



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

CITY COUNCIL MEETING AGENDA

March 1, 2023
5:30 p.m.

If you plan to address the City Council, 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 your name, address, and comments to CITYMEETINGS@CITYOFBONITASPRINGS.ORG. **Any written public comment must be received by 2:00 p.m. on March 1, 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.

If a person decides to appeal a decision made by the Council on any matter at this meeting, such person must have a verbatim record of the proceeding to include the testimony and evidence upon which such appeal is to be based.

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Approval of Agenda
6. Mayor’s Welcome
7. Public Comment on Agenda Items
8. Zoning and Land Use Items:
9. Proclamations and Presentations:
 - A. Presentation and recognition to City Clerk Debra Filipek for over 23 years of service to the City of Bonita Springs

B. Proclamation of March 6th-10th as Flood Awareness Week

C. Presentation by McMahon Associates on the truck traffic study along Old 41.
(Green Sheet No. 23-03-036)

10. Consent Agenda:

A. Approval of the February 15, 2023 Draft City Council Meeting Minutes

B. Approval of the February 15, 2023 Draft City Council Workshop Minutes

C. Adopt a resolution authorizing the submittal of the West Coast Inland Navigation District (WCIND) grant application for funds to promote safe navigation and water-based activities. (Green Sheet No. 23-03-031)

D. Confirm and ratify Resolutions extending the Local State of Emergency due to Hurricane Ian. (Green Sheet No. 23-03-033)

E. Ratify the Administrative Action Approval, as conditioned, for the redevelopment of property located at 10441/481 Packinghouse Lane in the SD-DID transect of the Downtown District. (Green Sheet No. 23-03-034)

F. Adopt Resolution approving the Selection Committee's recommendation to engage two qualified firms to provide Procurement Services for the City. (Green Sheet No. 23-03-035)

G. Approve Purchase Agreement Amendment #1 for the Voluntary Home Buyout Program extending the agreement expiration date from March 21, 2023 to May 31, 2023. (Green Sheet No. 23-03-039)

H. Approve Amendment #1 for the Community Development Block Grant (CDBG-CV) Food Insecurity Program. (Green Sheet No. 23-03-040)

- Opportunity for City Council Comments on Consent Agenda

11. Mayor and Council Member Items:

12. Public Hearing:

A. Conduct the first public hearing of the City's draft Evaluation and Appraisal Report (E.A.R.) as required by F.S. §163.3191. (Green Sheet No. 23-03-037)

13. City Attorney's Items:

- A. Consider presentation by Hole Montes and select an appropriate route for Bonita Grande Drive extension to the City's future park facilities. (Green Sheet No. 23-03-041)

14. City Manager's Items:

- A. Discussion regarding selection of a signage family for the City's Wayfinding Signage and Gateway Feature Master Plan and direction to staff. (Green Sheet No. 23-03-032)
- B. Approve Design/Build Proposal from Wright Construction to construct additional parking on the Banyan Tree Parcel and approve budget transfer to provide necessary funding in the amount of \$982,195.04. (Green Sheet No. 23-03-038)
- C. Update regarding Hurricane Ian recovery

15. Mayor and Council Member Reports

16. Public Comment

17. Adjournment

**CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY**

Green Sheet No. 23-03-036
March 1, 2023

REQUESTED MOTION: Presentation by McMahon Associates on the truck traffic study along Old 41.

REQUESTOR: Matt Feeney, Assistant City Manager

AGENDA: Presentations

STRATEGIC PRIORITY: #2 Transportation

BACKGROUND:

Pursuant to Council's direction, John DePalma with McMahon Associates will be present at the meeting to address the firm's findings regarding truck traffic along Old 41.

STAFF RECOMMENDATION: Receive presentation.

ATTACHMENTS: None.

REVIEWERS:

City Manager: Arleen Hunter
City Attorney: Derek Rooney
City Clerk: Debra Filipek
Department Director: Matt Feeney

Council Action: Approved __ Denied __ Deferred __ Other _____



**CITY COUNCIL
MEETING MINUTES**

February 15, 2023, 9:00 a.m.

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

Members Present: Mayor Rick Steinmeyer, Council Member Jamie Bogacz, Council Member Jesse Purdon, Council Member Laura Carr, Council Member Nigel Fullick, Council Member Fred Forbes

Members Absent: Council Member Chris Corrie

1. Call to Order

Mayor Rick Steinmeyer called the meeting to order at 9:00 am.

2. Invocation

Mayor Steinmeyer furnished the invocation.

3. Pledge of Allegiance

Mayor Steinmeyer led in the Pledge of Allegiance.

4. Roll Call

Mayor Steinmeyer and all Council Members were in attendance, except Council Member Corrie was absent.

5. Approval of Agenda

6. Mayor's Welcome

7. Public Comment on Agenda Items

None.

8. Proclamations and Presentations:

- a. Presentation and update from Stantec on the City's Wayfinding Signage and Gateway Feature Master Plan (Green Sheet No. 23-02-025)

City Manager Hunter furnished an overview and introduced Kevin Mangan with Stantec Consulting, who presented his firm's methodology and findings regarding the current signage inventory and wayfinding needs throughout the City. He presented three families of signs for Council's consideration: (1) South Florida Coastal, (2) Historic Beach Town, and (3) Colors Reflecting the Environment. He also provided a conceptual rendering for the intersection of Bonita Beach Road and Imperial Parkway. Staff will be asking Council for direction regarding selection of a family at an upcoming meeting.

9. Consent Agenda:

Moved by: Council Member Forbes

Seconded by: Council Member Carr

Motion to approve all consent items.

Motion Carried.

- a. Approval of the January 18, 2023 Draft City Council Meeting Minutes
- b. Approval of the February 1, 2023 Draft City Council Meeting Minutes
- c. Approve septic tank replacement and groundwater protection agreement with Bonita Springs Utilities for Sun Village and Lakes of San Souci neighborhoods (Green Sheet No. 23-02-021)
- d. Approve two grant agreements with Florida Department of Environmental Protection for the Sun Village and Lake of San Souci neighborhoods septic replacement project (Green Sheet No. 23-02-022)
- e. Authorize staff to execute a contract with TK Elevator Corporation to modernize the City Hall elevator for \$190,000 (Green Sheet No. 23-02-023)
- f. Approve Florida Department of Environmental Protection Grant Agreement Amendment #1 for the Pine Lake Preserve Project (Green Sheet No. 23-02-029)

10. Mayor and Council Member Items:

No items.

11. Public Hearing:

No items.

12. City Attorney's Items:

No items.

13. City Manager's Items:

- a. Authorize staff to execute a contract with EnviroStruct for improvements to the City Hall parking lot and consider the addition of a pocket park in front of City Hall (Green Sheet No. 23-02-024)

Lora Taylor, Communications Director, described the aspects of the City Hall parking lot project, including pipe replacement and an asphalt overlay. The City's ADA consultant also recommended inclusion of an additional sidewalk, and staff has identified an opportunity for a pocket park in conjunction with this project and in accordance with vision for Bonita Beach Road. If Council authorizes a pocket park, neither the bus stop nor the art piece in front of City Hall will be removed.

Moved by: Council Member Purdon

Seconded by: Council Member Fullick

Motion to approve the contract with EnviroStruct and authorize conceptual renderings for the pocket park

Motion Carried.

- b. Discussion regarding potential Land Development Code (LDC) amendments to allow construction of conventional single family homes with the same development standards as a mobile home in mobile home zoning districts (Green Sheet No. 23-02-026)

Jacqueline Genson, Community Development, explained the history and intent of this item in light of recent changes in floodplain requirements for mobile homes, noting that this would be the same standard used by Lee County.

Moved by: Council Member Carr

Seconded by: Council Member Purdon

Motion to authorize staff to proceed with an ordinance to amend the Land Development Code as stated by staff.

Motion Carried.

- c. Discussion regarding potential Land Development Code (LDC) amendments to the Downtown District signage regulations and direction to staff (Green Sheet No. 23-02-027)

Jacqueline Genson, Community Development, addressed the recent need for providing new regulations for construction fencing and advertising signage as development downtown continues to progress.

Moved by: Council Member Carr

Seconded by: Council Member Bogacz

Motion to authorize staff to proceed with drafting new regulations for downtown development as stated by staff.

Motion Carried.

- d. Discussion regarding potential Land Development Code (LDC) amendments to the Bonita Beach Road Corridor Overlay District (Green Sheet No. 23-02-028)

Jacqueline Genson, Community Development, explained that the reason for this request stems from Bonita Beach Road Corridor Overlay District regulations that require certain land uses to obtain a special exception despite having no exterior visual impacts, which was the original intent of the requiring a special exception. Staff is proposing to draft language that would allow administrative approval or uses-by-right if the use is contained entirely indoors with no exterior visual impacts.

Moved by: Council Member Carr

Seconded by: Council Member Purdon

Motion to authorize staff to proceed with an ordinance amending the Land Development Code regulations for the Bonita Beach Road Corridor Overlay, as stated by staff.

Motion Carried.

- e. Update regarding Hurricane Ian recovery

Assistant City Manager Feeney provided an update on the existing beach renourishment project that is conducted by Lee County as well as a new grant opportunity with FDEP for replenishment of sand to the remaining portions of the beach. He further addressed necessary permits, temporary easements, and funding sources. The replenishment of the remaining portions outside of the County's scope is contingent on receipt of a funding agreement from FDEP.

City Manager Hunter next advised that staff has submitted the City's legislative requests to the City's lobbyists, and staff is drafting summaries for each project for use by the lobbyists. She reported on the Local Mitigation Strategy meeting and thanked the City's adjacent cities for supporting the City's projects. She also reminded the Council that the City's Evaluation & Appraisal Report will be heard by the Local Planning Agency on February 22nd, and the first public hearing will be held at Council's next regular meeting on March 1st.

- 1. Discussion regarding FEMA's Community Disaster Loan (CDL) program and direction to staff (Green Sheet No. 23-02-030)

City Manager Hunter addressed FEMA's Community Disaster Loan (CDL) program, which has been presented as an alternative to a commercial loan.

The City is still pursuing the line of credit process, but staff is seeking direction to pursue applying for this loan with technical assistance provided by the State.

Moved by: Council Member Carr

Seconded by: Council Member Bogacz

Motion to authorize staff to pursue the Community Disaster Loan.

Motion Carried.

14. Mayor and Council Member Reports

Council Member Forbes reported on FDOT's plans for widening I-75 to eight lanes, as opposed to ten lanes.

Council Member Bogacz reported on the Fire District's meeting where four firefighters received Phoenix Awards and provided an update regarding the construction renovations for Station #7 on Hickory Boulevard.

Council Member Purdon reported on an expedited timetable for reopening Lover's Key State Park and expressed condolences to the family of Fort Myers Police Chief Derrick Diggs.

Council Member Fullick reported on the Tourist Development Council meeting where the County engineer addressed the Bonita beach sand renourishment project timeline. He also reported that the tourist tax revenue is down 45.9%.

Council Member Carr reported on her trip to D.C. where she attended the Florida League of Cities FAST Fly-In.

15. Public Comment

Ron George commented on the concern from some beach residents regarding the reopening of the beaches and law enforcement presence.

Ben Hershensen expressed concern regarding increased demand on existing aquifers due to new development.

Kyle Moran commented on the progress downtown.

16. Adjournment

There being no further items to discuss, the meeting adjourned at 10:20 am.

Mayor Rick Steinmeyer

City Clerk



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

CITY COUNCIL WORKSHOP MINUTES

February 15, 2023

1. Call to Order

Mayor Rick Steinmeyer called the meeting to order at 10:30 a.m.

2. Roll Call

Mayor Steinmeyer and all Council Members were in attendance, except for Council Member Chris Corrie.

3. Staff Presentation on Stormwater Management Capital Improvement Projects

Assistant City Manager Matt Feeney provided a Powerpoint presentation (copy in Clerk's file) to address the status and funding for each of the following stormwater management and water quality projects:

- Spring Creek Golf Course Restoration
- Home Buyout and Home Elevation Programs
- Dean/Quinn Infrastructure Improvements
- Phase II Bio-Reactor
- Pine Lake Preserve
- Terry Street Drainage Infrastructure Improvements
- The potential Morton Avenue Drainage & Pathway Project (pending funding)
- Forrester Drive Drainage Project

4. City Council Discussion

5. Public Comment

No public comments were made.

6. Adjournment

There being no further items to discuss, the meeting adjourned at 11:17 A.M.

Respectfully submitted,

Debra Filipek, City Clerk

APPROVED BY CITY COUNCIL : _____

AUTHENTICATED:

Mayor Rick Steinmeyer

DRAFT

REQUESTED MOTION: Adopt a resolution authorizing the submittal of the West Coast Inland Navigation District (WCIND) grant application for funds to promote safe navigation and water-based activities.

REQUESTOR: Carly Sanseverino, Staff Attorney

AGENDA: Consent

STRATEGIC PRIORITY: #3 Stengthen City Finances

BACKGROUND:

The West Coast Inland Navigation District (WCIND) is a multi-county special taxing district pursuant to Rule 66A-2.007, F.A.C., Funding Conditions. Lee County Natural Resources Division administers the WCIND grant fund for waterway projects that promote safe navigation and water-based activities. The WCIND (West Coast Inland Navigation District) Waterway Development Program Proposal Form for Sub-grantees is a Lee County waterway grant program provided through the Lee County Natural Resources Division, with applications solicited almost one year in advance of funding.

Eligible projects must relate directly to navigation in Lee County and must address one of the following categories: Navigation Improvements, Boating Safety, Environmental Education, Nautical Recreation, or Law Enforcement. The WCIND grant program has encouraged that the City provide a match amount equal to the amount requested. The City was awarded and is currently administrating a grant of \$40,000.00 in Fiscal Year 2022-2023 from WCIND, with the City's budgeted match in the amount of \$40,000.00.

Staff requests approval of the application to WCIND with a total project cost of approximately \$80,000.00 for continued Marine Law Enforcement on Lee County waterways of the Imperial River and beach areas. The City will provide a match amount of \$40,000 with the caveat that the match funds will be available in the Fiscal Year 2023-2024 budget; if not included in the budget, the WCIND application will be withdrawn.

STAFF RECOMMENDATION: Approve

ATTACHMENTS:

1. Resolution
2. WCIND Grant Application

REVIEWERS:

City Manager: Arleen Hunter
City Attorney: Derek Rooney
City Clerk: Debra Filipek
Department Director:

Council Action: Approved __ Denied __ Deferred __ Other _____

CITY OF BONITA SPRINGS, FLORIDA

RESOLUTION NO. 23 -

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA; SUPPORTING THE SUBMITTAL OF A LEE COUNTY NATURAL RESOURCES DIVISION/WCIND (WEST COAST INLAND NAVIGATION DISTRICT) WATERWAY DEVELOPMENT PROGRAM PROPOSAL FORM FOR SUB-GRANTEES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the West Coast Inland Navigation District (WCIND) is a multi-county special taxing district. Lee County Natural Resources Division administers the WCIND grant fund for waterway projects that promote safe navigation and water-based activities; and

WHEREAS, the WCIND (West Coast Inland Navigation District) Waterway Development Program Proposal Form for Sub-grantees is a Lee County waterway grant program provided through the Lee County Natural Resources Division, with applications solicited almost one year in advance of funding; and

WHEREAS, the deadline for submission of grant applications is March 17, 2023; and

WHEREAS, eligible projects must relate directly to navigation in Lee County and must address one of the following categories: Navigation Improvements, Boating Safety, Environmental Education, Nautical Recreation, or Law Enforcement; and

WHEREAS, the WCIND grant program encouraged that the City provide a match amount equal to the amount requested; and

WHEREAS, staff requests approval of the application to WCIND with a total project cost of approximately \$80,000.00 for continued Marine Law Enforcement on Lee County waterways of the Imperial River and beach areas; and

WHEREAS, the City will provide a match amount of \$40,000.00 with the caveat that the match funds will be available in the FY 2023-2024 budget; if not included in the budget, the WCIND application will be withdrawn;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bonita Springs, Florida:

Section 1. The City Manager is hereby authorized to submit a grant application to the Lee County Natural Resources Division/WCIND (West Coast Inland Navigation District) Waterway Development Program for Sub-grantees in the amount of \$40,000.00 for continued Marine Law Enforcement on Lee County waterways, with a City match of \$40,000, for a total project cost of \$80,000.

Section 2. Effective date.

This resolution shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 1st day of March, 2023.

AUTHENTICATION:

Mayor City Clerk's Office

APPROVED AS TO FORM: _____
City Attorney's Office

Vote:

Steinmeyer	Corrie
Bogacz	Fullick
Purdon	Forbes
Carr	

Date filed with City Clerk: _____

**LEE COUNTY / WEST COAST INLAND NAVIGATION DISTRICT
FUNDING APPLICATION**

APPLICATION DATE: March 1, 2023

1. APPLICANT: City of Bonita Springs

2. PROJECT CATEGORY:

☐ Public Navigation ☒ Marine Law Enforcement ☐ Environmental Education
☐ Boater Recreation ☐ Boating Safety & Education

3. PROJECT TITLE: Lee County Marine Law Enforcement

4. PROJECT DESCRIPTION AND PUBLIC BENEFIT (attach sheets if necessary): The City's goal is to continue effective coordination with the Lee County Sheriff's Marine Unit. The deputies patrol and protect the people and environment on a 40 hour/week basis and also provide a boat operator for service calls outside the regular hours of detail. Other services include special support for marine-related events such as searches, public information, support for dive team and special operations units, and assistance to other agencies such as the U.S. Coast Guard, Florida Marine Patrol, and other community agencies.

Funds provide necessary financial resources to the Lee County Sheriff's Marine Unit to continue their professional and effective efforts of local and state law enforcement. The outcomes are safer boat operation, greater resource protection, and the improved quality of boating environment in the water of Bonita Springs and Lee County.

A. PROJECT RANK IF MORE THAN ONE APPLICATION IS SUBMITTED N/A

5. IMPLEMENTATION BY THIRD-PARTY OPERATOR (TPO)? **YES ☒ NO ☐**
IF YES, PROVIDE THE FOLLOWING:

TPO NAME:	Lee County Sheriff's Office	TPO MANAGER:	Lt. Christopher Nyce
FEID:		PHONE:	(23) 540-5445
ADDRESS:	1470 Six Mile Cypress Pkwy	CITY:	Fort Myers
STATE:	Florida	ZIP:	33912



6. TYPE AND STATUS OF REQUIRED PERMITS, AUTHORIZATIONS, EASEMENTS OR LEASES NECESSARY FOR THE PROJECT:

TYPE: n/a	STATUS:

7. ESTIMATED PROJECT START DATE: 10/1/2023 COMPLETION DATE: 9/30/2024

8. REQUIRED ATTACHMENTS:

- B. VICINITY MAP IF APPLICABLE
- C. SITE DEVELOPMENT PLAN IF APPLICABLE
- D. PERMITS IF APPLICABLE

9. WCIND FUNDS REQUESTED: FORTY THOUSAND DOLLARS (\$40,000)

10. COMPLETE ATTACHED BUDGET DETAIL - LIST AMOUNT(S) AND SOURCE(S) OF OTHER PROJECT FUNDS. CLEARLY IDENTIFY AND ENUMERATING THE AMOUNT AND SOURCE OF ALL MATCHING FUNDS. ACCORDING TO SECTION 374.976 F.S. AND RULE 66A-2, F.A.C., MATCHING FUNDS ARE REQUIRED FOR BOATING SAFETY AND EDUCATION, AND BOATER RECREATION PROJECTS.

