
Objective 1.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.1	<ul style="list-style-type: none"> Consider revision to 1.1.1(c)(1) to remove outdated reference to the first year of the City Consider revision to typo that appears in 1.1.1(d)(5) (millage instead of mileage) Consider revision to 1.1.1(d)(1) to updated accounting standards for local governments 			X
Policy 1.1.2	<ul style="list-style-type: none"> No comment 	X		
Policy 1.1.3	<ul style="list-style-type: none"> Consider revising for consistency with potable water facilities LOS as appears in the Future Land Use Element Policy 1.11.1(a) 			X
Objective 1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.2a	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.2.b	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.6	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.7	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.8	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.9	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.3	<ul style="list-style-type: none"> No Comment 	X		

Capital Improvements Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.3.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.3.2	<ul style="list-style-type: none"> Consider removing. It is not clear how the City can impose actions on Lee County 			
Policy 1.3.3	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.4.1	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.2	<ul style="list-style-type: none"> Consider moving to Definitions 			X
Policy 1.5.3	<ul style="list-style-type: none"> Consider updating for consistency with current practice Consider updating to remove financial feasibility (no longer required) The update to the Capital Improvements Element policy referencing the facility work plan adopted by the local school board may also be adopted by reference and is not subject to state review Pending Legal Review. CIP Tables in Comprehensive Plan may no longer be needed 			X
Water Supply CIP Table	<ul style="list-style-type: none"> Update to most recent Table found in the most recent Water Supply Plan Table 1-10, Water Supply Capital Improvements Projects (2025-2035) 			X
Monitoring and Evaluation	<ul style="list-style-type: none"> No Comment 	X		
<i>Throughout</i>	<ul style="list-style-type: none"> Impact fee provisions are largely addressed in the City's codes and there is limited language in the Capital Improvements Element related to impact fees. The City has the option of expanding its policies regarding impact fees if it desires; including the option providing a waiver for an impact fee for the development of affordable housing as per revisions to Florida Statutes §163.31801. 			X

Table 23 Appendix B Public Participation, Monitoring, Updating, and Evaluation Procedures Element Policy Review

Public Participation, Monitoring, Updating, and Evaluation Procedures Link to Element	Recommendation	No Change	State Required	Optional
Public Participation Procedures	<ul style="list-style-type: none"> No Comment 	X		
Adoption of the City's First Comprehensive Plan - Public Workshops and Public Hearings	<ul style="list-style-type: none"> Consider revising number 8 (numbered list). Florida Statute 163.3184 (15) no longer exists. Since this policy refers to adoption of the first comprehensive plan, consider revising to reference Chapter 163.3164 F.S. 			X
Initial Public Notice RE Beginning Preparation of the City's Comprehensive Plan	<ul style="list-style-type: none"> No Comment 	X		
Amendments to the Comprehensive Plan and Evaluation and Appraisal Report	<ul style="list-style-type: none"> Title of section should be updated to Evaluation and Appraisal <u>Review</u> 			X
Public Input and Comments	<ul style="list-style-type: none"> No Comment 	X		
Advertising Format	<ul style="list-style-type: none"> Incorrect Reference- Correct to Section 166.041(3)(c)2.b 			X
Monitoring, Updating and Evaluation Procedures	<ul style="list-style-type: none"> No Comment 	X		
Evaluation and Appraisal Review EAR	<ul style="list-style-type: none"> Revise City policy and process to reflect statutorily required EAR process that references the EAR determination letter to be submitted to the State 			X
Updating and Evaluation Procedures	<ul style="list-style-type: none"> (a)Update with source of population projections to create consistency with other sections of the Comprehensive Plan (which refer to the Bureau of Economic and Business Research (BEBR)) (6) Revise: <u>Chapter 187 F.S.</u> not Chapter 197 F.S. 			X
Evaluation and Appraisal Review Public Participation Procedures	<ul style="list-style-type: none"> Revise City policy and process to reflect statutorily required EAR process that references the EAR determination letter to be submitted to the State 			X
Public Input and Comments	<ul style="list-style-type: none"> No Comment 	X		
Public Notice	<ul style="list-style-type: none"> No Comment 	X		
E.A.R.-Based Amendments	<ul style="list-style-type: none"> No Comment 	X		

Public Participation, Monitoring, Updating, and Evaluation Procedures Link to Element	Recommendation	No Change	State Required	Optional
Means to Ensure Continuous Monitoring and Evaluation of the Plan	<ul style="list-style-type: none"> No Comment 	X		
<i>Throughout</i>	<ul style="list-style-type: none"> Consider better organization of headlines for clarity 			X
<i>Throughout</i>	<ul style="list-style-type: none"> Consider grouping information about EAR in one section 			X

Table 24 Appendix B Public School Facilities Element Policy Review

Public School Facilities Element Link to Element	Recommendation	No Change	State Required	Optional
Goal 1	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.1	<ul style="list-style-type: none"> Define PFSE Map 			X
Policy 1.1.1	<ul style="list-style-type: none"> Consider revising to provide reference to relocatable classrooms and define the term 			X
Policy 1.1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.1.3	<ul style="list-style-type: none"> Update to reflect Census data releases Consider revising to not imply that the City has the ability to enforce actions at the county level Remove date reference to 2010 Census data 			X
Policy 1.1.4	<ul style="list-style-type: none"> Consider updating to reflect a process for each decennial census, e.g., "School District staff and City staff will discuss the need to amend the CSA's, as contained in the Bonita Springs Comprehensive Plan, prior to the initiation of the annual regular amendment cycle following the release of the 2010 census data each decennial census" 			X
Objective 1.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.3	<ul style="list-style-type: none"> Revise for typographical error. Policy 1.2.3(b) spelling revision to CSA Consider revision to 1.2.3(d) to offer more specific direction as to the City's role versus the School District's role and consistency with F.S. §163.3180(H)1.a., b. and c. referring to school concurrency Update for school concurrency requirements and options for proportionate-share mitigation pursuant to §163.3177 and §163.3180 (See Appendix A) 		X	X
Policy 1.2.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.2.5	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.3.1	<ul style="list-style-type: none"> No Comment 	X		

Public School Facilities Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.3.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.3.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.3.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.3.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.3.6	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.3.7	<ul style="list-style-type: none"> No Comment 	X		
Objective 1.4	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.4.1	<ul style="list-style-type: none"> Consider revising. Capital Improvements relative to school facilities can be adopted by reference; financial feasibility language no longer required. See: https://www.floridajobs.org/community-planning-and-development/programs/community-planning-table-of-contents/capital-improvements-element 			X
Policy 1.4.2	<ul style="list-style-type: none"> Consider removing – no longer required 			X
Objective 1.5	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.1	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.2	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.3	<ul style="list-style-type: none"> No Comment 	X		
Policy 1.5.4	<ul style="list-style-type: none"> Correct typographical error City of Bonita Springs 			X
Concurrency Service Area Map	<ul style="list-style-type: none"> Update to be consistent with Lee County Concurrency Service Area Map. Retrievable in the Lee County Comprehensive Plan. https://www.leegov.com/dcd/Documents/Planning/LeePlan/Maps/Map4-D.pdf 			X
Lee County Public Schools/Vacant Land 2009-2010 Map	<ul style="list-style-type: none"> Update or remove map - no policies associated with the Vacant Land Map. Can exist as part of the non-adopted data and analysis 			X

Table 25 Appendix B Property Rights Element Policy Review

Property Rights Element	Recommendation	No Change	State Required	Optional
Goal 1	<ul style="list-style-type: none"> No comment 	X		

Table 26 Appendix B Definitions Policy Review

Definitions Link to Definitions	Recommendation	No Change	State Required	Optional
Affordable Workforce Housing	<ul style="list-style-type: none"> Add definition to reflect Florida Statutes, 380.0651(1)(h), F.S. 			X
Coastal Planning Area	<ul style="list-style-type: none"> Add definition 			X
Constrained facility	<ul style="list-style-type: none"> Revise definition to expand beyond a road on the state highway system and that reflected in Policy 1.1.7 in the Transportation Element 			X
Development	<ul style="list-style-type: none"> Amend definition as described in Appendix A “development” to exclude work by electric utility providers on utility infrastructure on certain rights-of-way or corridors and the creation or termination of distribution and transmission corridors. 		X	
Degradation (Roadway)	<ul style="list-style-type: none"> Add definition as per Policy 1.1.8 in the Transportation Element 			X
Essential Services Personnel	<ul style="list-style-type: none"> Add definition as per Florida Statutes. “Essential services personnel” means natural persons or families whose total annual household income is at or below 120 percent of the area median income, adjusted for household size, and at least one of whom is employed as police or fire personnel, a child care worker, teacher or other education personnel, health care personnel, a public employee, or a service worker. 			X
Farm / Farm Operation	<ul style="list-style-type: none"> Consider defining as per §163.3162 and §163.3163, F.S. 			X
Floor Area Ratio (F.A.R)	<ul style="list-style-type: none"> Define 			X
Floating Solar Facilities	<ul style="list-style-type: none"> Define as per §163.32051, F.S. 		X	
Green Building	<ul style="list-style-type: none"> Define as per Bonita Springs Land Development Code 			X
"high-quality or sensitive natural plant communities"	<ul style="list-style-type: none"> Define 			X

Definitions Link to Definitions	Recommendation	No Change	State Required	Optional
Infrastructure	<ul style="list-style-type: none"> Amend definition as described in Appendix A 			X
LDR and LDC	<ul style="list-style-type: none"> Add Land Development Code and reference Land Development Regulations as interchangeable terms 			X
Locally unwanted land uses (LULUs)	<ul style="list-style-type: none"> Define 			X
Master plan	<ul style="list-style-type: none"> Define per Florid Statutes 			
MSTU	<ul style="list-style-type: none"> Define Municipal Services Taxing Unit 			X
Post Construction Pollution Prevention Plan	<ul style="list-style-type: none"> Define, such as, "...a document that provides details of controls and practices to be implemented after construction is completed to reduce or eliminate the generation and accumulation of potential stormwater runoff contaminants at or near their source" 			X
Solar Facility	<ul style="list-style-type: none"> Define per §163.3167, F.S. 		X	
Transportation Deficiency	<ul style="list-style-type: none"> Define as per §163.3180, F.S. 			X
Transportation Facilities	<ul style="list-style-type: none"> Define 			X
<i>Throughout</i>	<ul style="list-style-type: none"> Consider additional definitions that are not specific to any one element 			X

Appendix C: Public Participation

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

Evaluation and Appraisal Review City of Bonita Springs Public Input Meeting #1 Narrative Summary June 7, 2022

A public meeting was held on June 7, 2022 regarding the Evaluation and Appraisal Review process and to obtain feedback from participants on the direction of the City's Comprehensive Plan. The meeting was live streamed through the City's website and 28 persons attended in person. Four sets of question prompts were addressed in small table in a round-robin format where all participants were asked to address each set of questions.

A summary of the feedback appears below.⁸⁶

Quality of Life

Question Prompts

- How do you define quality of life?
- What actions or policies will protect or enhance quality of life in the City?

Feedback

The participants defined "quality of life" in Bonita Springs as maintenance of the City's small town charm and preservation of history. Participants offered the following topics for discussion:

- Entertainment options
- Public transportation improvements
- Planning for increase of electric and autonomous vehicles
- Affordable housing
- Environmental priorities
- Noise pollution
- Complete Streets projects
- Redevelopment opportunities
- Public access to beaches and parks

Governance

Question Prompts

- What does good governance mean to you?
- What actions or policies support good governance?

Feedback

Participants were interested in the City's efforts for continued engagement with residents and other government partners. Specifically, the following discussion items under the general area of governance were offered:

- Reach of City communications via electronic communications and via printed materials
- The City's social media, quarterly newsletters, website, and email blasts

⁸⁶ Participants were asked to consider broad questions related to the City's strategic direction. Not all feedback is able to be implemented through the City's Comprehensive Plan; additional feedback may be appropriate to other entities, including, but not limited to external jurisdictions, private organizations, or City policy as expressed in the land development code.

- Zoning notice requirements and the radius applicability
- Community outreach for events in parks and downtown
- Coordination of stormwater infrastructure with FDEP and SFWMD

Water and Environment

Question Prompts

- What water / environment issues are important to you?
- What actions or policy should the City consider in the area of water and environment?

Feedback

The participants agreed that flood mitigation and water quality initiatives are of high importance, and offered the following topics for discussion:

- Preservation of open space and adequate stormwater capacity
- Imperial River and its stormwater capacity
- Implementing a water quality improvement plan with high standards
- Quality of drinking water
- Natural landscaping in medians
- Florida-friendly landscaping practices, such as limiting fertilizer and conserving water
- Climate change as it relates to protecting assets

Economic Development

Question Prompts

- What should the city consider in economic development?
- What actions or policies support economic development?