11. ESTIMATED TOTAL PROJECT COST: EIGHTY THOUSAND DOLLARS (\$40,000)

12. APPLICANT IDENTIFICATION:

PROJECT MANAGER: Carly Sanseverino, Staff Attorney

ADDRESS: 9101 Bonita Beach Road, Bonita Springs, Florida 34135

TELEPHONE NO.: (239) 949-6262

EMAIL.: carly.sanseverino@cityofbonitasprings.org

FEID#: _____

13. SIGNATURE: _____

14. DATE: _____



BUDGET ESTIMATE DETAIL	Grant Funds	Matching Funds ¹	Total
Construction Expenses			
(specify)			
Contractual Services	\$30,125	\$30,125	\$60,250
(specify)			
Materials	\$9,875	\$9,875	\$19,750
(specify)			
Equipment			
(specify)			
Salaries ²			
Other			
(specify)			
GRAND TOTAL	\$40,000	\$40,000	\$80,000

SOURCE(S) OF MATCHING FUNDS: FY23-24 City Budget

¹ Matching funds are **required** only for Boating Safety and Education, and Boater Recreation projects, but are encouraged for all projects.

² Salaries are **only** eligible as a grant expense for Marine Law Enforcement projects.



**CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY**

Green Sheet No. 23-03-033
March 1, 2023

REQUESTED MOTION: Confirm and ratify Resolutions extending the Local State of Emergency due to Hurricane Ian.

REQUESTOR: Arleen M. Hunter, City Manager; Derek Rooney, City Attorney

AGENDA: Consent

STRATEGIC PRIORITY: N/A

BACKGROUND:

Governor Ron DeSantis signed Executive Orders 2022-218 and 2022-219, in response to the anticipated landfall of Hurricane Ian and declared a state of emergency, pursuant to Chapter 252, Florida Statutes. As Hurricane Ian posed a serious threat to our area, an ultimate landfall directly affected the City of Bonita Springs. Consistent with Florida statutes, the following Resolutions were prepared and signed by the Mayor and staff to extend the Local State of Emergency in seven day increments.

At this time, it is appropriate for City Council to ratify the continued Local State of Emergency.

STAFF RECOMMENDATION: Approve

ATTACHMENTS:

1. Resolution No. 23-08 issued on January 30, 2023
 2. Resolution No. 23-11 issued on February 6, 2023
 3. Resolution No. 23-12 issued on February 13, 2023
 4. Resolution No. 23-13 issued on February 20, 2023
-

REVIEWERS:

City Manager: Arleen Hunter
City Attorney: Derek Rooney
City Clerk: Debra Filipek
Department Director:

Council Action: Approved ___ Denied ___ Deferred ___ Other _____

CITY OF BONITA SPRINGS
RESOLUTION NO. 23-08

**AN EMERGENCY RESOLUTION OF THE CITY OF BONITA
SPRINGS DECLARING A STATE OF LOCAL EMERGENCY
RESULTING FROM HURRICANE IAN; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, Governor Ron DeSantis signed Executive Orders 2022-218 and 2022-219, in response to the anticipated landfall of Hurricane Ian and has declared a state of emergency, pursuant to Chapter 252, Florida Statutes; and,

WHEREAS, on September 26, 2022 the City declared a local State of Emergency ahead of the landfall of Hurricane Ian; and

WHEREAS, Hurricane Ian had a significant impact on this area, the effects of which are still being fully ascertained and include extensive flooding, wind and water damage, not only to public infrastructure but to homes and businesses throughout the City; and

WHEREAS, the effects of Hurricane Ian continue to pose a serious threat to the lives and property of residents of the City of Bonita Springs.

NOW, THEREFORE, BE IT RESOLVED by the Mayor on behalf of the City Council of the City of Bonita Springs, Lee County, Florida;

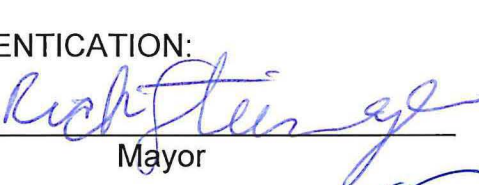
Section 1. The recitals above are hereby incorporated herein.

Section 2. The current State of Emergency is extended.

Section 3. This resolution shall take effect immediately upon adoption. Consistent with Florida Statutes §252.38(3), the duration of this state of emergency declared locally is limited to 7 days and may be extended, as necessary by resolution, in 7-day increments.

DULY PASSED AND ENACTED by the Mayor of the City of Bonita Springs, Lee County, Florida, this 30th day of January, 2023.

AUTHENTICATION:



Mayor



City Clerk

APPROVED AS TO FORM:



City Attorney

Date filed with City Clerk:

1/30/2023

CITY OF BONITA SPRINGS
RESOLUTION NO. 23- 11

AN EMERGENCY RESOLUTION OF THE CITY OF BONITA SPRINGS DECLARING A STATE OF LOCAL EMERGENCY RESULTING FROM HURRICANE IAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Governor Ron DeSantis signed Executive Orders 2022-218 and 2022-219, in response to the anticipated landfall of Hurricane Ian and has declared a state of emergency, pursuant to Chapter 252, Florida Statutes; and,

WHEREAS, on September 26, 2022 the City declared a local State of Emergency ahead of the landfall of Hurricane Ian; and

WHEREAS, Hurricane Ian had a significant impact on this area, the effects of which are still being fully ascertained and include extensive flooding, wind and water damage, not only to public infrastructure but to homes and businesses throughout the City; and

WHEREAS, the effects of Hurricane Ian continue to pose a serious threat to the lives and property of residents of the City of Bonita Springs.

NOW, THEREFORE, BE IT RESOLVED by the Mayor on behalf of the City Council of the City of Bonita Springs, Lee County, Florida;

Section 1. The recitals above are hereby incorporated herein.

Section 2. The current State of Emergency is extended.

Section 3. This resolution shall take effect immediately upon adoption. Consistent with Florida Statutes §252.38(3), the duration of this state of emergency declared locally is limited to 7 days and may be extended, as necessary by resolution, in 7-day increments.

DULY PASSED AND ENACTED by the Mayor of the City of Bonita Springs, Lee County, Florida, this 6th day of February, 2023.

AUTHENTICATION:



Mayor



City Clerk

APPROVED AS TO FORM:



City Attorney

Date filed with City Clerk: 2/6/2023

CITY OF BONITA SPRINGS
RESOLUTION NO. 23-12

**AN EMERGENCY RESOLUTION OF THE CITY OF BONITA
SPRINGS DECLARING A STATE OF LOCAL EMERGENCY
RESULTING FROM HURRICANE IAN; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, Governor Ron DeSantis signed Executive Orders 2022-218 and 2022-219, in response to the anticipated landfall of Hurricane Ian and has declared a state of emergency, pursuant to Chapter 252, Florida Statutes; and,

WHEREAS, on September 26, 2022 the City declared a local State of Emergency ahead of the landfall of Hurricane Ian; and

WHEREAS, Hurricane Ian had a significant impact on this area, the effects of which are still being fully ascertained and include extensive flooding, wind and water damage, not only to public infrastructure but to homes and businesses throughout the City; and

WHEREAS, the effects of Hurricane Ian continue to pose a serious threat to the lives and property of residents of the City of Bonita Springs.

NOW, THEREFORE, BE IT RESOLVED by the Mayor on behalf of the City Council of the City of Bonita Springs, Lee County, Florida;

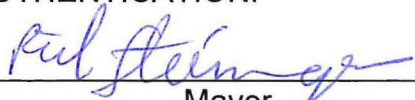
Section 1. The recitals above are hereby incorporated herein.

Section 2. The current State of Emergency is extended.

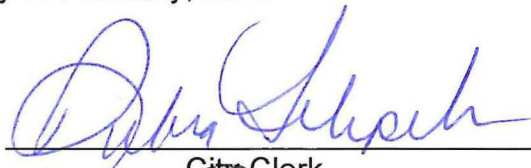
Section 3. This resolution shall take effect immediately upon adoption. Consistent with Florida Statutes §252.38(3), the duration of this state of emergency declared locally is limited to 7 days and may be extended, as necessary by resolution, in 7-day increments.

DULY PASSED AND ENACTED by the Mayor of the City of Bonita Springs, Lee County, Florida, this 13th day of February, 2023.

AUTHENTICATION:



Mayor



City Clerk

APPROVED AS TO FORM: 

City Attorney

Date filed with City Clerk: 2/13/2023

CITY OF BONITA SPRINGS
RESOLUTION NO. 23-13

AN EMERGENCY RESOLUTION OF THE CITY OF BONITA SPRINGS DECLARING A STATE OF LOCAL EMERGENCY RESULTING FROM HURRICANE IAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Governor Ron DeSantis signed Executive Orders 2022-218 and 2022-219, in response to the anticipated landfall of Hurricane Ian and has declared a state of emergency, pursuant to Chapter 252, Florida Statutes; and,

WHEREAS, on September 26, 2022 the City declared a local State of Emergency ahead of the landfall of Hurricane Ian; and

WHEREAS, Hurricane Ian had a significant impact on this area, the effects of which are still being fully ascertained and include extensive flooding, wind and water damage, not only to public infrastructure but to homes and businesses throughout the City; and

WHEREAS, the effects of Hurricane Ian continue to pose a serious threat to the lives and property of residents of the City of Bonita Springs.

NOW, THEREFORE, BE IT RESOLVED by the Mayor on behalf of the City Council of the City of Bonita Springs, Lee County, Florida;

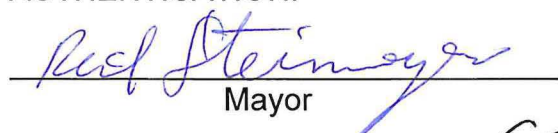
Section 1. The recitals above are hereby incorporated herein.

Section 2. The current State of Emergency is extended.

Section 3. This resolution shall take effect immediately upon adoption. Consistent with Florida Statutes §252.38(3), the duration of this state of emergency declared locally is limited to 7 days and may be extended, as necessary by resolution, in 7-day increments.

DULY PASSED AND ENACTED by the Mayor of the City of Bonita Springs, Lee County, Florida, this 20th day of February, 2023.

AUTHENTICATION:


Mayor


City Clerk

APPROVED AS TO FORM: 
City Attorney

Date filed with City Clerk: 2/20/2023

REQUESTED MOTION: Ratify the Administrative Action Approval as conditioned by Staff, for the redevelopment of property located at 10441/481 Packinghouse Lane in the SD-DID transect of the Downtown District.

REQUESTOR: Mike Fiigon II, Senior Planner, Community Development

AGENDA: Consent Agenda

STRATEGIC PRIORITY: #3 Community Aesthetics #8 Economic Development

BACKGROUND: In November of 2020, City Council approved Ordinance 20-10, which established regulations for the Downtown District (formerly known as the Old 41 Redevelopment Overlay). The district map established a series of transects, each with building forms and design regulations to help implement the vision for downtown. Additionally, the map also established a series of special districts, one of which is known as the Downtown Innovation District (SD-DID), located and bound to the North by Oak Creek, to the South by Bonita Beach Road, to the East by Old 41 Road, and to the West by the railroad right-of-way. This district is designed to allow for innovative design beyond what may be afforded in the conventional transect regulations. LDC §4-876 requires property located within special districts to undergo a final plan approval process (outlined in LDC §4-875(c)(8)), prior to obtaining a development order or building permit. While the approval process is administrative, ratification of the administrative action is required by City Council.

The Applicant submitted a request for final plan approval along with the required documentation of LDC 4-875(c)(8) for review. The project site is located at 10441/481 Packinghouse Lane, located in the SD-DID district, and currently contains a BBQ restaurant, a barber shop, an antique retail shop, and a microbrewery. The owner desires to activate more of the site, which will include redesigning the usable space, add parking, fencing, landscaping, walkways, service buildings, a stage, a food truck area and façade renovations. Staff has reviewed the request and has conditioned the approval with safeguards to protect the public interest.

STAFF RECOMMENDATION: Approve as conditioned

ATTACHMENTS:

1. ADD22-95864-BOS Administrative Action, Final Plan Approval
2. Site Plan
3. Architectural Renderings

REVIEWERS:

City Manager: Arleen Hunter
City Attorney: Derek Rooney
City Clerk: Debra Filipek
Department Director: John Dulmer

Council Action: Approved __ Denied __ Deferred __ Other _____

ADMINISTRATIVE ACTION (FPA) ADD22-95864-BOS

ADMINISTRATIVE ACTION
CITY OF BONITA SPRINGS, FLORIDA

WHEREAS, Richard Dubois, on behalf of Superior Autohaus LLC, has filed an application for final zoning plan approval for property in a special transect zone of the Downtown District, to allow for the redevelopment of a site located at 10441/481 Packinghouse Lane, described more particularly as;

LOTS 1-8, BLOCK 7, HEITMAN'S, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 24 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH A PORTION OF A 15 FOOT ALLEY TO BE VACATED, THE SOUTH 143.16 FEET OF SAID 15 FOOT ALLEY, RUNNING NORTH AND SOUTH LYING BETWEEN TENNESSESE STREET AND PACKINGHOUSE LANE BEING ADJACENT TO SAID LOTS 1 TO 5 OF BLOCK 7.

WHEREAS, the subject property is located in the Downtown Innovation District (SD-DID) of the Downtown District; and

WHEREAS, prior to local development order and pursuant to LDC 4-876, property in the S-DID district is required to undergo the approval process outlined in LDC 4-875(c)(8), Special Assemblage Plans; and

WHEREAS, it is the Applicant's desire to activate more of the site as part of the existing microbrewery operation while also promoting additional restaurant, retail, and commercial opportunities; and

WHEREAS, the Applicant wishes to promote redevelopment of the existing buildings, add parking, landscaping, fencing, walkways, service buildings, a stage, and a food truck area; and

WHEREAS, the Applicant has provided a detailed site plan (Attachment A) and architectural elevations (Attachment B) for consideration; and

WHEREAS, it is the intent of the regulation to be utilized by any property owner seeking final plan approval, regardless of lot size; and

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Plan Approval for this property located in the S-DID transect of the Downtown District is **APPROVED subject to the following conditions:**

1. The Development shall be generally consistent with the attached site plan (Attachment A) and architectural elevations (Attachment B).
2. A mobile food vendor permit will be required to be obtained prior to the operation of any food trucks on-site.

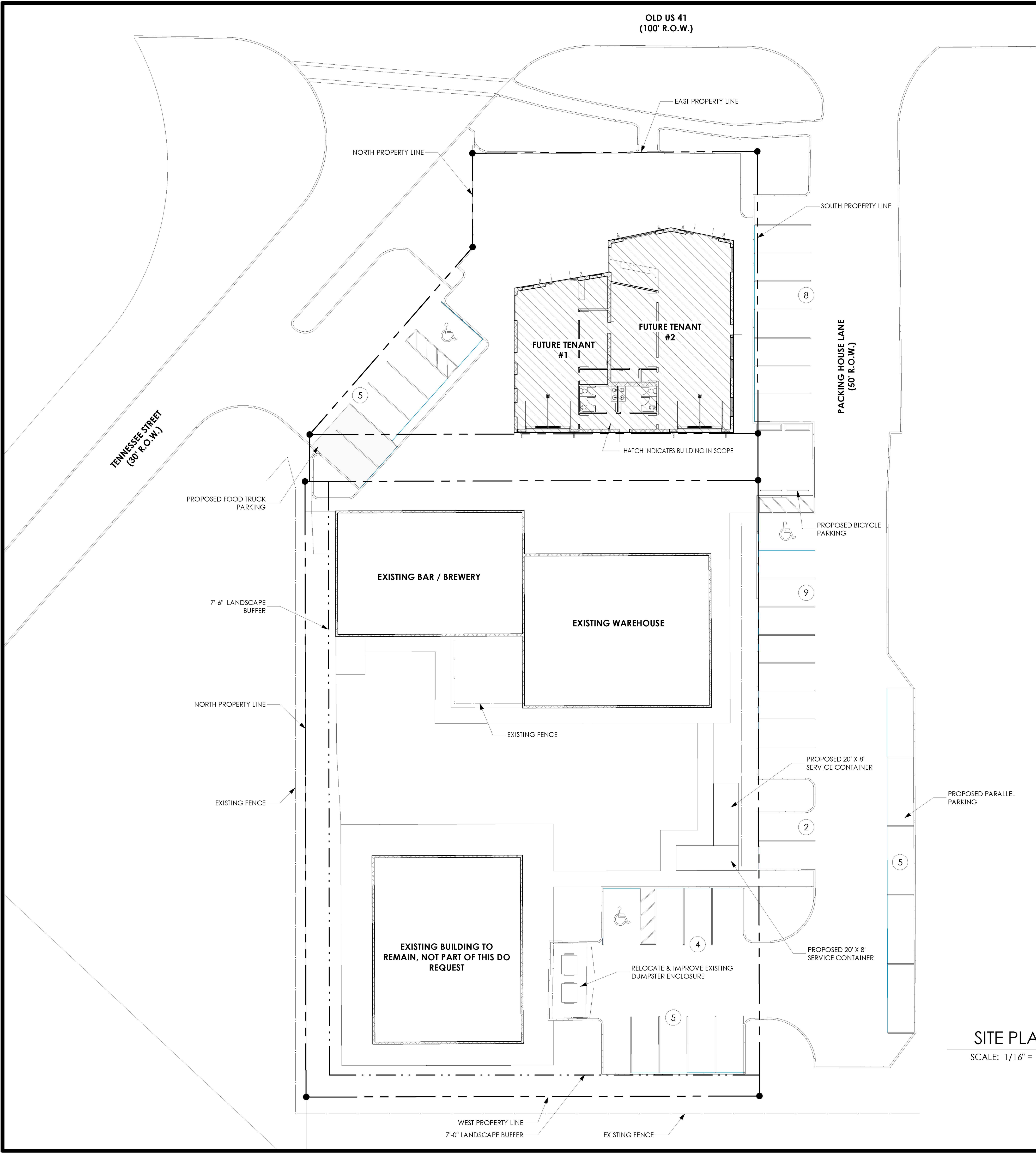
3. Any additional outdoor seating areas not covered by existing permits for consumption on premises will require additional approvals.
4. All signage and storefront designs, including what is shown on the architectural renderings, shall be consistent with the regulations of LDC 4-872.
5. Any work proposed within the right of way of a city-maintained road will require coordination, permitting, and approval from the City of Bonita Springs Public Works Department.
6. The noise ordinance remains in full force and effect.
7. Any change not consistent with this approval will require approval from the City of Bonita Springs Community Development Department.
8. All terms and conditions of the Florida Building Code and the City of Bonita Springs Land Development Code including (but not limited to) the Downtown Form Based Code, Chapter Three—Development Standards, and Chapter Four—Zoning remain in full effect, unless specifically modified by this approval.
9. Approval of this administrative action does not guarantee approval of a local development order or building permit.

DULY signed this _____ day of _____, A.D., 2023

BY: _____
John Dulmer, AICP, Community Development Director
Department of Community Development



SHEET:	1 OF
--------	------



SITE PLAN GENERAL NOTES

1.

SEE SITE CIVIL DRAWINGS FOR COORDINATION OF ALL SITE UTILITIES, DRAINAGE, GRADING, AND PAVING DETAILS.

2.

SEE CIVIL DRAWINGS FOR COORDINATION OF ALL HARDSCAPE AND LANDSCAPE.

3.

SEE CIVIL PLANS FOR ALL PARKING REQUIREMENTS.

4.

NO BUILDING SETBACKS EXIST WITHIN THE DOWNTOWN INNOVATION DISTRICT.