Feedback

Participants noted that Bonita Springs has been experiencing large amounts of growth, which has contributed generously to its economic development. Specifically, participants offered the following topics for discussion:

- Balancing the interests of seasonal and permanent residents to preserve small town charm
- Keeping small businesses viable
- Affordable housing
- Incentivizing redevelopment
- Beach access

**Evaluation and Appraisal Review
City of Bonita Springs
Public Input Meeting #2 Narrative Summary
January 10th, 2023**

A public meeting was held on January 10th, 2023 regarding the Evaluation and Appraisal Review process and to obtain feedback from participants on the direction of the City's Comprehensive Plan. The meeting was live-streamed through the City's website and 18 persons attended in person. Posters were hung around City Chambers with the specific topics below and members of the public were asked to write down information we had missed pertaining to those topics. The prompt questions included:

1. *Was there anything we missed?*
2. *What should be strengthened?*

Growth Management

Feedback

The participants defined "quality of life" in Bonita Springs as maintenance of the City's small town charm and preservation of history. Participants offered the following topics for discussion:

- Assessing what types of businesses Bonita Springs needs and does not need and acting accordingly
- Wayfinding and advertising improvements for parking and businesses in Downtown
- Expanding the artist cottages found in Riverside Park
- Proactively planning for greater density in Downtown
- Implementing mobility and impact fees correctly
- Ideas to attract upscale commercial and residential development

Housing

Feedback

Participants were interested in the City's efforts to support their resident's and seasonal population's housing needs. Specifically, the following discussion items under the general area of Housing were offered:

- Zoning for increased density in concentrated areas
- Increase low-income housing by using bonus density strategies
- Encouraging workforce housing near high-capacity workplaces for essential service personnel
- The use of Transfer of Development Rights
- Needed code compliance for rental housing
- Assistance for those for rebuilding to code (after Hurricane Ian). E.g., volunteers, vocational students, grants

Water

Feedback

The participants agreed that flood mitigation and water quality initiatives are of high importance, and offered the following topics for discussion:

- Continue incentivizing transferring Septic Tanks over to Central Sewer for properties with access
- Consider plans for water quality improvement after major disasters
- Consider implementing a higher standard for level of service for major rainfall events

- Continue to search for water conservation measures

Parks and Schools

Feedback

Participants noted that Parks and Schools are two major components of the small-town feel in Bonita Springs. Specifically, participants offered the following topics for discussion:

- Opening up outdoor school amenities to public after hours
- Providing for opportunities for beach access and parking
- Improving the quality of Parks, including completing Banyan Tree Square
- Parks that provide more walking and biking paths
- Acquisition of a place for senior recreation

Land Use

Feedback

The participants agreed that land use is important to managing growth and development within the City and offered the following topics for discussion:

- Consistency needed between land use decisions and vision in Comprehensive Plan
- Provide opportunities in land use for upscale residential and commercial development
- Focus on redevelopment instead of new developments
- Require stormwater management for new developments
- Strategies such as mitigation fees or drainage districts to combat flooding or aging infrastructure

Transportation

Feedback

The participants acknowledged that transportation is a growing topic from increasing population in the area and offered the following topics for discussion:

- Needed signage and parking on Old 41, including bicycle parking
- Need more multi-use trails for pedestrians and bicyclists
- Improved bike/hike/run opportunities in the City
- Consider limiting truck access through Old 41
- Increase capacity of Ultra Buses and other On-demand transport services
- Consider addition of trolley for beach access



City Council Chambers
9101 Bonita Beach Road
Bonita Springs, Florida 34135

**EVALUATION AND APPRAISAL
PUBLIC WORKSHOP**

June 7, 2022
5:30 p.m. - 7:00 p.m.

NAME	ADDRESS
IRRED FORBES	
JIM & BARBARA MORRIS	27110 HEITZER LANE BONITA
Rachel Powell	27325 Pullen Ave
Ruth Condit	9631 Spanish Moss Way #3913
Bonnie Whetten	25151 Fairway Park Ct
Alan Griffin	26400 ROSEWOOD PT LN #101
Marsha Tautinger	27111 Forest Creek Dr #105
Julia M. Dermott	10925 Leitner Creek Dr #124
Van & Nancy Householder	27982 LANCE DR
Suzy Valentine	9871 Ragsdale
Patricia Krusac	28068 Quiet Water Way
Terry & Bruce Galbreath	28097 Quiet Water Way
Ken Baucher	28068 Quiet Water Way
Red Foster	27908 LANCE ST
Dwight Esmen	10250 Morning Side Lane
Gary Gambrell	27371 Tortoise Trail 34135

NAME	ADDRESS
Mary & Marcus Rosch	27060 Hickory Blvd
Justin O'Connell	9839 WILDORAH RD
Nichelle Wubold	10390 River Dr
Rick Plummer	261 st Hickory
Dan Blackburn	27301 Tortoise Trl
Georgia Blackburn	27301 Tortoise Trl
Kyle MORAN	27317 Feltz
Megan Greer	9803 Kentucky St

SIGN IN

EVALUATION AND APPRAISAL (EAR) WORKSHOP
JANUARY 10, 2023
CITY HALL, COUNCIL CHAMBERS
9101 BONITA BEACH ROAD
BONITA SPRINGS, FLORIDA
5:30 P.M.

NAME	ADDRESS
David + Nance Nixon	Sicily Loop, Bonita Springs
Joe Gaudette	10290 INDIANA ST
DAWN KONCIKOWSKI	26436 Hickory
DIANE GOETZ	10264 WILD TURKEY AVE
Ruth Condit	91031 Spanish Moss Way
Kyle Moran	27317 Feltz Ave
J. Curny	10 RD Goodwin
FLIP + DEBBIE	9184 ISLA BELLA CIR
Hubert Ciorowski	9852 White Sands Pl.
Jim Magnus	8841 West Terry St.
Kenny	27618 TIKANDANSON
Sally Gifford	26900 Wedgewood Dr 34134
Carol Marotta	28650 Nighthawk Dr 34135
Darrel ESMON	10250 Morningside Lane 34135
Nicole P. Furrer	62 ALE
Alex Grant	11851 East Tanager St 34135
Megan Greer	9863 Kentucky St. 34135
RAYMOND TOWNSEND	4221 TARPON AVE 34134

Survey Report

Overview. The Bonita Springs E.A.R. effort implemented an on-line survey from October 31, 2022 to January 13, 2023. Several questions were posed to receive feedback on the Bonita Springs Comprehensive Plan and issues of importance to the Community.

Invitations. Invitations to participate in the survey were sent to a broad email list via email; and announced at the E.A.R. 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.

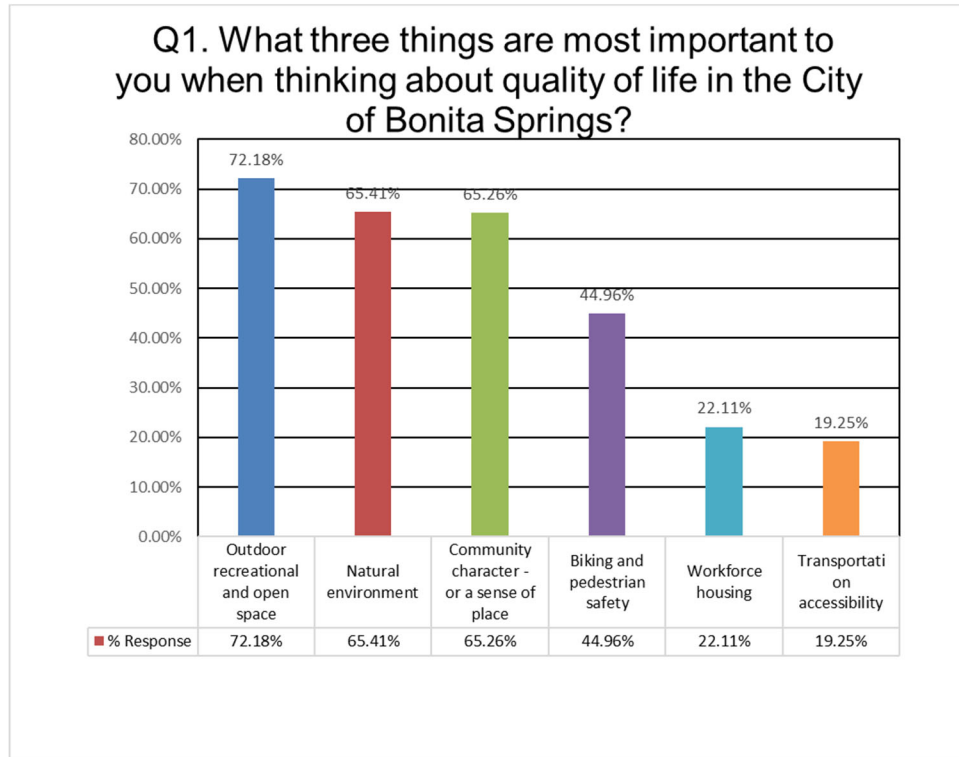
This was an online survey administered through the Survey Monkey software platform.

The following response profile was evident in the survey results:

- Responses: 667
- Average Age: 65 years old
- Zip Codes Participating:
 - 34135 - 73.70%
 - 34134 - 19.3%
 - Other - 7%
- Residential Status of Respondent
 - Full Time Residents - 76.8%
 - Part-Time Resident – 18.08%
 - Other – 5.12%
- Home Ownership
 - Own Home – 93%
 - Rent or Other – 7%
- Employment Status of Respondents
 - Business owners – 9.81%
 - Employees – 5.63%
 - Both (Business owner and employee) – 2.41%
- Workshop Attendance
 - Attended an E.A.R Workshop – 7%
 - Plan to attend an E.A.R Workshop – 53.7%
 - Do not Plan to attend an E.A.R Workshop – 39.4%

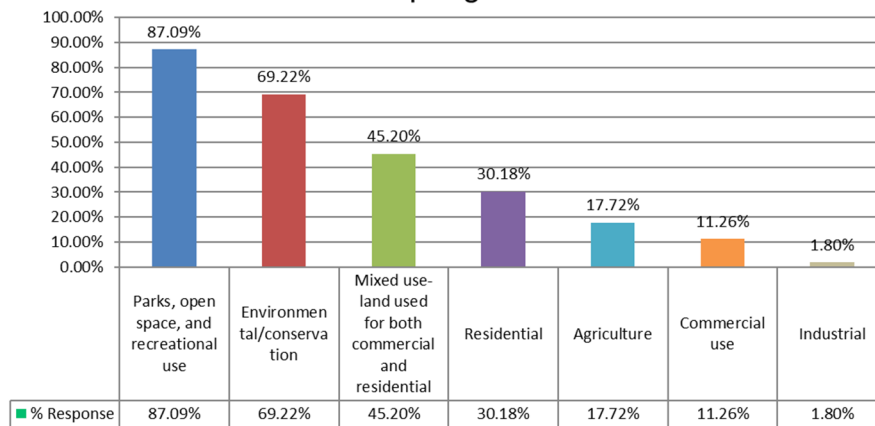
Response Analysis

The following graphics display participant responses to the survey questions.⁸⁷

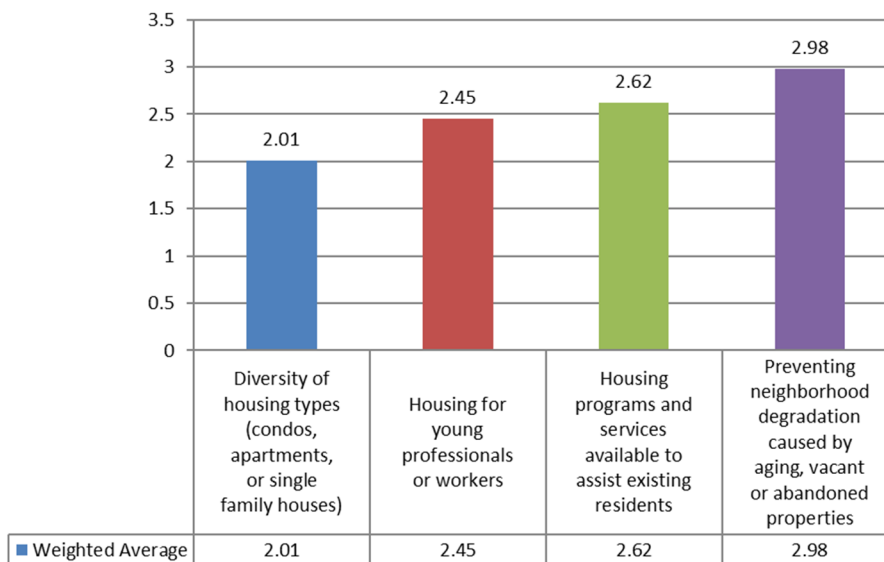


⁸⁷ For those questions that were ranking questions, participants were asked to rank their priorities with 1 being the highest. The results reported, then, should be interpreted as lower average weighted score indicating a higher ranking.