AREA CALCULATIONS

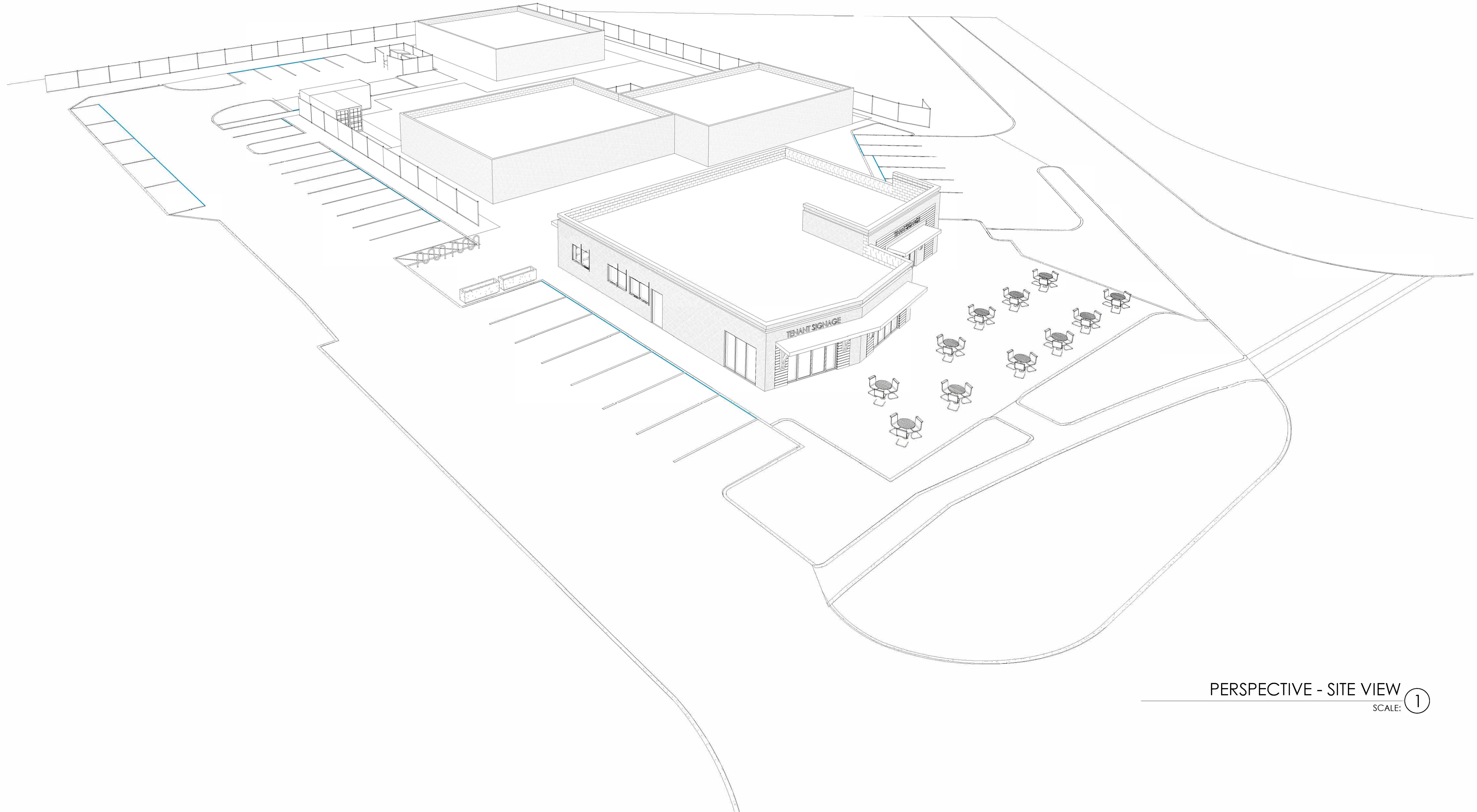
A/C	
FUTURE TENANT #1	1,321 SQ. FT.
FUTURE TENANT #2	2,268 SQ. FT.
BATHROOMS / HALLWAY	382 SQ. FT.
TOTAL A/C	3,971 SQ. FT.

DRAWING INDEX:

A0	COVER SHEET
A1.0	SITE PLAN
A1.1	PERSPECTIVE - SITE VIEW
A1.2	PERSPECTIVE - OLD US 41
A1.3	PERSPECTIVE - TENNESSEE STREET
A1.4	PERSPECTIVE - PACKINGHOUSE LANE
A2.0	EXISTING FLOOR PLAN
A2.1	FIRST FLOOR PLAN
A2.2	ROOF PLAN
A4.0	EXISTING ELEVATIONS
A4.1	EXISTING ELEVATIONS
A4.2	PROPOSED ELEVATIONS
A4.3	PROPOSED ELEVATIONS
A4.4	PROPOSED RENDERED ELEVATIONS
A4.5	PROPOSED RENDERED ELEVATIONS
A5.0	ENLARGED PLANS

ATTACHMENT B

SITE PLAN
SCALE: 1/16" = 1'-0"



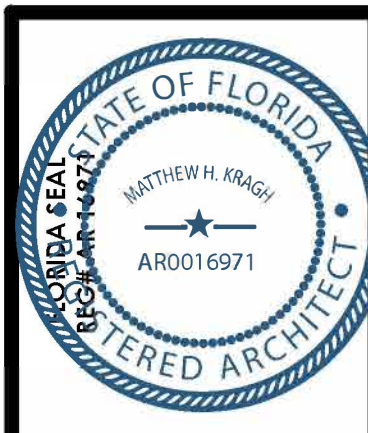
PERSPECTIVE - SITE VIEW

SCALE: 1

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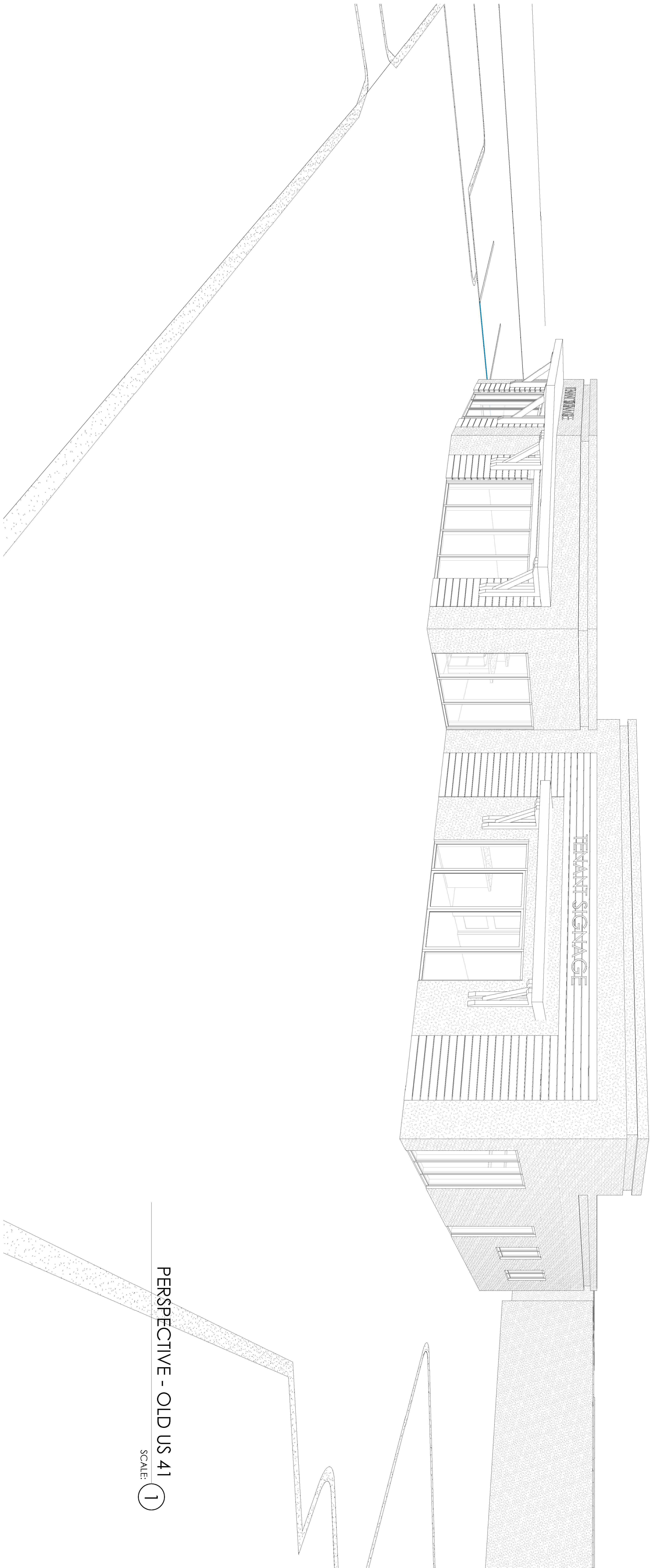
**MANGER TENANT IMPROVEMENT
10441 PACKINGHOUSE LANE,
BONITA SPRINGS, FL 34135**

[illegible]

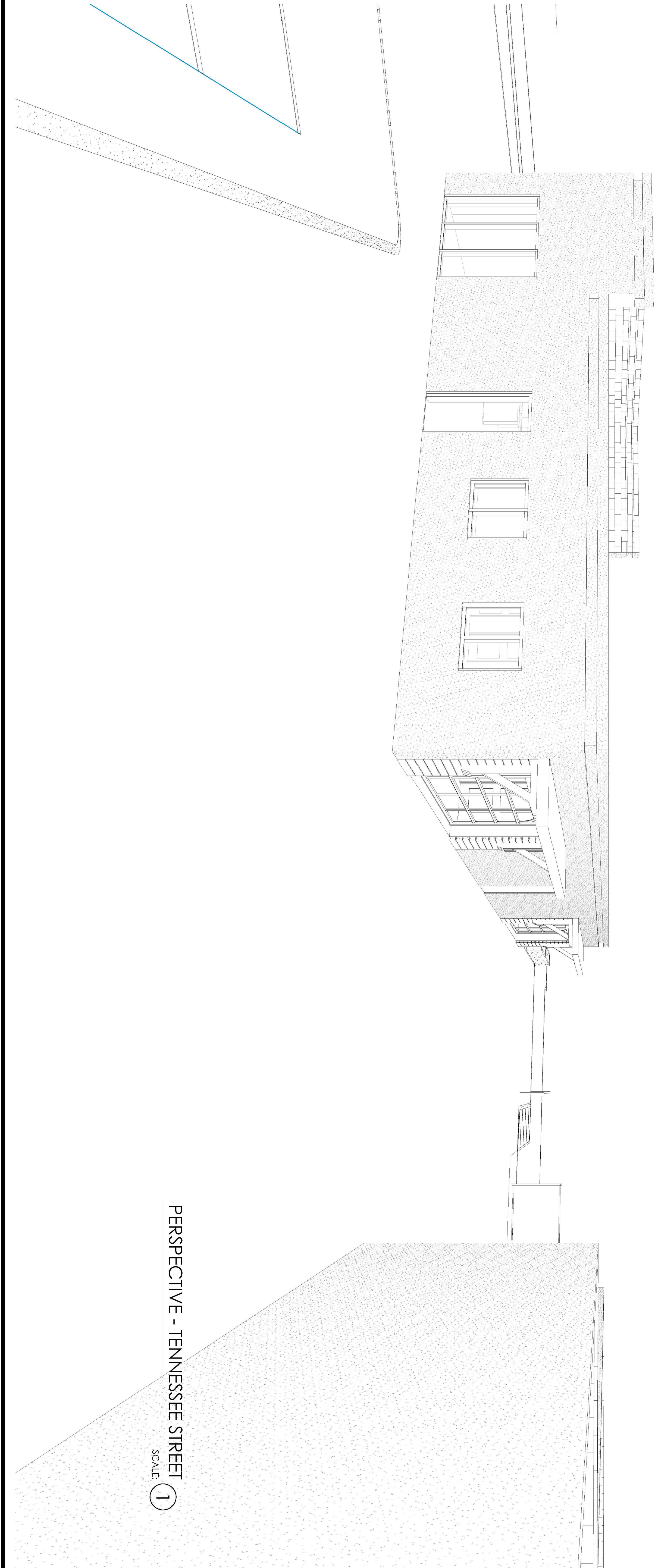
CONSULTANT:

PHASE	DD
PR NO	22176

A1.1



PERSPECTIVE - OLD US 41
SCALE: 1



PERSPECTIVE - TENNESSEE STREET

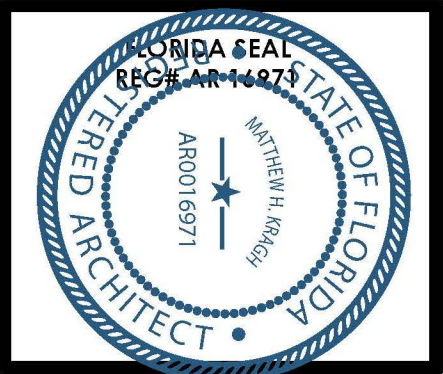
SCALE: 1

A1.3

PHASE DD
PR NO 22176

CONSULTANT:

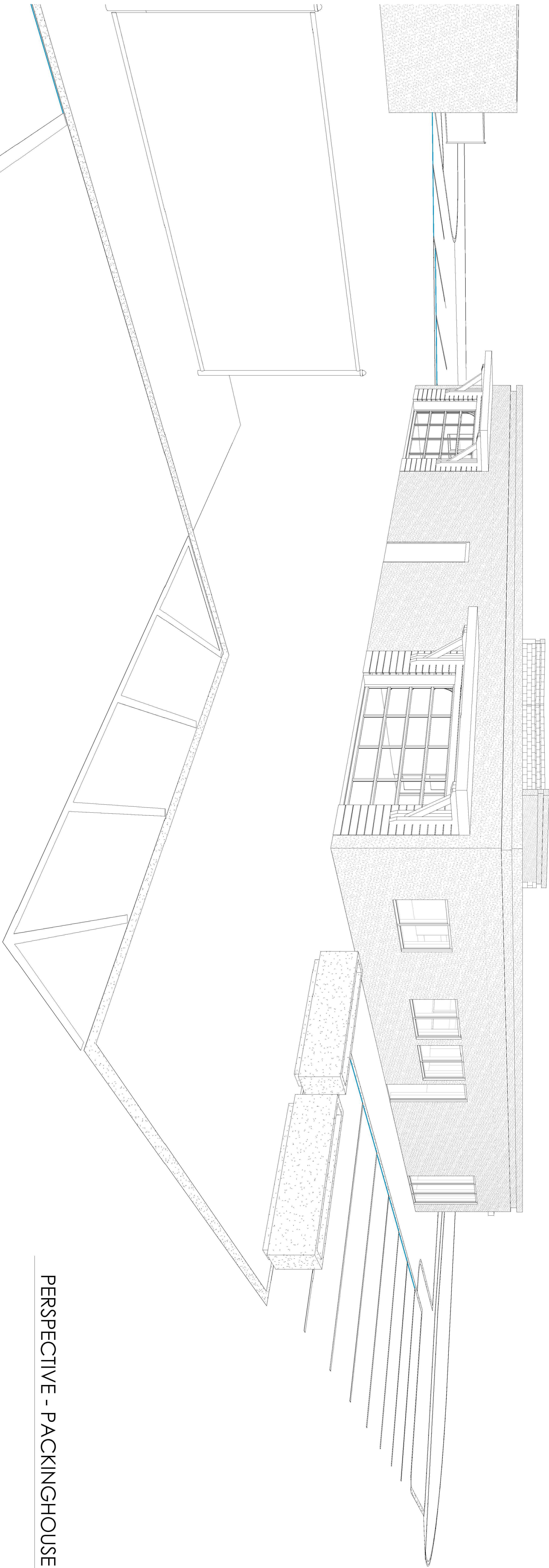
DESIGN DEVELOPMENT	08/25/21
▲	
▲	
▲	
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▲	
▲	



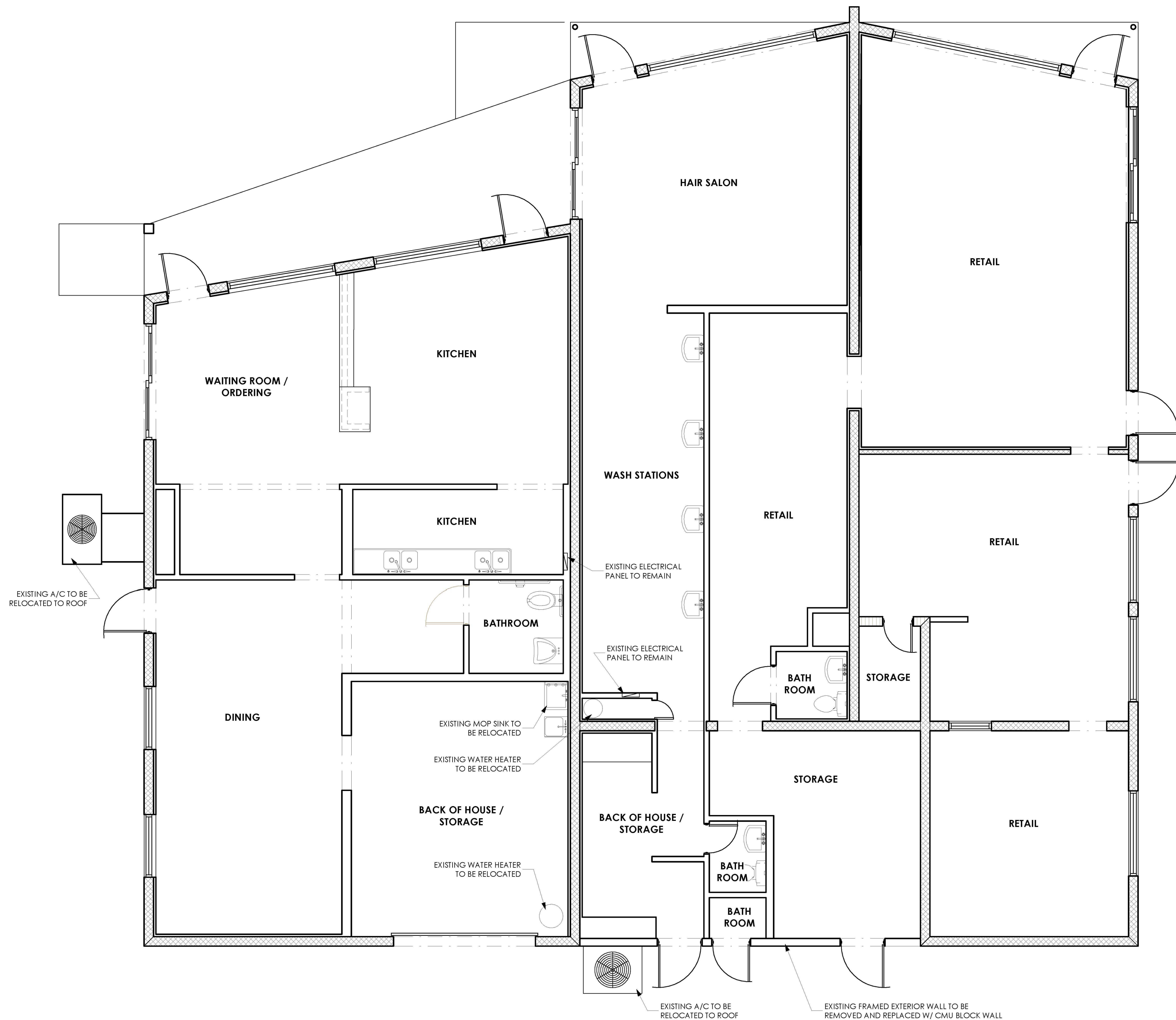
MANGER TENANT IMPROVEMENT
10441 PACKINGHOUSE LANE,
BONITA SPRINGS, FL 34135

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PERSPECTIVE - PACKINGHOUSE LANE
SCALE: 1

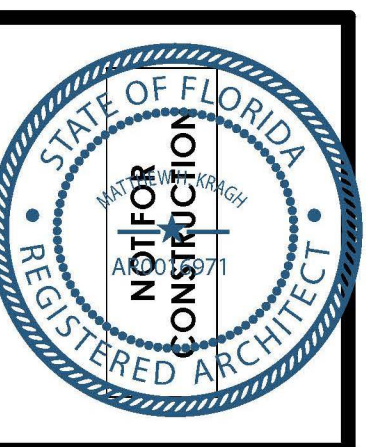


EXISTING FLOOR PLAN 2

SCALE: 1/4" = 1'-0"

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MANGER TENANT IMPROVEMENT
10441 PACKINGHOUSE LANE,
BONITA SPRINGS, FL 34135

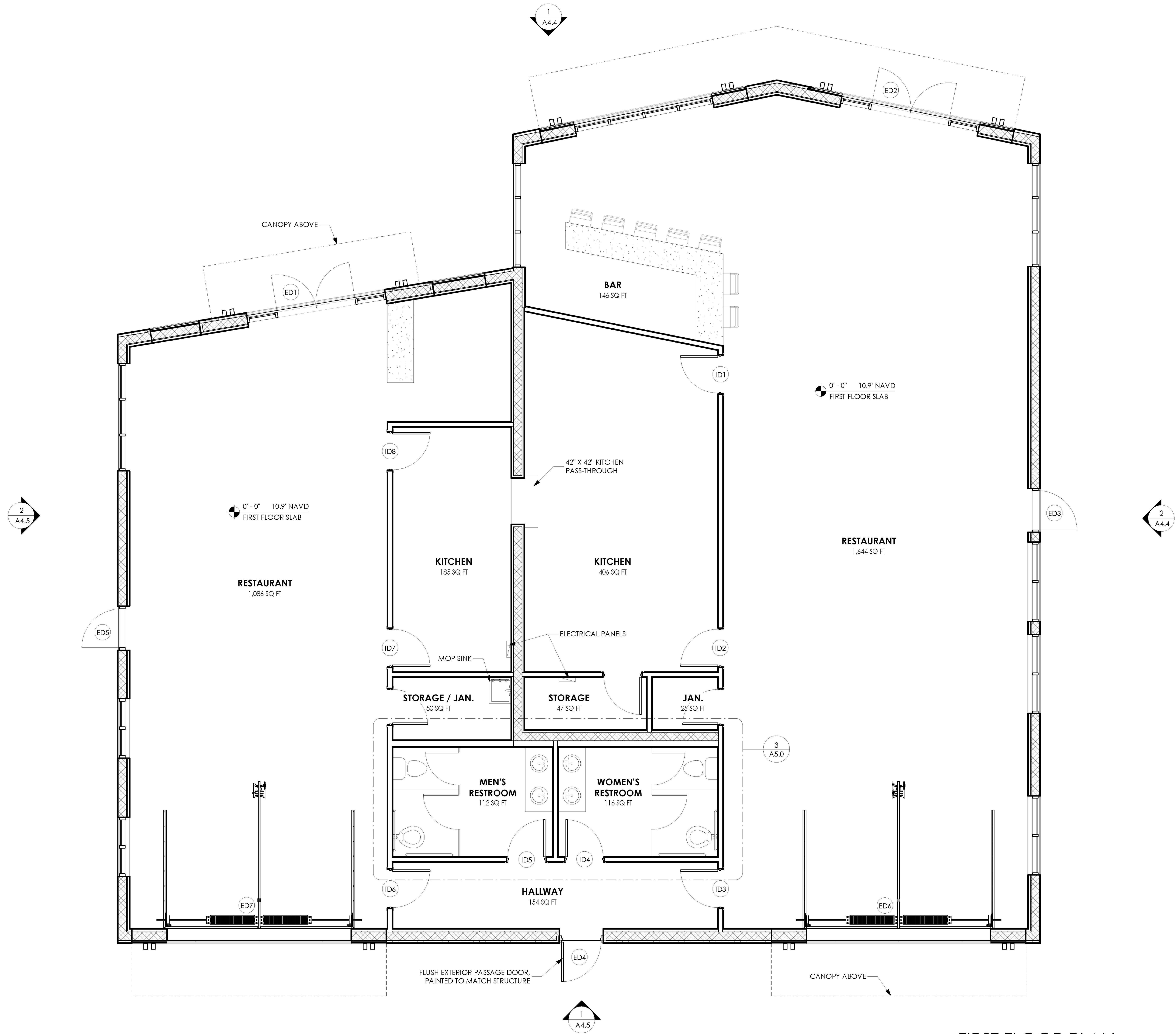


DESIGN DEVELOPMENT	08/25/21

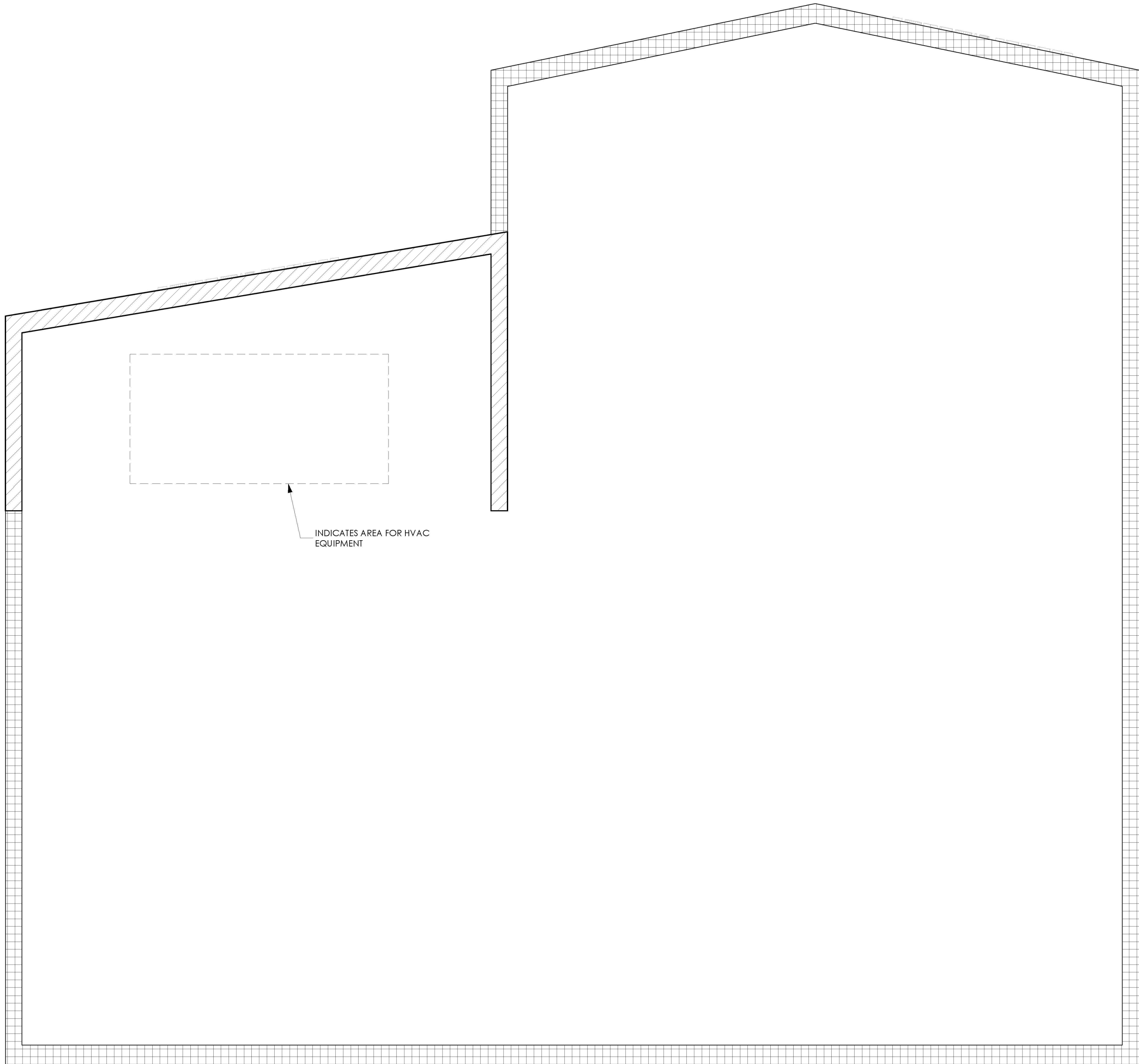
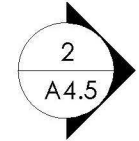
CONSULTANT:

PHASE PR NO	DD 22176
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A2.0



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



INDICATES AREA FOR HVAC EQUIPMENT

GENERAL NOTES

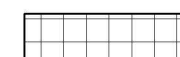
1. ALL NON-GALVALUME EXPOSED VERTICAL FLASHINGS TO BE PAINTED TO MATCH FIELD COLOR OF STRUCTURE.
2. A/H ON ROOF DECK PLATFORM, G.C. TO COORDINATE W/ MECHANICAL CONTRACTOR FOR A/H UNIT SIZE AND MINIMUM SERVICE AREA REQUIRED FOR MAINTENANCE AND PLATFORM SIZE.

ROOF BASIS OF DESIGN

TPO: 60 MIL TPO FULLY ADHERED WATERPROOF ROOF MEMBRANE ON SLOPED INSULATION @ 1/4" PER 12"

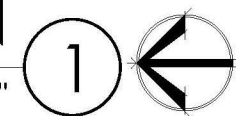
STRUCTURE: 3/4" PLYWOOD DECKING ON 2" X 10" WOOD RAFTERS

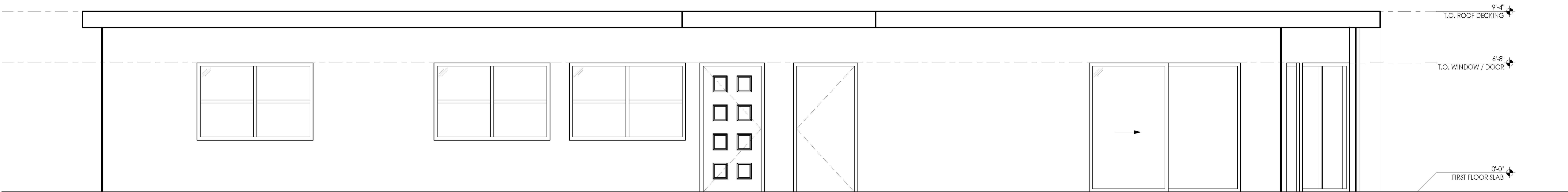
ROOF PLAN GRAPHIC LEGEND

-  T.O. PARAPET = 12'-0"
-  T.O. PARAPET = 15'-2"

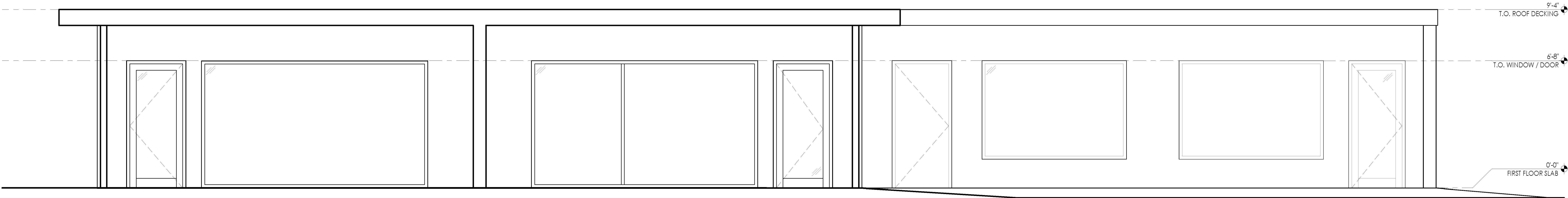
ROOF FLOOR PLAN

SCALE: 1/4" = 1'-0"

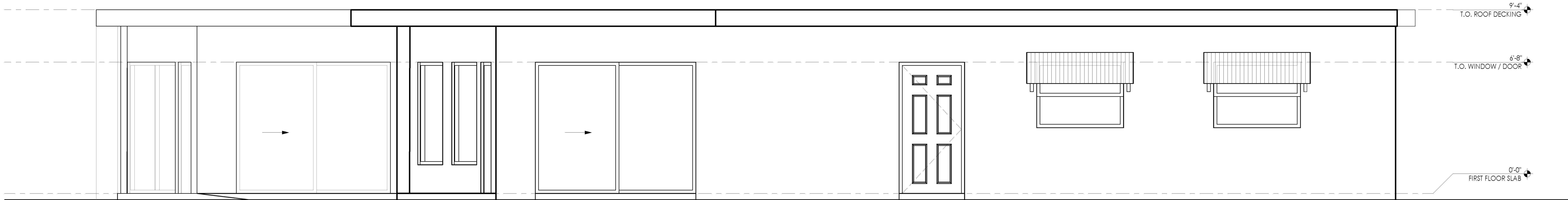




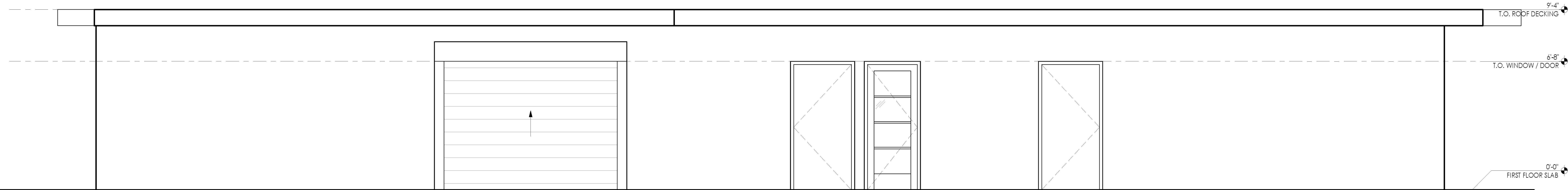
EXISTING SOUTH ELEVATION ②
SCALE: 3/8" = 1'-0"



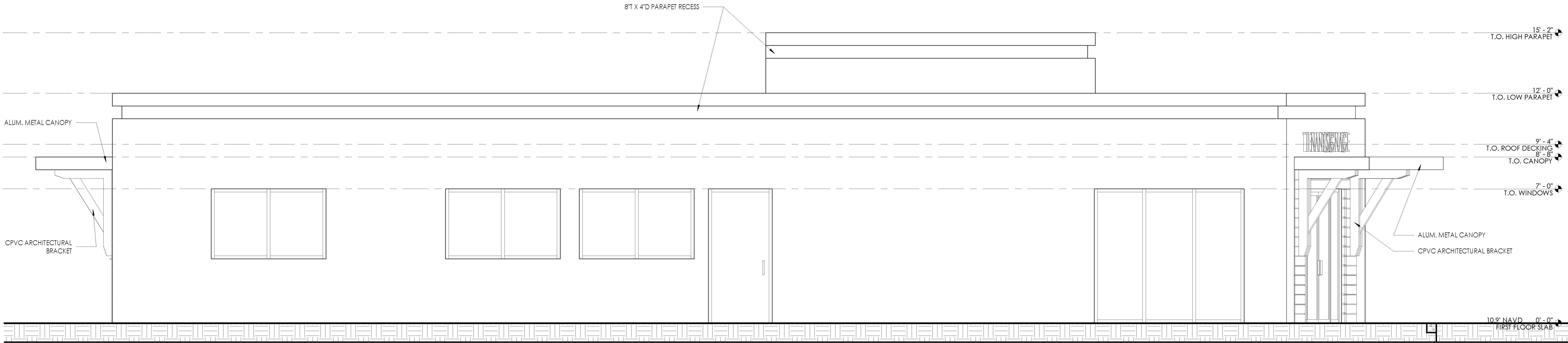
EXISTING EAST ELEVATION ①
SCALE: 3/8" = 1'-0"



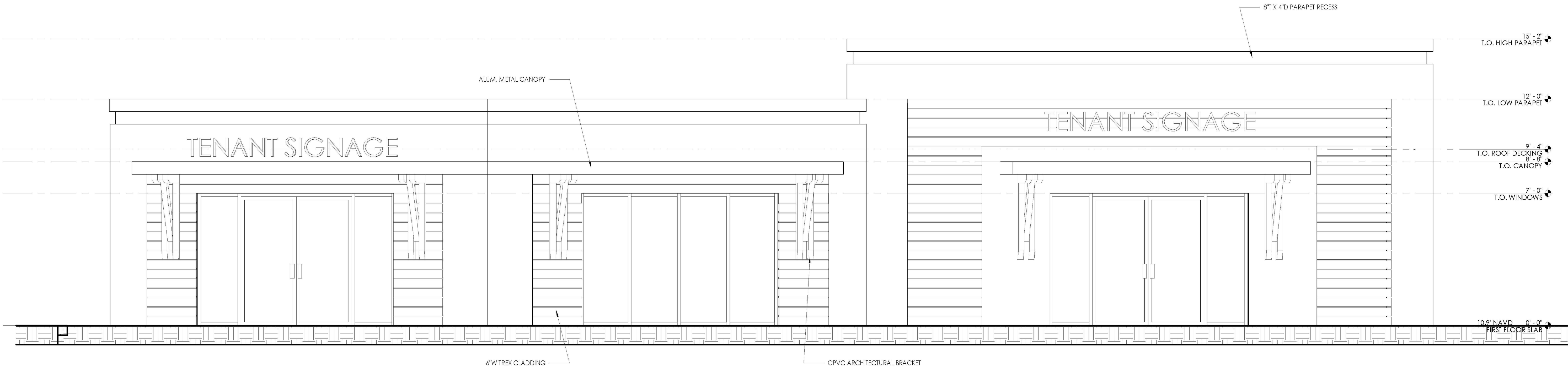
EXISTING NORTH ELEVATION ②
SCALE: 3/8" = 1'-0"



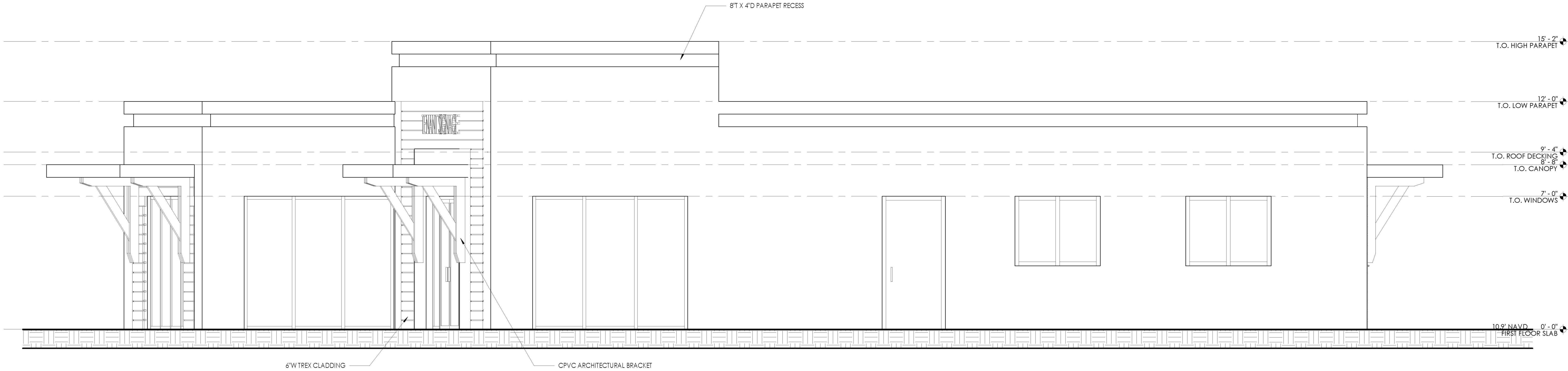
EXISTING WEST ELEVATION ①
SCALE: 3/8" = 1'-0"