Q2. Select no more than three priority land types that you think are most needed in the City of Bonita Springs.

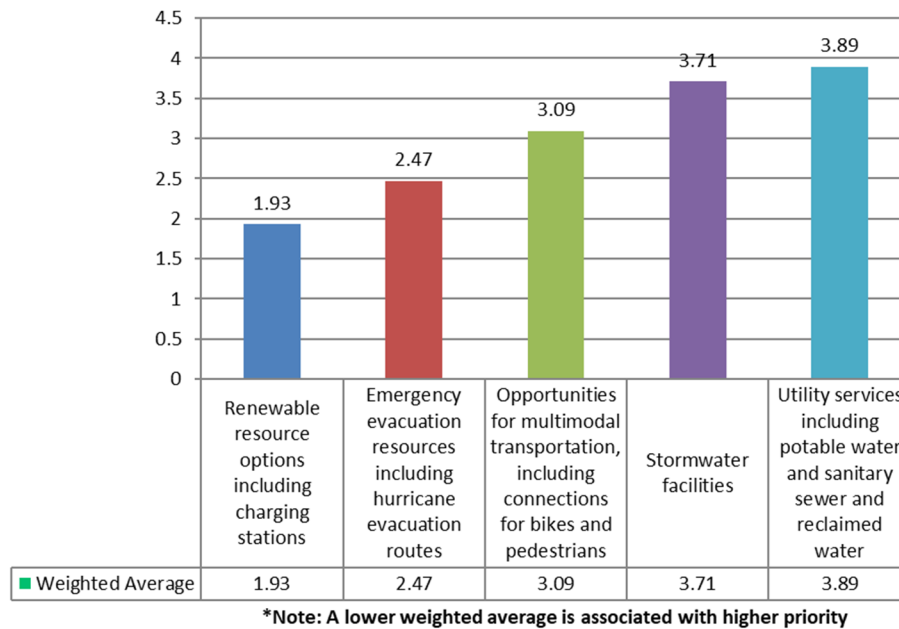


Q3. As Bonita Springs grows, rank items 1-4 which are the most important need related to housing. Note that all may not be in control by City.

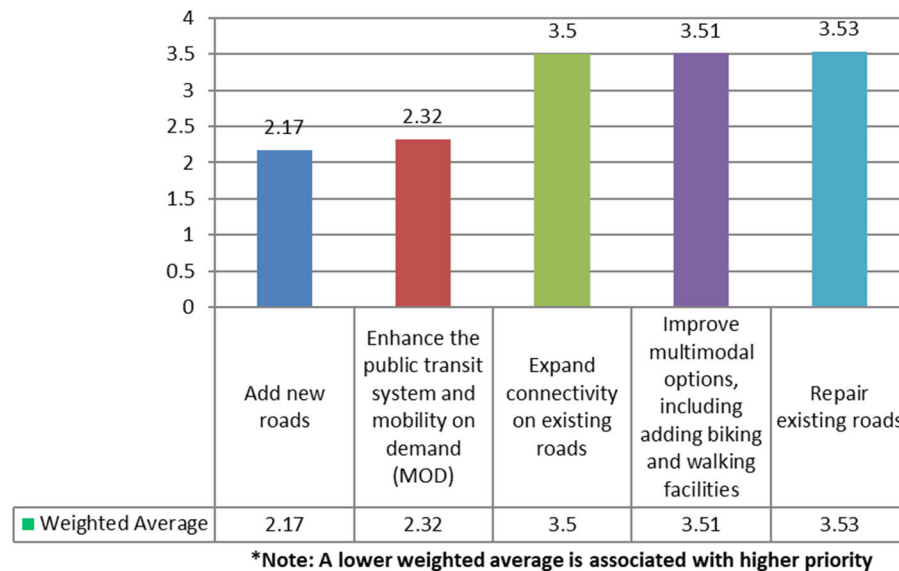


***Note: A lower weighted average is associated with higher priority**

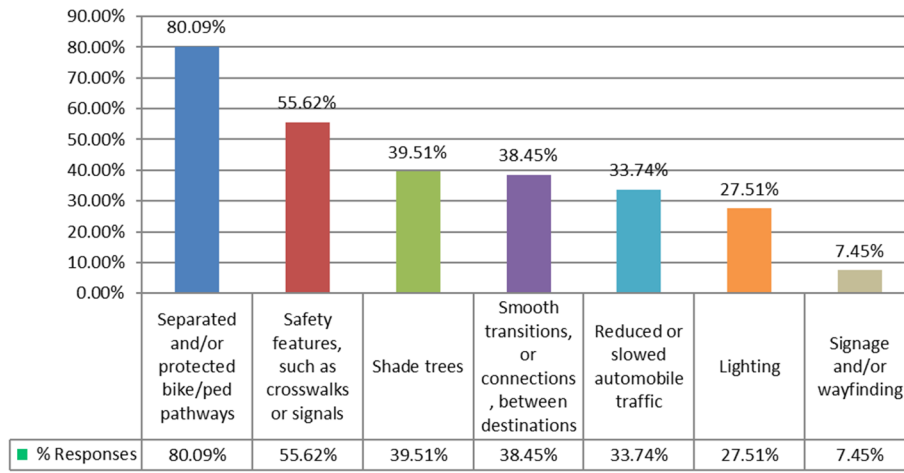
Q4. Rank level of priority 1-5 for improving or expanding infrastructure within the City over the next 25 years.



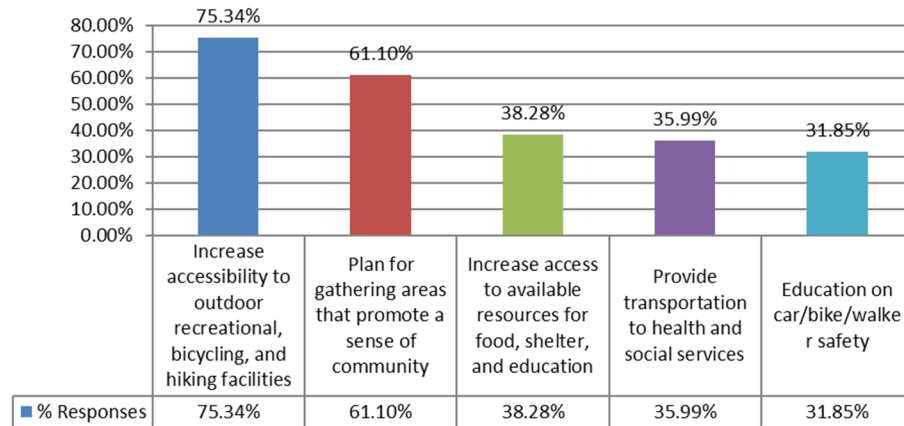
Q5. Rank level of priority for each objective 1-5 concerning transportation over the next 25 years.



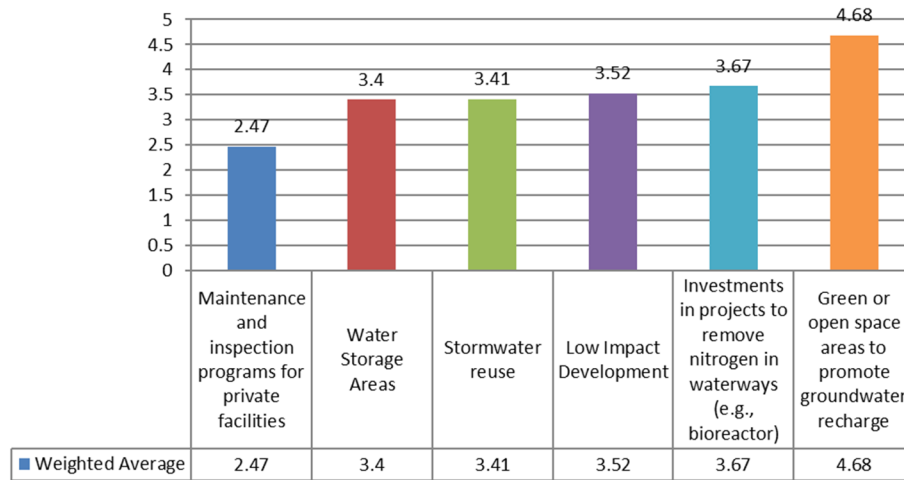
Q6. What would most enhance your ability or willingness to walk or cycle in the City of Bonita Springs?



Q7. What can the City of Bonita Springs do to improve overall health within the Community?

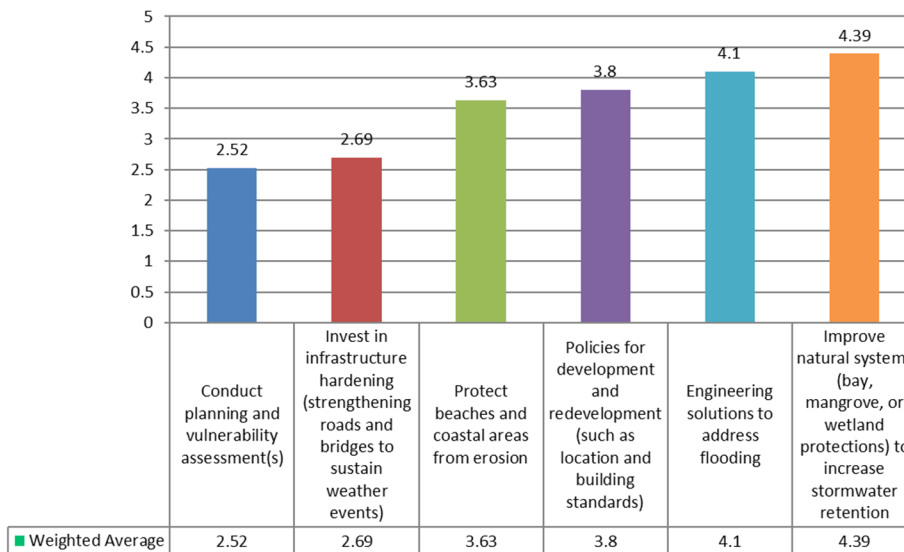


Q8. Please rank a level of priority 1-6 for each strategy that you would support to improve stormwater management.



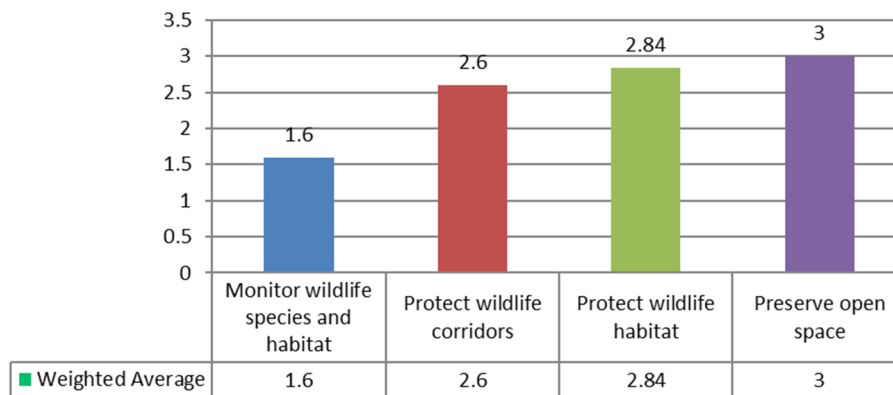
***Note: A lower weighted average is associated higher priority**

Q9. Rank long term resilience strategies 1-6 to address high-tide, storm surge, flash floods, and stormwater events.



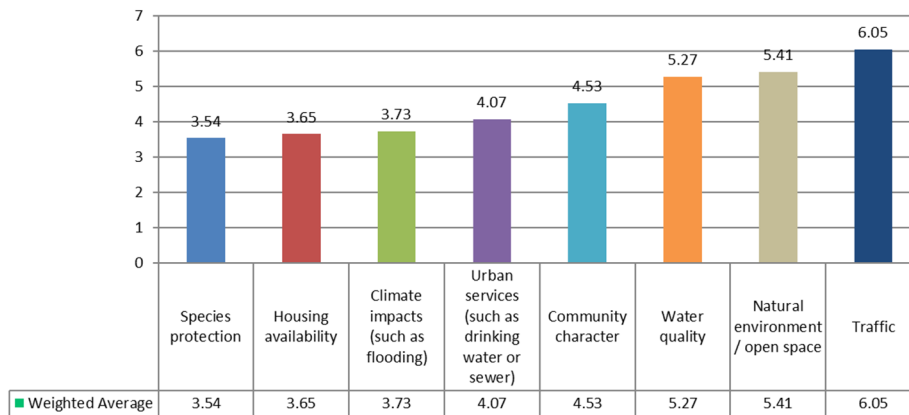
***Note: A lower weighted average is associated with higher priority**

Q10. Rank level of priority 1-4 for each strategy to protect wildlife.