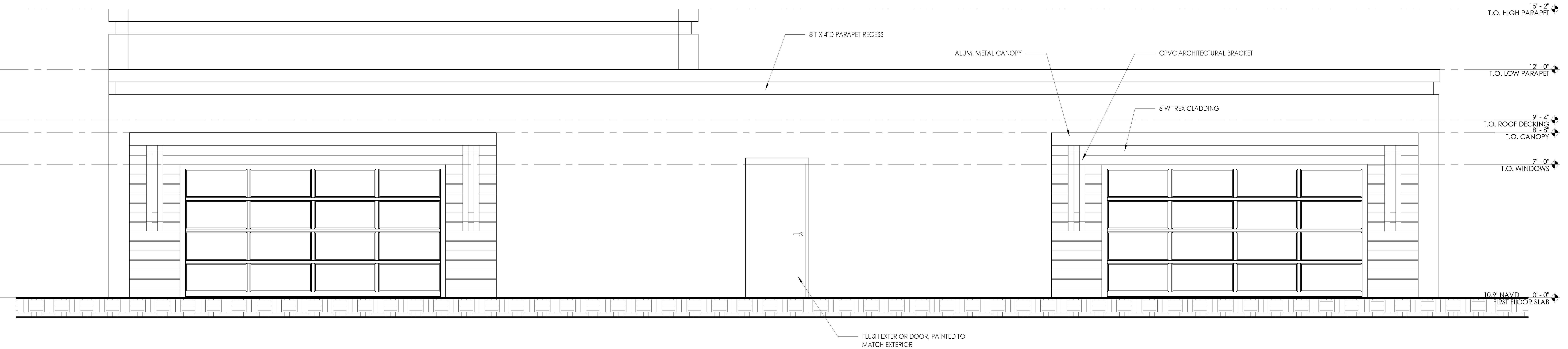
PROPOSED SOUTH ELEVATION ②
SCALE: 3/8" = 1'-0"



PROPOSED EAST (FRONT) ELEVATION ①
SCALE: 3/8" = 1'-0"



PROPOSED NORTH ELEVATION ②
SCALE: 3/8" = 1'-0"



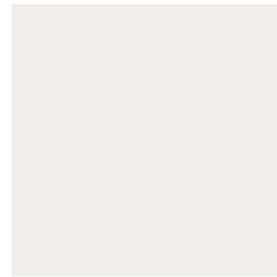
PROPOSED WEST ELEVATION ①
SCALE: 3/8" = 1'-0"

PAINT BASIS OF DESIGN



1

EXTERIOR BODY
SW 7015 REPOSE GRAY



2

EXTERIOR TRIM
SW 7005 PURE WHITE

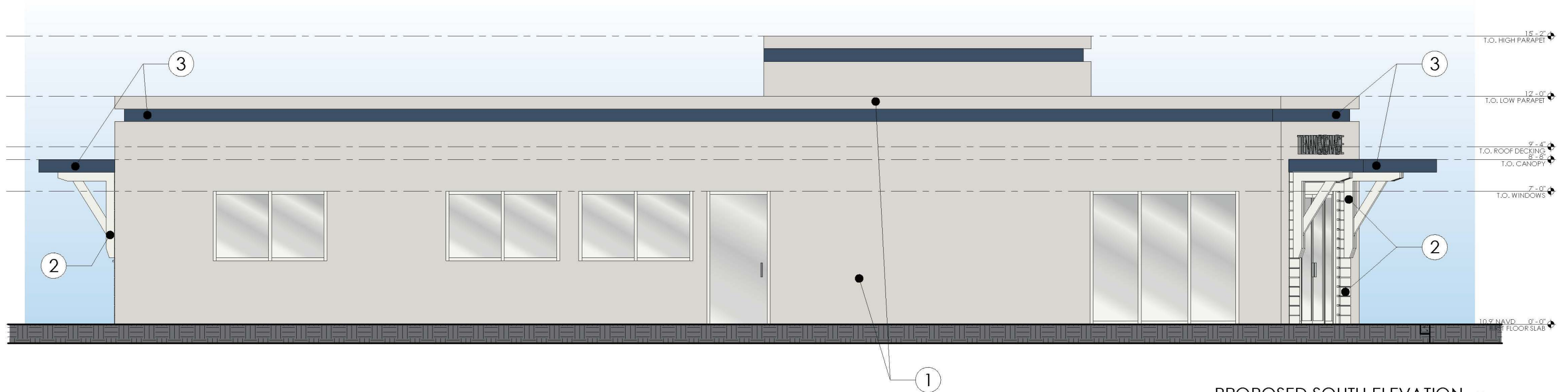


3

EXTERIOR ACCENT
SW 7602 INDIGO BATIK

GENERAL PAINT NOTES

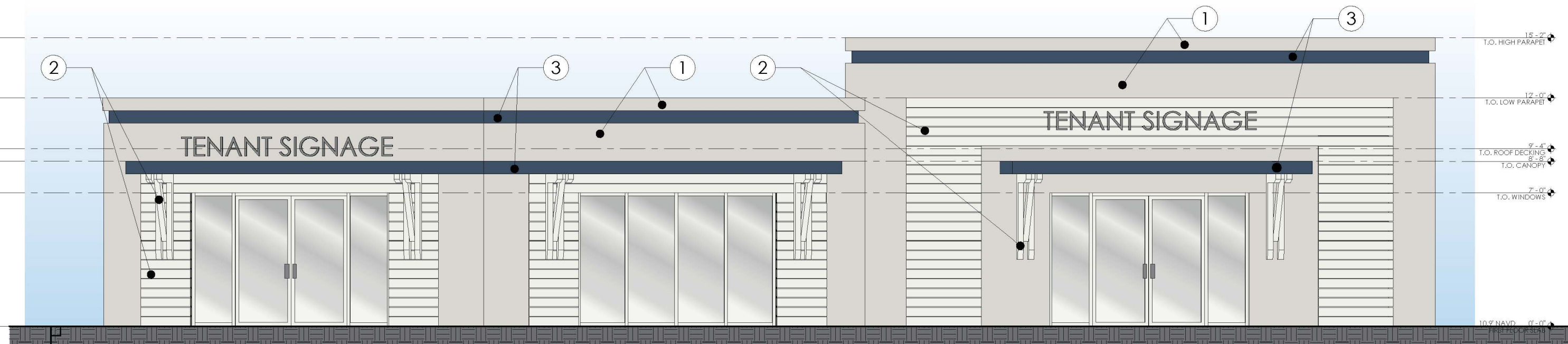
1. ALL COLORS SELECTED FROM COLOR PALETTE SETS LOCATED IN BONITA SPRINGS LAND DEVELOPMENT CODE: CHAPTER 4 ZONING, ARTICLE V., DIV. 11, SUBDIV. II, SEC. 4-880.



PROPOSED SOUTH ELEVATION

SCALE: 3/8" = 1'-0"

2



PROPOSED EAST (FRONT) ELEVATION

SCALE: 3/8" = 1'-0"

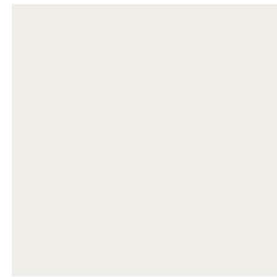
1

PAINT BASIS OF DESIGN



1

EXTERIOR BODY
SW 7015 REPOSE GRAY



2

EXTERIOR TRIM
SW 7005 PURE WHITE

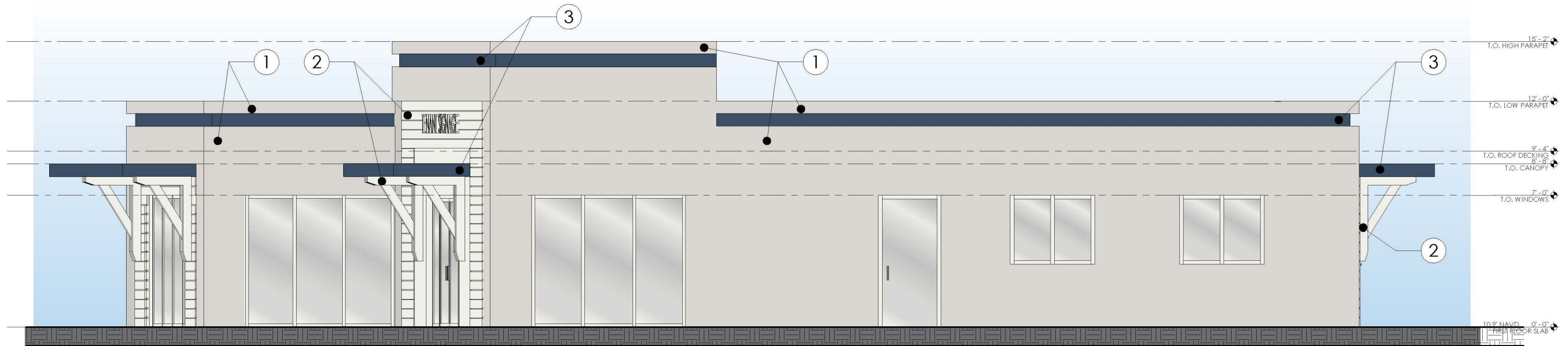


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EXTERIOR ACCENT
SW 7602 INDIGO BATIK

GENERAL PAINT NOTES

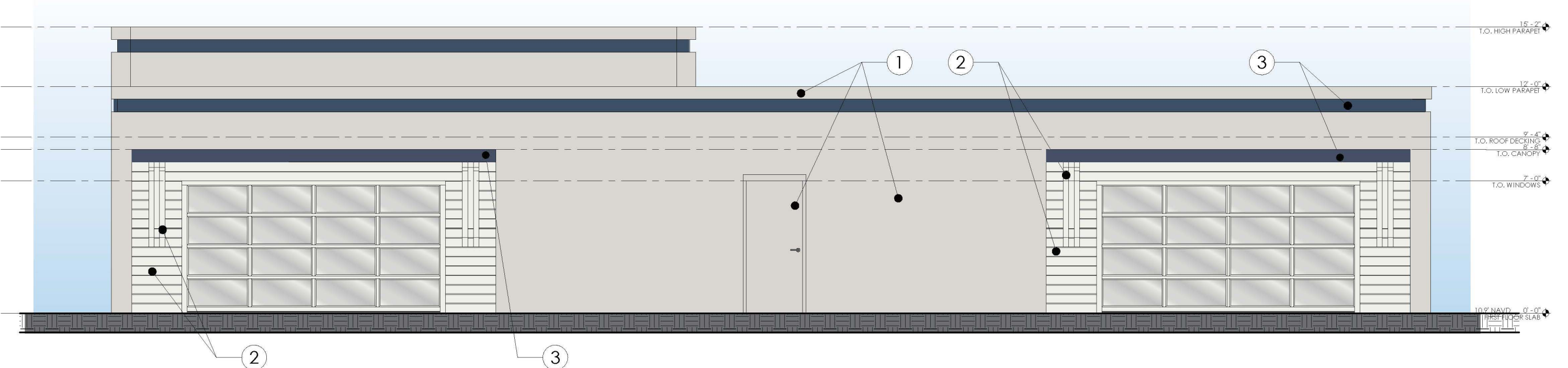
1. ALL COLORS SELECTED FROM COLOR PALETTE SETS LOCATED IN BONITA SPRINGS LAND DEVELOPMENT CODE: CHAPTER 4 ZONING, ARTICLE V., DIV. 11, SUBDIV. II, SEC. 4-880.



PROPOSED NORTH ELEVATION

SCALE: 3/8" = 1'-0"

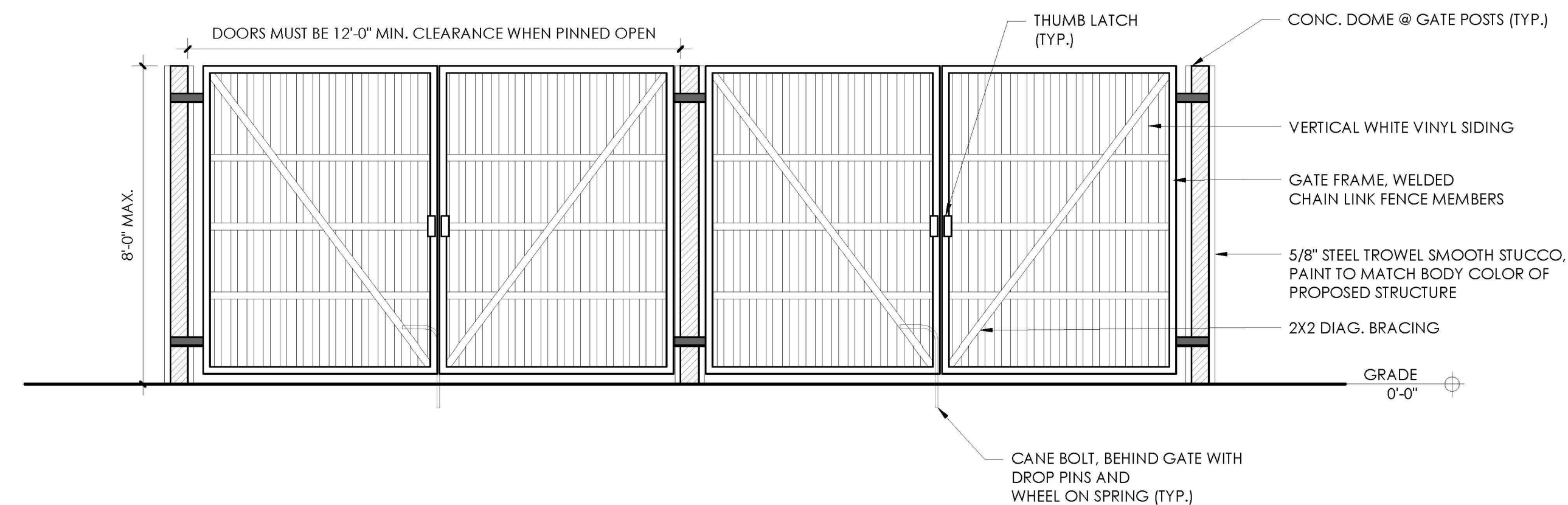
2



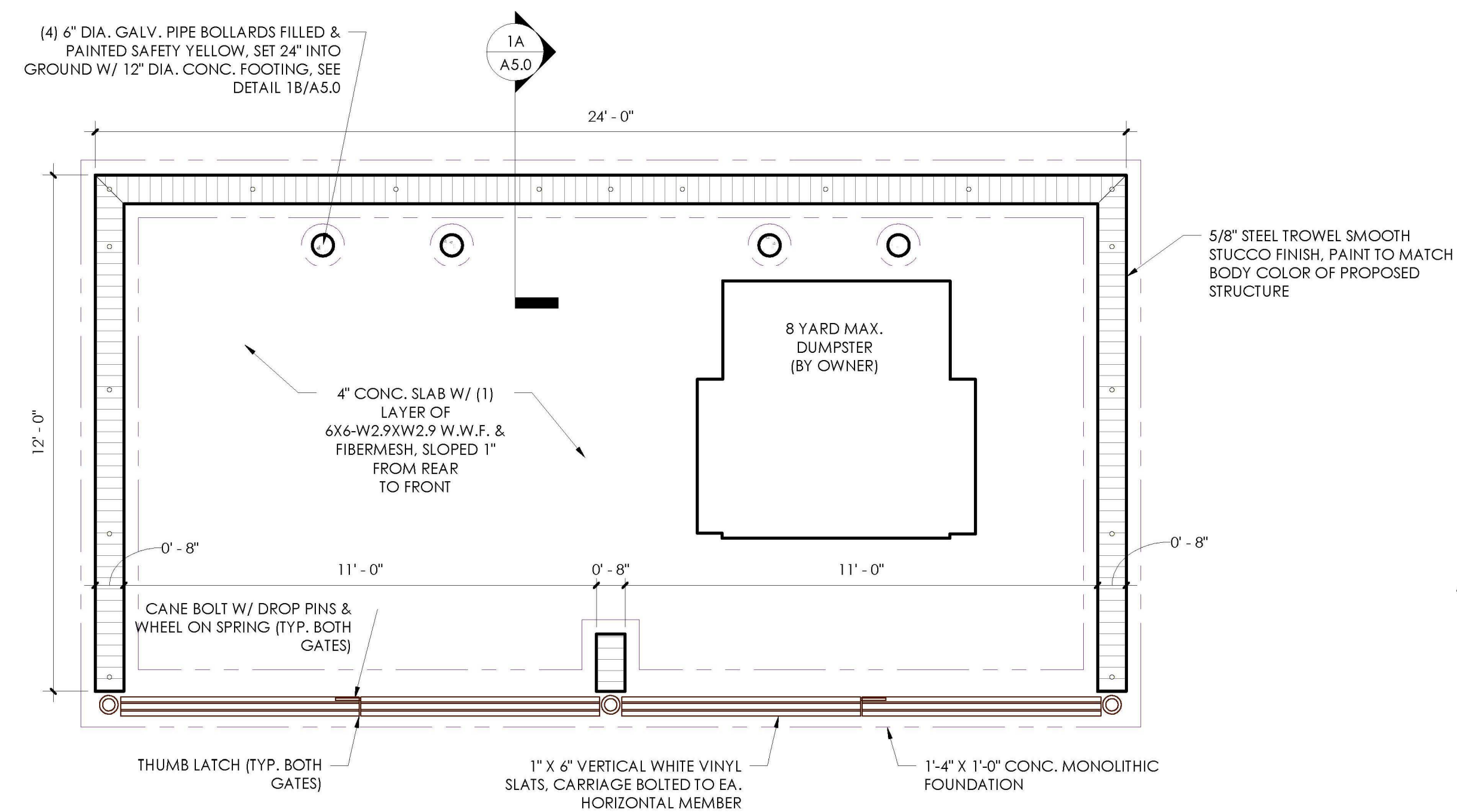
PROPOSED WEST ELEVATION

SCALE: 3/8" = 1'-0"

1



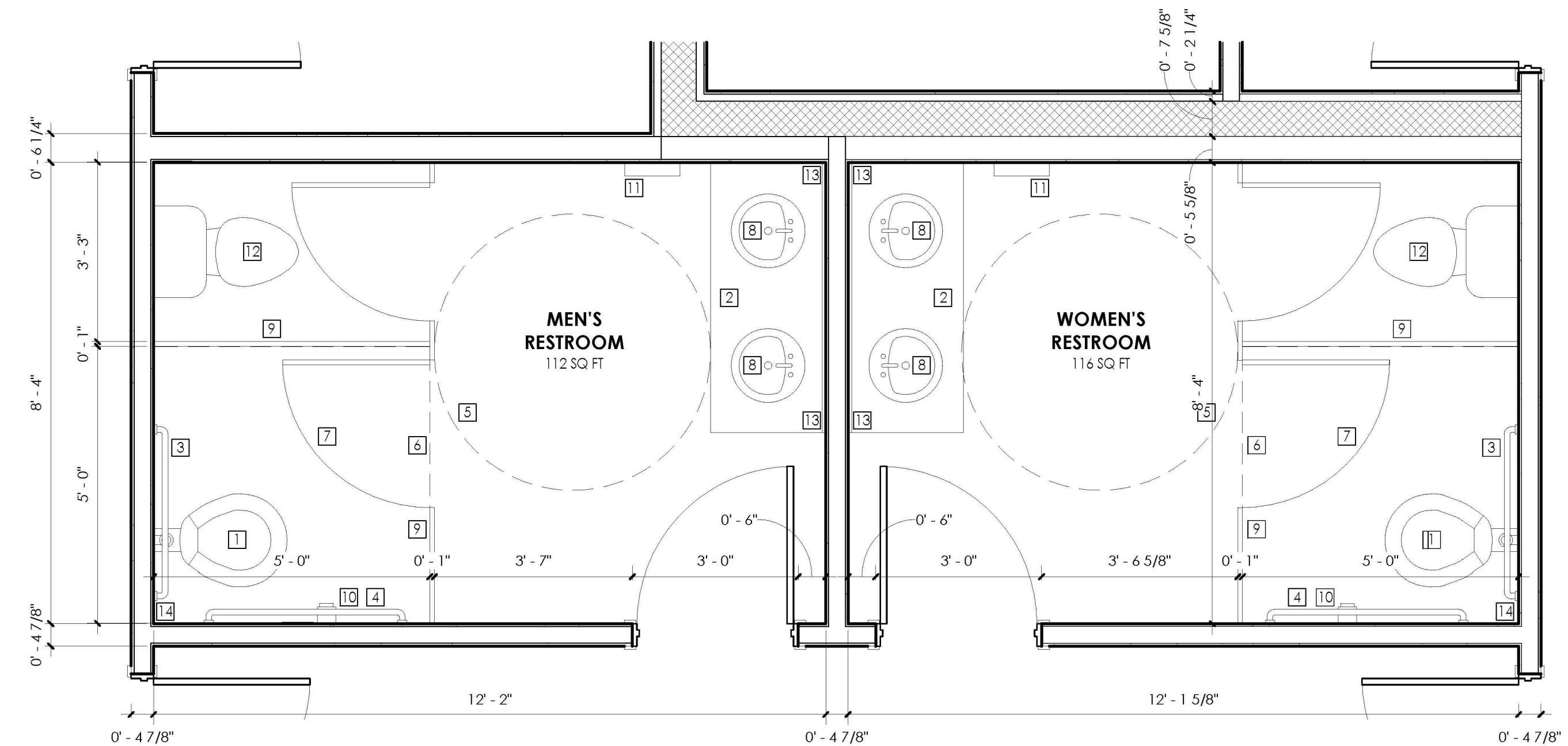
DUMPSTER ENCLOSURE ELEVATION (2)
SCALE: 3/8" = 1'-0"



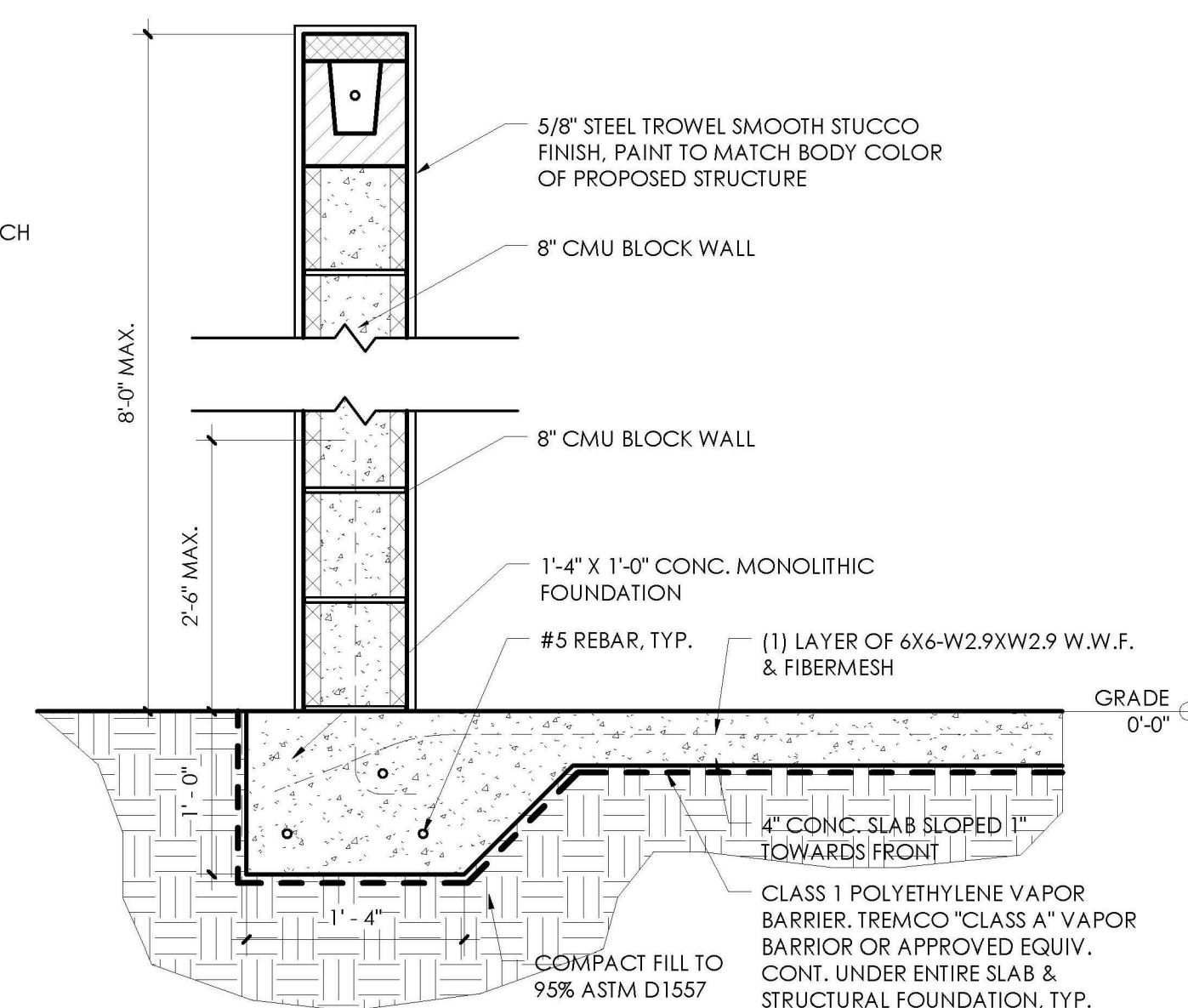
DUMPSTER ENCLOSURE PLAN

SCALE: 3/8" = 1'-0"

1



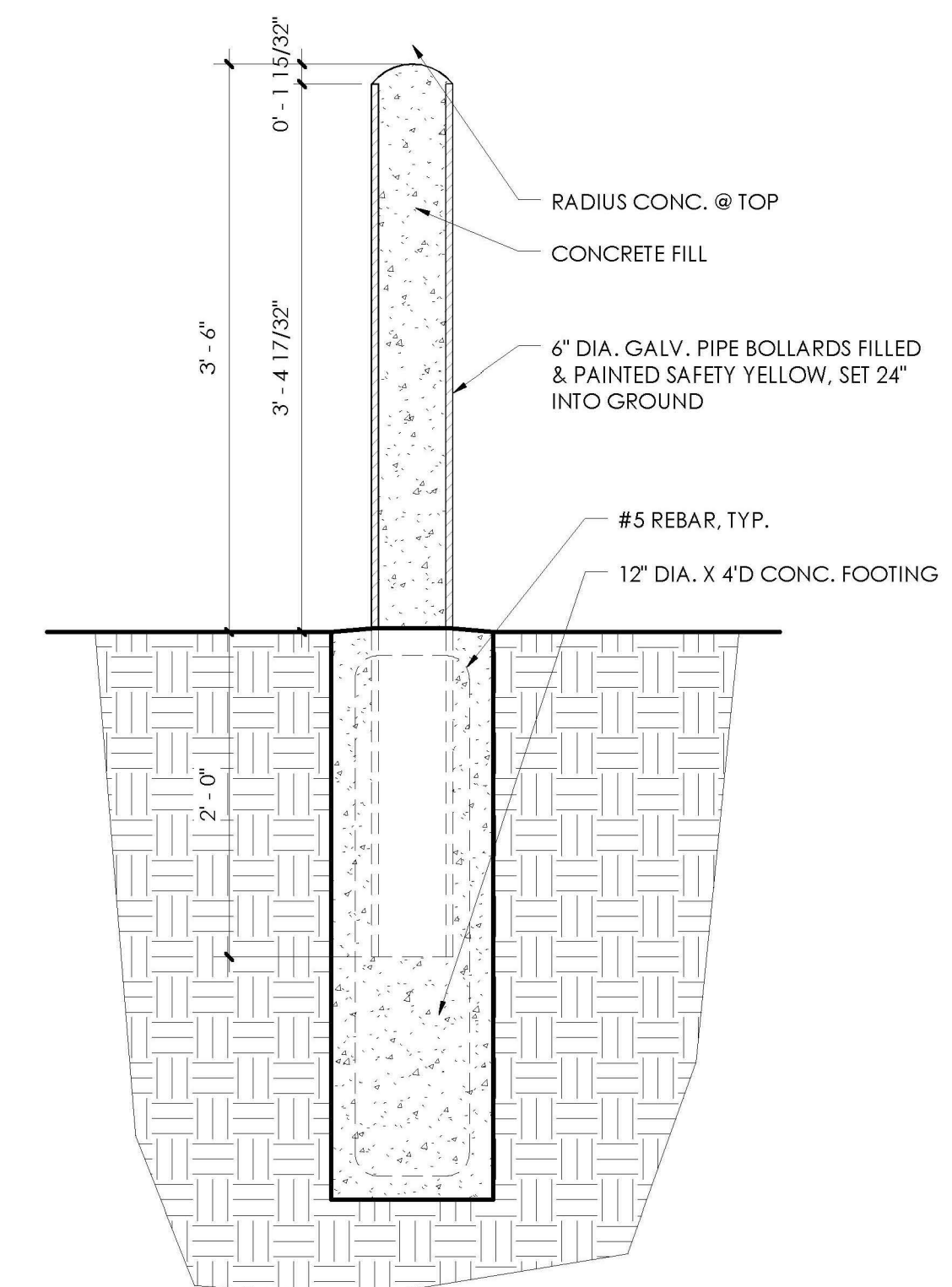
ENLARGED BATHROOM PLAN 3
SCALE: 1/2" = 1'-0"



DUMPSTER ENCLOSURE SECTION DETAIL

SCALE: 1" = 1'-0"

1A



BOLLARD SECTION DETAIL

SCALE: 1" = 1'-0"

1B

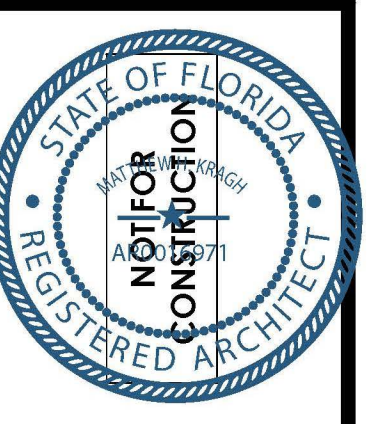
- | BATHROOM KEY NOTES ☒ | |
|--|--|
| 1. | ADA WATER CLOSET |
| 2. | ADA ACCESSIBLE COUNTER |
| 3. | 36" ADA GRAB BAR [LOCATE @ 3'-0" A.F.F.] |
| 4. | 42" ADA GRAB BAR [LOCATE @ 3'-0" A.F.F.] |
| 6. | 60" DIA. ADA CLEAR AREA |
| 6. | 60" X 60" ADA CLEAR AREA |
| 7. | 2'-6" ADA PARTITION DOOR |
| 8. | LAVATORY |
| 9. | 1" T CEILING HUNG BATHROOM STALL PARTITION |
| 10. | TOILET PAPER DISPENSER |
| 11. | PAPER TOWEL DISPENSER |
| 12. | WATER CLOSET |
| 13. | BACK SPLASH |
| 14. | ADA BACKING SUPPORT |



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**MANGER TENANT IMPROVEMENT
10441 PACKINGHOUSE LANE,
BONITA SPRINGS, FL 34135**



DESIGN DEVELOPMENT	08/25/21
	
	
	
	
	
	

CONSULTANT:

PHASE	DD
PR NO	22176

A5.0

**CITY OF BONITA SPRINGS
AGENDA ITEM SUMMARY**

Green Sheet No. 23-03-035
March 1, 2023

REQUESTED MOTION: Adopt Resolution approving the Selection Committee's recommendation to engage two qualified firms to provide Procurement Services for the City.

REQUESTOR: Lisa Griggs Roberson, CPA, Director of Financial and Administrative Services

AGENDA: Consent

STRATEGIC PRIORITY:

BACKGROUND: On January 12, 2023, the City issued a Request for Proposals for Procurement Services, RFP 23-02.

On February 17, 2023, the City received two (2) qualified proposals.

- Calyptus Consulting Group, Inc.
- RJKS

On February 17, 2023, the Selection Committee met to discuss the proposals, and after review, the Committee formed the recommendation to engage both firms to provide Procurement Services for the City.

STAFF RECOMMENDATION: Adopt Resolution approving the committee's recommendation to engage both qualified firms.

ATTACHMENTS:

1. Scope of Services
2. Resolution

REVIEWERS:	Arleen Hunter
City Manager:	Derek Rooney
City Attorney:	Debra Filipek
City Clerk:	Lisa Griggs Roberson
Department Director:	

Council Action: Approved ___ Denied ___ Deferred ___ Other _____

GENERAL SCOPE OF SERVICES

The City seeks a qualified Vendor to provide Procurement Services. The City expects the successful Respondent to act as an independent contractor and consultant with the expertise and ability to draft, review, advertise and award a variety of solicitations (Invitations for Bids, Request for Proposals, Request for Quotes, and others) in compliance with applicable City, State and Federal rules and regulations.

The successful Respondent shall be able to perform or provide the following services:

1. Provide dedicated personnel to be the main contact for managing account relationship. The contact shall be readily accessible to City staff.
2. Manage, prepare, and analyze competitive sealed bids, competitive sealed proposals, requests for quotations and requests for statements of qualification.
3. Prepare and/or reviews and evaluates specifications, scope of services, or statements of work and provides guidance and direction to ensure competitive and non-restrictive requirements.
4. Evaluate vendor responses for responsiveness, responsibility, and compliance with solicitation requirements
5. Perform the solicitation award processes, including City Council agenda reports.
6. Follow an established and adopted set of standard operating procedures to accomplish assigned work, and ensure processes are transparent, consistent and compliant
7. Facilitate public meetings for City staff, vendors and others, including pre-bid conferences and evaluation meetings
8. Update and use a variety of adopted templates to prepare and draft contracts for goods, services, and projects
9. Maintain contract/procurement database, files and records in compliance with City, State and Federal guidelines.
10. Review and analyze existing contracts prior to expiration to determine whether the contract should be renewed or re-solicited and prepares recommendations for renewals
11. Prepare and process contract documents, renewal, extensions, or waivers as requested.
12. Review City Ordinances and procedures and recommend updates as needed.
13. Conduct presentations to elected officials as needed.

CITY OF BONTIA SPRINGS, FLORIDA
RESOLUTION NO. 23-

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA APPROVING THE SELECTION COMMITTEE'S RECOMMENDATION OF ENGAGING TWO (2) FIRMS TO PROVIDE PROCUREMENT SERVICES TO THE CITY AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENTS WITH THE TWO (2) FIRMS SELECTED.

WHEREAS, on February 17, 2023, the City received two (2) submittals in response to the City's Request for Proposals for Procurement Services (RFP 23-02); and

WHEREAS, on February 17, 2023, the Selection Committee discussed the qualifications of the firms and unanimously voted to award contracts for Procurement Services to two (2) firms to meet the intent of the solicitation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bonita Springs, Lee County, Florida:

Section 1. The foregoing recommendation is hereby approved.

Section 2. Staff is hereby authorized to enter into agreements with the top two (2) firms for Procurement Services. A list of the qualified firms, in no particular order, is attached hereto as Exhibit "A."

Section 3. This resolution shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 1st day of March, 2023.

AUTHENTICATION:

Mayor Rick Steinmeyer

City Clerk

APPROVED AS TO FORM: _____
City Attorney's Office

Vote:

Bogacz	Steinmeyer
Purdon	Fullick
Carr	Forbes
Corrie	

Date filed: _____

EXHIBIT A

Calyptus Consulting Group, Inc.
16 Leonard Avenue
Cambridge, MA 02139

RJKS LLC
43586 Lily Court
Punta Gorda, FL 33982

REQUESTED MOTION: Approve Purchase Agreement Amendment #1 for the Voluntary Home Buyout Program extending the agreement expiration date from March 21, 2023 to May 31, 2023.

REQUESTOR: Elly Soto McKuen, Senior Project Manager

AGENDA: Consent

STRATEGIC PRIORITY: #1 Stormwater Management

BACKGROUND: On January 18, 2023, City Council approved the purchase agreement for the Voluntary Home Buyout Program. Section 14 of the purchase agreement provided the agreement's expiration date as March 21, 2023.

The property owner needs additional time to relocate tenants. The homeowner is confident that by extending the purchase agreement deadline from March 21, 2023 to May 31, 2023 they will have enough time to relocate their tenants. All other terms and conditions will remain the same.

Staff has redacted the homeowner's names and addresses as outlined in Senate Bill (SB) 966 adopted during the 2020 legislative session. SB 966 provides an exemption from public records requirements for personal identifying information for the purpose of disaster recovery assistance from a presidentially declared disaster. These properties were affected as a result of Hurricane Irma in 2017. Once the property has been transferred to the City's ownership, the information will be made public.

STAFF RECOMMENDATION: Approve Purchase Agreement Amendment #1 for the Voluntary Home Buyout Program extending the agreement expiration date from March 21, 2023 to May 31, 2023.

ATTACHMENTS:

1. Amendment #1 for Contract No. 2022-008
2. Senate Bill 966

REVIEWERS:

City Manager: Arleen Hunter
City Attorney: Derek Rooney
City Clerk: Debra Filipek
Department Director: Matt Feeney

Council Action: Approved ___ Denied ___ Deferred ___ Other _____



**CITY OF BONITA SPRINGS, FLORIDA
VOLUNTARY HOME BUYOUT PROGRAM**

AMENDMENT ONE

AGREEMENT FOR PURCHASE

THIS FIRST AMENDMENT TO THE PURCHASE AGREEMENT made on January 18, 2023, by and between the **City of Bonita Springs, FL**, a municipality incorporated in the State of Florida (hereinafter referred to as "BUYER" or "City") and [REDACTED] **husband and wife** (hereinafter referred to as "SELLER");

RECITALS:

WHEREAS, the BUYER is acting under a Community Development Block Grant-Disaster Recovery (CDBG-DR) grant from the U.S. Department of Housing and Urban Development made to the State of Florida Department of Economic Opportunity, administered by The BUYER and hereinafter referred to as the "Voluntary Home Buyout Program", to purchase certain property in the City of Bonita Springs, Florida in which the SELLER owns an improved property located at [REDACTED] **Bonita Springs, FL 34135** hereinafter referred to as the "premises" and more specifically described as follows:

[REDACTED]
and more commonly identified as:

[REDACTED]
Bonita Springs, FL 34135

WHEREAS, the SELLER acknowledges that the above-referenced property was impacted by Hurricane Irma, that the SELLER qualifies for the assistance being granted, and that the SELLER understands that any potential utilization of eminent domain by the City will not be implemented under this program. In the event the SELLER is not interested in selling their property, or if the SELLER and the BUYER cannot reach an amicable agreement for the purchase of the property, the BUYER will not pursue its acquisition under eminent domain.

WHEREAS, SELLER understands this is a voluntary transaction and that SELLER is not entitled to relocation benefits provided by the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) and will not claim any such benefits.

In consideration of the matters described above, the mutual obligations set forth in this amendment, the Parties agree to amend the agreement as follows:

1. In accordance with the Expiration of Offer (Paragraph 14 of original agreement), this amendment shall extend the March 21, 2023 offer date to **11:59 o'clock PM (Eastern Standard Time) on May 31, 2023**.
2. All other terms and conditions of the Agreement remain the same.





**CITY OF BONITA SPRINGS, FLORIDA
VOLUNTARY HOME BUYOUT PROGRAM**

3. The Purchase Agreement fully executed on January 18, 2023 (BSC-23-01-003) marked as Exhibit 1 is made a part of this Amendment.

Warning: Any person who knowingly makes a false claim or statement to HUD may be subject to civil or criminal penalties under 18 U.S.C. 287, 1001 and 31 U.S.C. 3729.

IN WITNESS WHEREOF, the Parties have executed this Amendment and the Bonita Springs City Council approved this Agreement on the ____ day of _____, 2023.