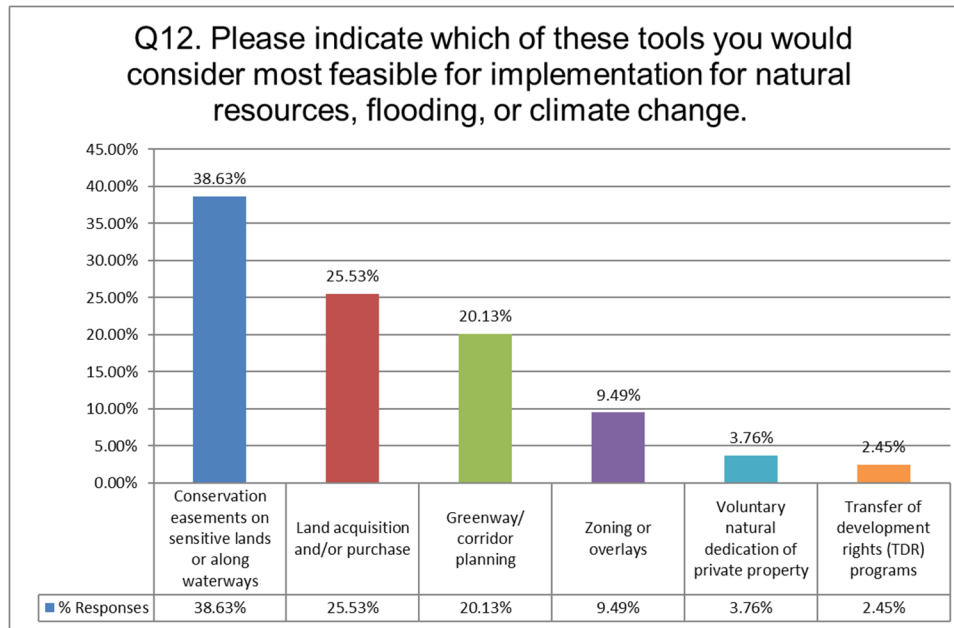


Note*: A lower weighted average is associated with higher priority

Q11. Rank concerns 1-8 in reference to growth management.



***Note: A lower weighted average is associated with higher priority**



Open Ended Responses

The survey also asked participants to share any additional thoughts that they may have about the plan. These responses were grouped into meaningful categories and analyzed. The categories are listed in order of greatest response to least response.

Transportation

There was a lot of discussion surrounding improving mobility of the City, by establishing bike paths, cycling lanes, more public transportation access, pedestrian bridges, and sidewalks. There was a high level of support for utilizing the abandoned railway for recreational purposes such as biking or walking.

Two additional major concerns of the survey respondents were safety and traffic. Safety concerns ranged from electric bicycle use on sidewalks, to automobile speeding, and a lack of pedestrian safety in crosswalks. Traffic has allegedly become an increasing issue, specifically on roads running North and South, as well as Bonita Beach Road to Fort Myers Beach. There were several comments made about the roundabout in downtown causing accidents.

In the category of transportation, respondents recommended improved navigational signage in the waterways within Bonita Springs limits.

Community Character

Maintaining and enhancing the City's community character has been split into different areas of focus. Referring generally to the city's jurisdiction, business development, beautification, noise prevention, and landscaping were the four most repeated themes that need attention according to survey participants. In the downtown area, the same themes were mentioned in addition to bike infrastructure, allowing open space, and continuing to encourage tourism. Old 41 and U.S. 41 were two specific areas that improving traffic safety, reducing noise, and reducing crime were repeated.

Governance

The major themes mentioned surrounding governance within the City were Safety, Code Enforcement, Finances, Transparency, and Proactive Planning. Participants shared that speeding was a concern for safety throughout Bonita Springs and of a greater concern on Bonita Beach Road and through downtown areas. Participants cited that the lack of a local police force is possibly the cause for increased crime rates in downtown Bonita Springs.

Code enforcement was mentioned in reference to ensuring that requirements surrounding rentals are being followed as well as making sure City Council is adhering to the Comprehensive Plan and Land Development Code.

Many participants requested more proactive planning, specifically for stormwater management and zoning, assuring all neighboring communities or zones are compatible with each other.

Respondents also noted that educational efforts regarding the natural environment would be useful and that residents can help individually by using Florida Friendly landscaping on their properties.

Density

As the population within the City grows, density and growth management will have to be considered in the context of sustainability. In general, residents would like to see smart growth practices, only providing housing where infrastructure is available, buying more conservation land/ open space, and more emphasis on making neighborhoods walkable and safe. There was a lot of feedback from respondents that felt that Bonita Springs is becoming overdeveloped and there should be more balance with open space or natural areas.

Conservation

When discussing how to promote conservation within the City, many varied topics were introduced. These various topics included but were not limited to beaches, Bonita Springs Golf Club, DRGR, flooding, preserves, waterways, wetlands, and wildlife. There was a consensus among the participants, that the DRGR, wetlands, and other sensitive areas such as preserves should be kept in their current state and should not be developed. Respondents noted they would also like more attention towards the beaches for coastal protection and pollution reduction.

Flooding was also often mentioned in the survey responses. Many respondents requested plans for water storage, upkeep for stormwater facilities, and allowing green spaces for drainage. Survey respondents cited the possibility of using the Bonita Springs Golf Club for additional open space or storage.

Parks & Recreation

In the category of parks and recreation, the most mentioned topic was increasing access and parking for the beaches, while also improving quality and protection. Aside from beaches, more access was requested for Spring Creek and public parks. Respondents also suggested the addition of a mountain biking trail in Bonita Springs.

Housing

Much of the conversation surrounding housing was centered on providing affordable housing for the workforce and seniors. There was a suggestion to continue to maintain existing homes on the Old 41 Corridor in place of new development. One comment suggested further incentivizing low income buildings with bonus density. While homelessness is a growing issue, it was surfaced by just one participant.

Climate Resiliency

Two aspects making up climate resiliency as a priority for respondents were funding and planning. The need for funding stems from the survey respondents' ideas of investing in projects or initiatives that can prevent catastrophic impacts from storm surge or flooding. Planning was important to the respondents to understand what level of vulnerability exists to properties and lives. Respondents wanted reassurance that policies mitigating development in coastal areas and encouraging redevelopment in sustainable ways would be in place.

Other Infrastructure

Although a small section, some other infrastructure needs mentioned were electric car charging stations, an emergency shelter, and tertiary water treatment for better quality drinking water.



**Notice of a Communications Media Technology (“CMT”) Public Meeting
Local Planning Agency
MINUTES
City of Bonita Springs City Hall
9101 Bonita Beach Rd. SE
Bonita Springs, Florida 34135
Thursday, May 19, 2022
9:00 A.M.**

I. CALL TO ORDER.

Chairman Jeff Maturo called the meeting to order at 9:00 A.M.