SELLER/

Signature

Date

SELLER/

Signature

Date

BUYER/ CITY:

CITY OF BONITA SPRINGS, FLORIDA

ATTEST: Debra Filipek, Clerk

By:

Clerk

Rick Steinmeyer, Mayor

(Seal)

Date: _____

APPROVED AS TO FORM: _____
City Attorney's Office



2020966er

1
2 An act relating to public records; amending s.
3 119.071, F.S.; providing an exemption from public
4 records requirements for property photographs and
5 personal identifying information provided to specified
6 entities by certain persons for the purpose of
7 disaster recovery assistance; authorizing access to
8 such records and information for certain purposes;
9 providing for future legislative review and repeal of
10 the exemption; providing a statement of public
11 necessity; providing an effective date.

12
13 Be It Enacted by the Legislature of the State of Florida:

14
15 Section 1. Paragraph (f) of subsection (5) of section
16 119.071, Florida Statutes, is amended to read:

17 119.071 General exemptions from inspection or copying of
18 public records.—

19 (5) OTHER PERSONAL INFORMATION.—

20 (f) 1. The following information held by the Department of
21 Economic Opportunity, the Florida Housing Finance Corporation, a
22 county, a municipality, or a local housing finance agency is
23 confidential and exempt from s. 119.07(1) and s. 24(a), Art. I
24 of the State Constitution:

25 a. Medical history records and information related to
26 health or property insurance provided ~~to the Department of~~
27 ~~Economic Opportunity, the Florida Housing Finance Corporation, a~~
28 ~~county, a municipality, or a local housing finance agency~~ by an
29 applicant for or a participant in a federal, state, or local

2020966er

housing assistance program ~~are confidential and exempt from s.~~
~~119.07(1) and s. 24(a), Art. I of the State Constitution.~~

b. Property photographs and personal identifying
information of an applicant for or a participant in a federal,
state, or local housing assistance program for the purpose of
disaster recovery assistance for a presidentially declared
disaster.

2. Governmental entities or their agents shall have access
to such confidential and exempt records and information for the
purpose of auditing federal, state, or local housing programs or
housing assistance programs.

3. Such confidential and exempt records and information may
be used in any administrative or judicial proceeding, provided
such records are kept confidential and exempt unless otherwise
ordered by a court.

4. Sub-subparagraph 1.b. is subject to the Open Government
Sunset Review Act in accordance with s. 119.15 and shall stand
repealed on October 2, 2025, unless reviewed and saved from
repeal through reenactment by the Legislature.

Section 2. The Legislature finds that it is a public
necessity that property photographs and personal identifying
information of an applicant for or participant in a federal,
state, or local housing assistance program for the purpose of
disaster recovery assistance for a presidentially declared
disaster, held by the Department of Economic Opportunity, the
Florida Housing Finance Corporation, a county, a municipality,
or a local housing finance agency, be made confidential and
exempt from s. 119.07(1), Florida Statutes, and s. 24(a),
Article I of the State Constitution. In response to a disaster,

2020966er

an agency, in an effort to determine damage and ascertain the estimated cost of rehabilitation, may conduct a property inspection to observe and record damage to the property. This information may be used to locate the damaged property and to identify and contact the property owner or tenant. Following a disaster, the people affected are vulnerable and frequently displaced due to the severely damaged and often uninhabitable condition of their residences. If released, property photographs and personal identifying information could be used by fraudulent contractors, predatory lenders, thieves, or individuals seeking to impose on the vulnerability of the distressed property owner or tenant following a disaster. Therefore, it is necessary that property photographs and personal identifying information be protected to ensure that those affected by a disaster are not harassed, intimidated, or potentially defrauded.

Section 3. This act shall take effect July 1, 2020.

REQUESTED MOTION: Approve Amendment #1 for the Community Development Block Grant (CDBG-CV) Food Insecurity Program.

REQUESTOR: Elly Soto McKuen, Senior Project Manager

AGENDA: Consent

STRATEGIC PRIORITY: #6 Strengthen and Enhance Council Relations #7 Government Transparency

BACKGROUND: The City received notification of two (2) Community Development Block Grant – COVID (CDBG-CV) entitlement allocations from Lee County Human and Veterans Services. The allocations total \$496,713 and were collected over a two-year period. Pursuant to Council’s direction, the City partnered with local food banks (through a competitive solicitation process) to provide funding for food insecurity assistance.

During the November 16, 2022 and January 18, 2023 City Council meetings, the City approved six (6) local non-profit agreements for the Food Insecurity Program. The City requested, and received, a time extension from the funding agency, Lee County Human and Veteran Services Department to extend the contract closing date from February 28, 2023 to September 30, 2023.

The original agreement allocated \$70,000 to each agency. Staff identified unallocated funds and have equally distributed them to each agreement.

Amendment #1 allows for additional time, extending the contract period to September 30, 2023 and also provides an additional \$12,785.50 to each agency for the program. Amendment #1 for four (4) of the six (6) agencies are included in this green sheet. The remaining two (2) agencies’ amendments will be reviewed during an upcoming meeting.

STAFF RECOMMENDATION: Approve amendment #1 for the CDBG-CV Food Insecurity Program

ATTACHMENTS:

1. Blessings in a Backpack
2. Bonita Springs Assistance Office
3. Catholic Charities Diocese of Venice
4. Meals of Hope

REVIEWERS:

City Manager: Arleen Hunter
City Attorney: Derek Rooney
City Clerk: Debra Filipek
Department Director: Matt Feeney

Council Action: Approved ___ Denied ___ Deferred ___ Other _____

CITY OF BONITA SPRINGS PROFESSIONAL SERVICE/SERVICE PROVIDER AGREEMENT CHANGE
ORDER/SUPPLEMENTAL TASK AUTHORIZATION

☒ Change Order Number: PW-001

☐ Supplemental Task Authorization Number: N/A

(A Change Order or Supplemental Task Authorization Requires Approval by the City Manager for Expenditures under \$50,000 or Approval by the Bonita Springs City Council for Expenditures over \$50,000).

MISC. CONTRACT: Blessings in a Backpack, Inc. Southwest Chapter / SOLICITATION NUMBER: N/A

PROJECT NAME: Bonita Springs Food Insecurity Program / CONTRACT NUMBER: BSC 22-11-220

CONSULTANT: N/A / ACCOUNT NUMBER: 13-707-572-8200

REQUESTED BY: Elly Soto McKuen Public Works / DATE OF REQUEST: 02-11-2023

Upon the completion and execution of this Change Order or Supplemental Task Authorization by both parties the Consultant is authorized to and shall proceed with the following:

EXHIBIT A: SCOPE OF PROFESSIONAL SERVICE: DATED: 02-11-2023

EXHIBIT B: COMPENSATION & METHOD OF PAYMENT: DATED: N/A

EXHIBIT C: TIME AND SCHEDULE OF PERFORMANCE: DATED: N/A

EXHIBIT D: CONSULTANT'S ASSOCIATED
SUB-CONSULTANT(S)/SUB-CONTRACTOR(S): DATED: N/A

EXHIBIT E: PROJECT GUIDELINES AND CRITERIA: DATED: N/A

It is understood and agreed that the acceptance of this modification by the Consultant constitutes an accord and satisfaction. All the remaining terms in the original Agreement, remain the same.

ACCEPTED:

ATTEST:

CITY APPROVAL:


Consultant Signature

City Clerk

City Manager (Under \$50,000)

Cecilia St. Arnold

Print Name

Date

Date Approved

P.O. Box 61402

Address

Approved By:

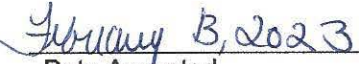
Approved By:

Fort Myers, FL 33907

Address

City Attorney's Office

Mayor, City Council for Bonita Springs


Date Accepted

Date Approved

Date Approved

Corporate Seal

Exhibit A

Scope of Professional Services
Bonita Springs Food Insecurity Program

Date: 02-11-2023

☒ Change Order Number: PW-001

☐ Supplemental Task Authorization Number: N/A

Section 1 Changes to Professional Services Agreement

The contract end date is extended to September 30, 2023 and increasing the funding allocation by \$12,785.50.

Section 2 Tasks

No changes

CITY OF BONITA SPRINGS PROFESSIONAL SERVICE/SERVICE PROVIDER AGREEMENT CHANGE
ORDER/SUPPLEMENTAL TASK AUTHORIZATION

☒ Change Order Number: PW-001

☐ Supplemental Task Authorization Number: N/A

(A Change Order or Supplemental Task Authorization Requires Approval by the City Manager for Expenditures under \$50,000 or Approval by the Bonita Springs City Council for Expenditures over \$50,000).

MISC. CONTRACT: Bonita Springs Assistance Office / SOLICITATION NUMBER: N/A

PROJECT NAME: Bonita Springs Food Insecurity Program / CONTRACT NUMBER: BSC 22-11-219

CONSULTANT: N/A / ACCOUNT NUMBER: 13-707-572-8200

REQUESTED BY: Elly Soto McKuen Public Works / DATE OF REQUEST: 02-11-2023

Upon the completion and execution of this Change Order or Supplemental Task Authorization by both parties the Consultant is authorized to and shall proceed with the following:

EXHIBIT A: SCOPE OF PROFESSIONAL SERVICE: DATED: 02-11-2023

EXHIBIT B: COMPENSATION & METHOD OF PAYMENT: DATED: N/A

EXHIBIT C: TIME AND SCHEDULE OF PERFORMANCE: DATED: N/A

EXHIBIT D: CONSULTANT'S ASSOCIATED
SUB-CONSULTANT(S)/SUB-CONTRACTOR(S): DATED: N/A

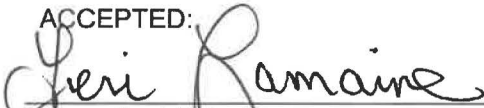
EXHIBIT E: PROJECT GUIDELINES AND CRITERIA: DATED: N/A

It is understood and agreed that the acceptance of this modification by the Consultant constitutes an accord and satisfaction. All the remaining terms in the original Agreement, remain the same.

ACCEPTED:

ATTEST:

CITY APPROVAL:


Consultant Signature

City Clerk

City Manager (Under \$50,000)

Teri Lamaine
Print Name

Date

Date Approved

P.O. Box 16
Address

Approved By:

Approved By:

Bonita Springs, FL 34133
Address

City Attorney's Office

Mayor, City Council for Bonita Springs

02-14-2023
Date Accepted

Date Approved

Date Approved

Corporate Seal

Exhibit A

Scope of Professional Services
Bonita Springs Food Insecurity Program

Date: 02-11-2023

☒ Change Order Number: PW-001

☐ Supplemental Task Authorization Number: N/A

Section 1 Changes to Professional Services Agreement

The contract end date is extended to September 30, 2023 and increasing the funding allocation by \$12,785.50.

Section 2 Tasks

No changes

CITY OF BONITA SPRINGS PROFESSIONAL SERVICE/SERVICE PROVIDER AGREEMENT CHANGE
ORDER/SUPPLEMENTAL TASK AUTHORIZATION

☒ Change Order Number: PW-001

☐ Supplemental Task Authorization Number: N/A

(A Change Order or Supplemental Task Authorization Requires Approval by the City Manager for Expenditures under \$50,000 or Approval by the Bonita Springs City Council for Expenditures over \$50,000).

MISC. CONTRACT: Catholic Charities, Diocese of Venice, Inc. / SOLICITATION NUMBER: N/A

PROJECT NAME: Bonita Springs Food Insecurity Program / CONTRACT NUMBER: BSC 22-11-221

CONSULTANT: N/A / ACCOUNT NUMBER: 13-707-572-8200

REQUESTED BY: Elly Soto McKuen Public Works / DATE OF REQUEST: 02-11-2023

Upon the completion and execution of this Change Order or Supplemental Task Authorization by both parties the Consultant is authorized to and shall proceed with the following:

EXHIBIT A: SCOPE OF PROFESSIONAL SERVICE: DATED: 02-11-2023

EXHIBIT B: COMPENSATION & METHOD OF PAYMENT: DATED: N/A

EXHIBIT C: TIME AND SCHEDULE OF PERFORMANCE: DATED: N/A

EXHIBIT D: CONSULTANT'S ASSOCIATED
SUB-CONSULTANT(S)/SUB-CONTRACTOR(S): DATED: N/A

EXHIBIT E: PROJECT GUIDELINES AND CRITERIA: DATED: N/A

It is understood and agreed that the acceptance of this modification by the Consultant constitutes an accord and satisfaction. All the remaining terms in the original Agreement, remain the same.

ACCEPTED:

ATTEST:

CITY APPROVAL:



Consultant Signature

City Clerk

City Manager (Under \$50,000)

Clint Branam

Print Name

Date

Date Approved

1000 Pinebrook Road

Address

Approved By:

Approved By:

Venice, FL 34285

Address

City Attorney's Office

Mayor, City Council for Bonita Springs

2/14/23

Date Accepted

Date Approved

Date Approved

Corporate Seal

Exhibit A

Scope of Professional Services
Bonita Springs Food Insecurity Program

Date: 02-11-2023

☒ Change Order Number: PW-001

☐ Supplemental Task Authorization Number: N/A

Section 1 Changes to Professional Services Agreement

The contract end date is extended to September 30, 2023 and increasing the funding allocation by \$12,785.50.

Section 2 Tasks

No changes

CITY OF BONITA SPRINGS PROFESSIONAL SERVICE/SERVICE PROVIDER AGREEMENT CHANGE
ORDER/SUPPLEMENTAL TASK AUTHORIZATION

☒ Change Order Number: PW-001

☐ Supplemental Task Authorization Number: N/A

(A Change Order or Supplemental Task Authorization Requires Approval by the City Manager for Expenditures under \$50,000 or Approval by the Bonita Springs City Council for Expenditures over \$50,000).

MISC. CONTRACT: Meals of Hope, Inc. / SOLICITATION NUMBER: N/A

PROJECT NAME: Bonita Springs Food Insecurity Program / CONTRACT NUMBER: BSC 22-11-218

CONSULTANT: N/A / ACCOUNT NUMBER: 13-707-572-8200

REQUESTED BY: Elly Soto McKuen Public Works / DATE OF REQUEST: 02-11-2023

Upon the completion and execution of this Change Order or Supplemental Task Authorization by both parties the Consultant is authorized to and shall proceed with the following:

EXHIBIT A: SCOPE OF PROFESSIONAL SERVICE: DATED: 02-11-2023

EXHIBIT B: COMPENSATION & METHOD OF PAYMENT: DATED: N/A

EXHIBIT C: TIME AND SCHEDULE OF PERFORMANCE: DATED: N/A

EXHIBIT D: CONSULTANT'S ASSOCIATED
SUB-CONSULTANT(S)/SUB-CONTRACTOR(S): DATED: N/A

EXHIBIT E: PROJECT GUIDELINES AND CRITERIA: DATED: N/A

It is understood and agreed that the acceptance of this modification by the Consultant constitutes an accord and satisfaction. All the remaining terms in the original Agreement remain the same.

ACCEPTED:

ATTEST:

CITY APPROVAL:

Consultant Signature

City Clerk

City Manager (Under \$50,000)

Steven Popper
Print Name

Date

Date Approved

2221 Corporation Boulevard
Address

Approved By:

Approved By:

Naples, FL 34109
Address

City Attorney's Office

Mayor, City Council for Bonita Springs

2/13/23
Date Accepted

Date Approved

Date Approved

Corporate Seal

Exhibit A

Scope of Professional Services
Bonita Springs Food Insecurity Program

Date: 02-11-2023

☒ Change Order Number: PW-001

☐ Supplemental Task Authorization Number: N/A

Section 1 Changes to Professional Services Agreement

The contract end date is extended to September 30, 2023 and increasing the funding allocation by \$12,785.50.

Section 2 Tasks

No changes

REQUESTED MOTION: Conduct the first public hearing of the City's draft Evaluation and Appraisal Report (E.A.R.) as required by F.S. §163.3191.

REQUESTOR: Jacqueline Genson, AICP, Planning and Zoning Manager; Carly Sanseverino, Staff Attorney

AGENDA: Public Hearings

STRATEGIC PRIORITY: #1 Stormwater Management #2 Transportation #4 Environmental Protection #5 Community Aesthetics #7 Government Transparency #8 Economic Development

BACKGROUND:

In accordance with the Growth Management Act, the City of Bonita Springs is required to conduct an Evaluation and Appraisal Review (E.A.R.) of the City's Comprehensive Plan every seven years to determine whether plan amendments are necessary to reflect changes in state requirements since the last update of the comprehensive plan. After the review, the City must transmit its findings to Florida Department of Economic Opportunity (FDEO) no later than April 1, 2023.

On April 6, 2022, the City engaged Florida Gulf Coast University (FGCU) to conduct the evaluation and assist the City through the EAR process. Attached is the draft report prepared by Dr. Margaret Banyan and her team at FGCU. A summary of the recommendations for amendments to the comprehensive plan appear in Appendix B. These are sorted into three categories:

1. **State required.** These are amendments that are "necessary to reflect changes in State requirements;" and these amendments must be completed within one year from the transmittal of the City's E.A.R. Determination Letter to the FDEO.
2. **Optional.** Optional amendments are identified opportunities to clarify or update language in the Comprehensive Plan based on current local conditions and best practices, but these are not required by State law.
3. **No Changes or No Comment.** These are the policies in which the comprehensive plan was evaluated, but no changes were recommended.

The Public Participation, Monitoring, Updating and Evaluating Procedures Element of the Comprehensive Plan requires the City Council to hold at least two public hearings to review the draft E.A.R. report document, consider the recommendations of the LPA, and hear public comments. This is the first City Council public hearing to review the proposed EAR report and obtain initial public comment.

At the second City Council public hearing, Dr. Banyan will present the full document, as updated based on comments received, and request direction from Council whether to send the E.A.R. Determination Letter to FDEO advising that the City of Bonita Springs will make these changes in the required timeframe.

On February 22, 2023, Dr. Banyan presented the draft report to the City's Local Planning Agency (LPA) in a public hearing, after which the LPA recommended that Council approve the transmittal of the E.A.R. Determination Letter reflecting that changes are needed in the Comprehensive Plan.

STAFF RECOMMENDATION: Conduct Public Hearing and direct staff to schedule the required second public hearing for March 15, 2023.

ATTACHMENTS:

1. Draft E.A.R. Determination Letter
2. Draft E.A.R. Report

REVIEWERS:

City Manager: Arleen Hunter
City Attorney: Derek Rooney
City Clerk: Debra Filipek
Department

Council Action: Approved __ Denied __ Deferred __ Other _____



9220 Bonita Beach Rd Ste 111
Bonita Springs, FL 34135
Tel: (239) 444-6150
Fax: (239) 444-6140
www.cityofbonitaspringscd.org

Rick Steinmeyer
Mayor

Jamie A. Bogacz
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Nigel P. Fullick
Council Member
District Five

Fred Forbes, AIA
Council Member
District Six

Arleen M. Hunter
City Manager
(239) 949-6267

Derek P. Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6248

Public Works
(239) 949-6246

Neighborhood Services
(239) 949-6257

Parks & Recreation
(239) 992-2556

Community Development
(239) 444-6150

Mr. Ray Eubanks
Department of Economic Opportunity
Division of Community Development
107 East Madison Street, MSC-160
Tallahassee, FL 32399-4120

RE: City of Bonita Springs Evaluation and Appraisal Determination

Dear Mr. Eubanks,

Pursuant to Chapter 163.3191(1), Florida Statutes (F.S.), this letter is provided to notify you that the City of Bonita Springs has completed an evaluation of its Comprehensive Plan to determine if plan amendments are necessary to reflect changes in state requirements since the last plan update. We have determined that plan amendments may be necessary for the purpose of updating our Plan and ensuring that it complies with recent changes in Chapter 163, F.S. not reflected in our current Plan. We intend to transmit the appropriate amendments upon completion in accordance with the requirements of Chapter 163.3191(2), F.S.