II. ROLL CALL.

Members in attendance: Chairman Jeff Maturo, Board Member Robert Bornstein, Board Member Robert Lombardo, Board Member Don Colapietro and Board Member Jeff Lewin

Absent: Board Member Linda Schwartz and Board Member Steve Lohan

III. PUBLIC COMMENTS

IV. PRESENTATION BY DR. MARGARET BANYAN OF FLORIDA GULF COAST UNIVERSITY (FGCU) REGARDING THE COMMENCEMENT OF THE REQUIRED EVALUATION AND APPRAISAL REVIEW (EAR) PROCESS OF THE CITY’S COMPREHENSIVE PLAN.

- Dr. Banyan gave a presented by zoom and a review of the EAR process.

V. REVIEW OF THE FOLLOWING LAND DEVELOPMENT CODE AMENDMENTS FOR CONSISTENCY WITH THE CITY OF BONITA SPRINGS CIMPREHENSIVE PLAN: Read into the Record by City Chairman Jeff Maturo

- A.** AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, AMENDING THE BONITA SPRINGS LAND DEVELOPMENT CODE, CHAPTER 4 ZONING, SEC. 4-194. - GENERAL SUBMITTAL REQUIREMENTS FOR APPLICATIONS REQUIRING PUBLIC HEARING, SEC. 4-229. - NOTICES., SEC. 4-1728. – DIMENSIONAL REQUIREMENTS; DELINEATION OF PARKING SPACES, AND SEC. 4-2224. CLEARING, GRADING OR FILLING OF LAND; PROVIDING CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, SCRIVENER’S ERRORS, AND

MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING, AND AN EFFECTIVE DATE.

- Jackie Genson, Community Development presented the following amendments.
 1. Changing methods for providing notification to have applicant do the mailings
- Robert Lombardo would like to combine the sections where applicants can find the requirements for notifying neighbors, either 375ft or 500ft for alcohol.
 2. Correcting terminology within the parking section
 3. Changing the language to clarify what pertains to building permit and what needs a separate permit.

VI. NEXT MEETING.

Tentative: July 14, 2022.

- Member Don Colapietro would like to recognize Rex Sims for his service on the LPA

VII. APPROVAL OF MINUTES: December 9, 2021.

Member Robert Lombardo motioned for approval; Board Member Don Colapietro seconded; motion passed unanimously.

VIII. ADJOURNMENT.

There being no further items to discuss, the meeting adjourned at 9:30 A.M.

Respectfully submitted,

Teresa Grimes, Recording Secretary

Approved by the Local Planning Agency on the ____ of _____, 2022.

Jeff Maturo, Chairman



**Notice of a Communications Media Technology (“CMT”) Public Meeting
Local Planning Agency
MINUTES
City of Bonita Springs City Hall
9101 Bonita Beach Rd. SE
Bonita Springs, Florida 34135
Thursday, August 18, 2022
9:30 A.M.**

I. CALL TO ORDER.

Chairman Jeff Maturo called the meeting to order at 9:30 A.M.

II. ROLL CALL.

Members in attendance: Chairman Jeff Maturo, Board Member Robert Lombardo, Board Member Steve Lohan, Board Member Don Colapietro and Board Member Robert Bornstein

Absent: Board Member Linda Schwartz

III. PUBLIC COMMENTS

IV. REVIEW OF THE FOLLOWING LAND DEVELOPMENT CODE AMENDMENTS FOR CONSISTENCY WITH THE CITY OF BONITA SPRINGS COMPREHENSIVE PLAN.

A. Chapter 3-Development Standards

- i. Sec. 3-263. – Bikeways Facilities and pedestrian facilities.
- ii. Division 6-Open Space, Buffering, and Landscaping
- iii. Sec. 3-535. – Piping materials for use in right-of-way.

Jackie Genson, Community Development, introduced everyone and provided an overview of the proposed amendments.

Sean Gibbons, addressed Sec. 3-263 – Bikeways facilities and pedestrian facilities proposed amendments and landscaping. Sean went over bike code and landscape code changes. Staff and legal counsel comfortable with the changes.

Sean Gibbons answered questions and concerns brought up by Board Member Colapetrio and Board Member Bornstein.

Mr. Gibbons presented the changes to the landscape code. He worked with the Tree Advisory Board to “clean-up” the code.

Board Member Colapetrio questioned the maintenance in regard to Bikeways and pedestrian walkways. Discussion was held.

Board Member Bornstein stated many major roads are not landscaped or inappropriately landscaped, would like to see all roads landscaped.

John Dulmer, Community Development, stated it is a policy decision on the Budget for the City Council to take care of.

Stuart Smith, Community Development, discussed changes to assist Contractors on what they can and can not use.

Board Member Lombardo wanted to know how the different materials used compare with each other. Discussion was held.

B. Chapter 4-Zoning

- i. Division 18-Home Occupants
- ii. Division 37 – Subordinate and Temporary Uses, Subdivision III – Mobile Food Vendors

Jackie Genson presented changes to Home Based Businesses. Stating the Stae decrees how the City regulates.

Mike Fiigon, Community Development, addressed “clarifications” relating to mobile food vendors. This Ordinance is centered around locations of mobile food vendors. In response to Chairman Maturo, Mr. Fiigon stated that the City of Bonita Springs is in line with what other municipalities are doing. Board Member Lombardo requested a clarification on the location of port-a-potty locations for events such as fairs, etc. Discussion was held.

Chairman Maturo made a motion finding the amendments consistent with the Comprehensive Plan; Board Member Lombardo seconded; the motion passed unanimously.

V. UPDATE FROM MAY 19, 2022 LPA MEETING (EAR AND LDC AMENDMENTS)

Jackie Genson, Community Development gave an update.

Chairman Maturo motioned to approve amendments; seconded by Board Member Bornstein. The motion passed unanimously

VI. NEXT MEETING.

Undetermined. Chairman Maturo requested to keep the 9:30am start time.

VII. APPROVAL OF MINUTES: June 20, 2021

Chairman Maturo motioned to approve the minutes; seconded by Board Member Lombardo. Motion passed unanimously.

VIII. ADJOURNMENT.

There being no further items to discuss, the meeting adjourned at 10:11am.

Respectfully submitted,

Teresa Grimes, Recording Secretary

Approved by the Local Planning Agency on the _____ of _____, 2022.

Jeff Maturo, Chairman