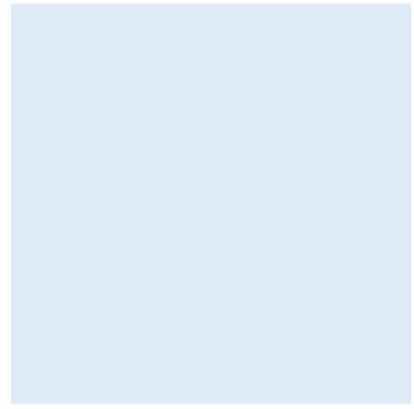
If you have any questions please contact:

Jacqueline Toemmes Genson, AICP
Planning and Zoning Manager
City of Bonita Springs Community Development
9220 Bonita Beach Road, Suite 109
Bonita Springs, FL 34135
jacqueline.genson@cityofbonitaspringscd.org
(239) 444-6163
(239) 444-6140 fax

Sincerely,

Rick Steinmeyer
Mayor

CC: City Council Members
Arleen Hunter, City Manager
Derek Rooney, City Attorney
John Dulmer, Community Development Director



City of Bonita Springs, Florida Evaluation and Appraisal Review (E.A.R.)



March 2023



DRAFT 2-24-2023 Bonita Springs E.A.R. p. 1

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

Fred Forbes, District 6

Local Planning Agency

Jeffrey J Maturo, Chair

Don Colapietro, Vice-Chair

Robert Lombardo

Robert Bornstein

Daniel Dhooghe

Steve Lohan

Lane Morlock

City Staff

Arleen Hunter, City Manager

Matt Feeney, Assistant City Manager

City of Bonita Springs Staff

City Attorney's Office

Derek Rooney, City Attorney

Carly Sanseverino, Assistant City Attorney

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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.bebrr.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.bebrr.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 @ .38	21,184	25,863	29,397
Total Population (1.38 of Permanent)	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.

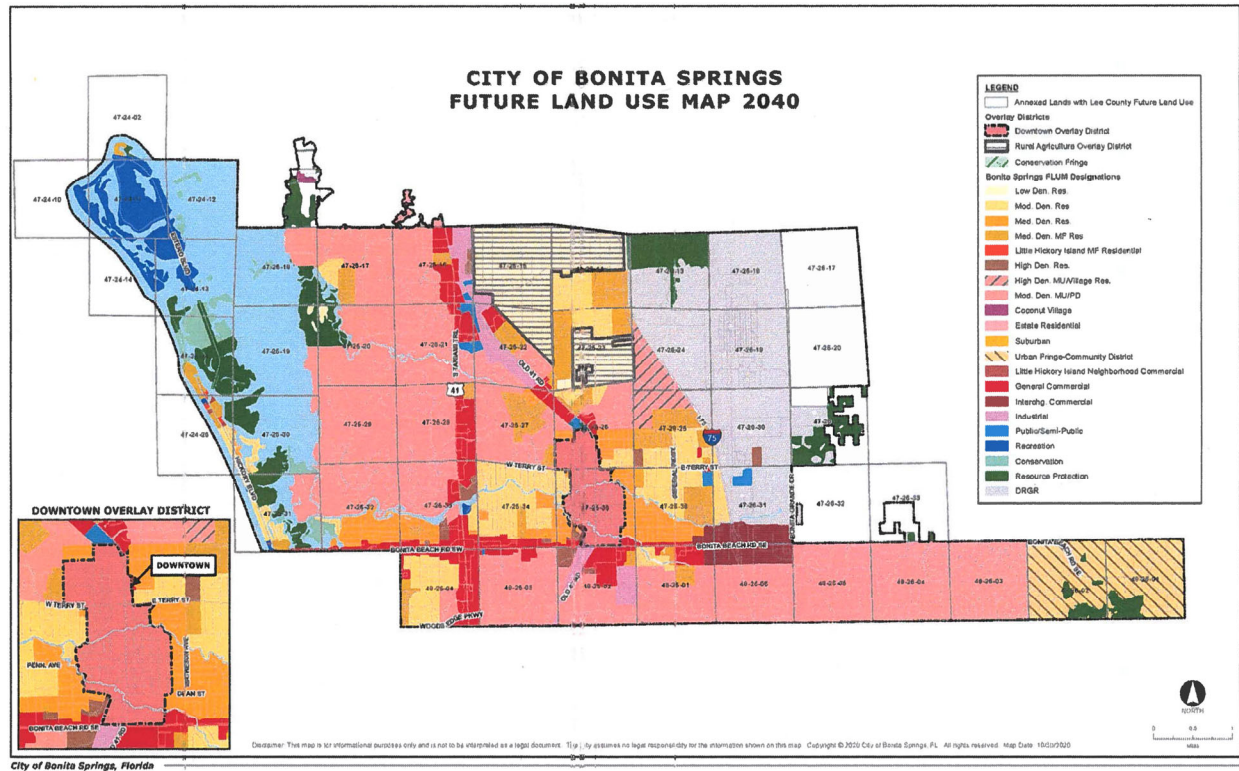


Figure 3: Future Land Use Map as of 10/21/2020 Adopted (Ord. No. 20-07, § 2, 10-21-20)

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.

Table 7: Future Land Use Acres and Percentages

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
Estate Residential	0.00	0.00
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: Wetlands	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
Suburban Density Residential	0.00	0.00
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. This represents approximately 9% of land in the City.

A snapshot of remaining unit potential is also shown on Table 8 below. It shows a total remaining unit potential of 10,723 units.⁴⁵ The two future land use categories that have substantial unit potential are the Downtown District (approximately 1,804 units) and the General Commercial (1,533 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

Future Land Use Designation	Vacant Acres	Allowable Density	Remaining Unit Potential ⁴⁶
Coconut Village	25.93	11.4 DU/acre	300
Conservation	0	0 DU/acre	0
Conservation Fringe	0	.522 DU/acre	700
Downtown District	90.21	20 DU/acre	1,804
DRGR	523.59	1 DU/10 acres	52
Estate Residential	0.00	1 DU/3 acres	0
General Commercial	154.94	10 DU/acre	1,533
High Density Residential	38.00	10 DU/acre	393
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	503
Lee County FLUM: Wetlands	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	435
Medium Density Residential	84.82	11.6 DU/acre	998
Moderate Density-Mixed Use/Planned Development	77.47	6 DU/acre	558
Moderate Density-Residential	136.07	5.8 DU/acre	973
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
Suburban Density Residential	0	3 DU/acre	0
Urban Fringe-Community District	48.94	2.54 to 2.77 DU/acre	257
Total	2,311.59		10,723

⁴⁶ The Remaining Unit Potential includes both vacant acreages by allowable densities plus additional units for which there is an existing development order / zoning that now allow for future units.

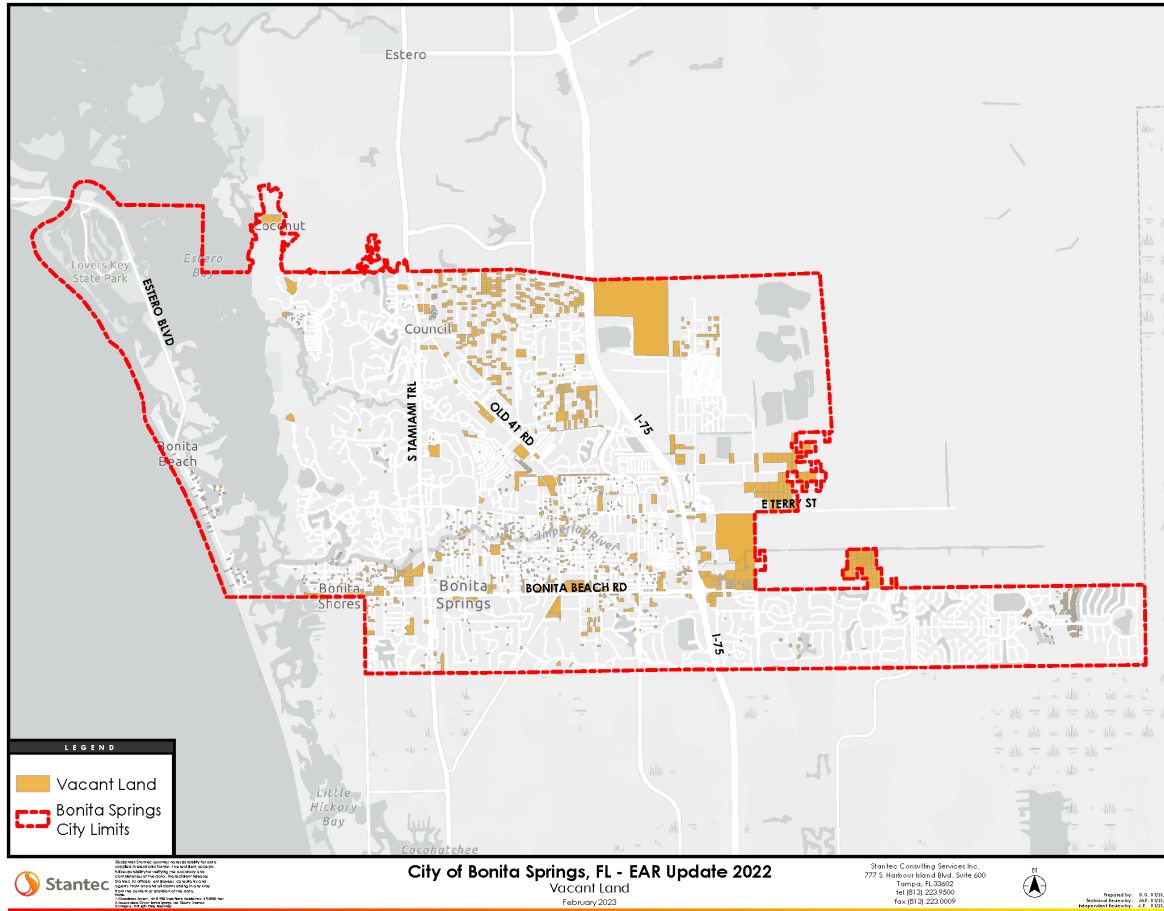


Figure 4: Bonita Springs Vacant Land Map

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 ⁴⁷
- Vacant for Seasonal Use: 12,383 ⁴⁸
- Average Persons Per Household 2.32 ⁴⁹

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,

⁴⁷ 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.

⁴⁸ 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.

⁴⁹ 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 65,109.⁵⁰

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, estimated future population and the residential units needed to accommodate the population by year. The Table also estimates what may be needed in the longer term, or by the year 2050. Readers should note the state requirement is to accommodate a 10-year supply. The units needed to accommodate the estimated future population are compared to the remaining unit potential (as shown in Table 8).

Table 9: Summary Permanent Population Accommodation

	2022	2035	2050
Permanent Population Estimate	55,502	68,060	77,361
Total Units Needed to Accommodate Population by Year	23,923	29,336	33,345
Existing Residential Units	24,685	24,685	24,685
Future/Remaining Unit Potential	10,723	10,723	10,723
Unit Surplus by Year	11,485	6,072	2,063

Based on the analysis conducted above, the residential development potential of 10,723 units, 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.

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.⁵¹ The section

⁵⁰ Source: RERI. Calculation based on the Lee County Visitors Convention Bureau for the period of 2016-2020.

⁵¹ Previously, § 163.3177, F.S. required that cities annually update their Capital Improvements Element (CIE) and Five-Year Schedule of Capital Improvements. However, Chapter 163.3177 was modified in two important ways upon passing of the Community Planning Act in 2011 pursuant to House Bill 7202. First, Section 163.3117(3)(a)(4)

The most recent Water Supply Plan was transmitted as a Comprehensive Plan amendment in early 2020.⁵⁵ For the first time in almost 12 years, BSU increased its rate for service in 2022 to support the needs of the community.⁵⁶ 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 2035.⁵⁷

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.⁵⁸

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.⁵⁹ 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 6.860.⁶⁰ Two additional, small private package plants, Bonita Terra and Hunter's Ridge also provide wastewater service within the City.

⁵⁵ See Comprehensive Plan Amendment Case #CPA19-65069-BOS.

⁵⁶ <https://bsu.us/rates/>

⁵⁷ Bonita Springs Utilities. 2022. Water Supply Plan Update..

⁵⁸ 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>

⁵⁹ For more information on wastewater treatment at BSU, see: <https://bsu.us/water-resources/wastewater-faqs/>

⁶⁰ BSU. 2021. Annual Report. See: https://bsu.us/wp-content/uploads/2022/03/BSU_AnnualReport_2021_FINAL-no-printer-marks.pdf

Stormwater

The Comprehensive Plan addresses the stormwater level of service in the following policies and elements as shown on Table 10.⁶¹

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.
Capital Improvements	Policy 1.1.3(d.)1.	Existing Infrastructure/Interim Standard 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. 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. 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.

⁶¹ 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.)2.	Regulations of Private and Public Development 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.

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.⁶² 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.⁶³ 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

⁶² Taylor L & Ellison K. 2020. Quality Cities City Spotlight. P. 14

⁶³ 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

preserve.⁶⁴ 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 stages⁶⁵. 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.⁶⁶

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.

⁶⁴ Lee County 2021. Pine Lake Preserve <https://www.leegov.com/parks/preserves/pinelake>

⁶⁵ Southwest Florida Regional Planning Council (n.d) Spring Creek Restoration Plan.
<https://www.swfrpc.org/spring-creek-restoration-plan/>

⁶⁶ 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.

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.⁶⁷ 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

⁶⁷ 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.^{68 69}
- 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 2024.⁷⁰
- 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."⁷¹ The

⁶⁸ For more information see: <https://www.swflroads.com/project/444321-1>

⁶⁹ Please also see the City's initiatives on US 41 and Bonita Beach Road below.

⁷⁰ For more information see: <https://www.swflroads.com/project/435110-1>

⁷¹ 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.⁷²

MPO

The MPO prepares the 2045 Long Range Transportation Plan (LRTP) that identifies future road needs and improvements.⁷³ 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.⁷⁴ 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.⁷⁵

⁷² Source: Vitor Suguri, FDOT, personal communication.

⁷³ 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/>

⁷⁴ Ibid

⁷⁵ 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.⁷⁶

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).^{77 78} 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

⁷⁶ 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..

⁷⁷ See the City of Bonita Springs Comprehensive Plan, Figure 4: Existing and Future Transit Routes.

⁷⁸ 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, 2023.⁷⁹ 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. The LPA voted to recommend that the City Council send the E.A.R. Determination letter reflecting that changes are needed to the comprehensive plan based on changes in state law.

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

⁷⁹ 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.

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 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 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 are other areas where cleanup work (such as 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

Figure 7: The City's Vision

sponsored activities, and entertainment, all complemented by the ambiance of the surrounding neighborhoods and the Imperial River.

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	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. 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. 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.	Section 163.3184(2)(c), 163.3184(5)(e)3 163.3184(7)(d) Link to Section	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.	Section 163.3245(1) Link to Section	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	Create definition	Definitions

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) • 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) • 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	Section 163.3209, F.S., Electric Transmission and Distribution Line Right-of-way Maintenance (Chapter 2019-155, section 2, Laws of Florida) 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.	163.3209 Link to Section	N/A	N/A
5	Section 163.3187, F.S., Process for Adoption of Small-Scale Comprehensive Plan Amendment (Chapter 2019-157, section 1, Laws of Florida) Removes subsection (1)(b), which specified the cumulative annual acreage maximum of adopted small-scale comprehensive plan amendments.	163.3187 Link to Section	N/A Possible implications for LDC	N/A
6	Section 163.3167, F.S., Scope of Act (Chapter 2019-165, section 3, Laws of Florida) 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.	163.3167 Link to Section	N/A	N/A
7	Section 163.3180, F.S., Concurrency (Chapter 2019-165, section 4, Laws of Florida) - 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.	163.3180 Link to Section	No change Existing language sufficient in Capital Improvements Element Existing language is sufficient in Public School Facilities Element	Capital Improvements Public School Facilities

	Changes to Chapter 187 / 163, F.S.	Chapter 163 / 187, F.S. Citations	Change needed	Affected Element
8	(Chapter 2019-165, section 5, Laws of Florida) - 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.	163.31801 Link to Section	No change - existing language sufficient	Capital Improvements
9	Section 163.3202, F.S., Land Development Regulations (Chapter 2019-165, section 6, Laws of Florida) Adds paragraph (j) to subsection (2) to require preexisting development orders to be incorporated into local land development regulations.	163.3202 Link to Section	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	Section 163.3215, F.S., Standing to Enforce Local Comprehensive Plans Through Development Orders (Chapter 2019-165, section 7, Laws of Florida) • 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.	163.3215 Link to Section	N/A Existing language does not address this and changes not needed	Future Land Use Element

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) - 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) 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) 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	Section 163.31801, F.S., Impact Fees; Short Title; Intent; Minimum Requirements; Audits, Challenges (Chapter 2020-58, section 1, Laws of Florida) • 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.	163.31801 Link to Section	No change - existing language sufficient	Capital Improvements
5	Section 163.3168, F.S., Planning Innovations and Technical Assistance (Chapter 2020-122, section 2, Laws of Florida) • 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.	163.3168 Link to Section	N/A	N/A
6	Section 163.3180, F.S., Concurrency (Chapter 2020-150, section 28, Laws of Florida) • 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.	163.3180 Link to Section	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) • 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) • 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) • 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	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) 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.	163.3168 Link to Section	N/A	N/A
5	Section 163.3205, F.S., Solar Facility Approval Process, (Chapter 2021-178, section 1, Laws of Florida) 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.	163.3205 Link to Section	Implications for DRGR and Agricultural FLU Categories and LDC regulations – Changes needed	Future Land Use Definitions
6	Section 163.3167, F.S., Scope of Act (Chapter 2021-195, section 1, Laws of Florida) 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.	163.3167 Link to Section	N/A Element does not address this; existing language sufficient	Future Land Use
7	Section 163.3177, F.S., Required and Optional Elements of Comprehensive Plan; Studies and Surveys (Chapter 2021-195, section 2, Laws of Florida) 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.	163.3177 Link to Section	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	Section 163.3237, F.S., Amendment or Cancellation of a Development Agreement (Chapter 2021-195, section 3, Laws of Florida) 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.	163.3237 Link to Section	No change - existing language sufficient	Infrastructure
9	Section 163.3202, F.S., Land Development Regulations (Chapter 2021-201, section 1, Laws of Florida) 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.	163.3202 Link to Section	N/A Regulations set forth in Land Development Code	N/A
10	Section 163.3167, F.S., Scope of Act (Chapter 2021-206, section 1, Laws of Florida) 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.	163.3167 Link to Section	Element does not address this; existing language sufficient [Pending Legal Review]	Future Land Use
11	Section 163.3187, F.S., Process for Adoption of Small-Scale Comprehensive Plan Amendment (Chapter 2021-206, section 3, Laws of Florida) - 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).	163.3187 Link to Section	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. - 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. - 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	163.3178, F.S., Link to Section	N/A	N/A

	Changes to Chapter 187 / 163, F.S.	Chapter 163 / 187, F.S. Citations	Change needed	Affected Element
	Transportation and Economic Development Council.			

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	No comment	X		
Objective 1.1	No comment	X		
Policy 1.1.1	[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	- 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	No comment	X		
Policy 1.1.4	No comment	X		
Policy 1.1.4.1	No comment	X		
Policy 1.1.4.2	Consider whether Estate Residential FLU is appropriate for solar or floating solar facilities		X	
Policy 1.1.5	No comment	X		
Policy 1.1.6	No comment	X		

Future Land Use Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.1.7	No comment	X		
Policy 1.1.8	No comment	X		
Policy 1.1.8.1	No comment	X		
Policy 1.1.9	No comment	X		
Policy 1.1.10	No comment	X		
Policy 1.1.10.1	- 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	No comment	X		
Policy 1.1.10.3	Consider whether specific annexed areas should be summarized in this or another sub-policy			X
Policy 1.1.11	No Comment	X		
Policy 1.1.12	Consider strategies to achieve meaningful mixed use functionality			X
Policy 1.1.13	No Comment	X		
Policy 1.1.14	- 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	- 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	- 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	- 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	- 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	Consider whether privately-owned conservation lands in addition to public lands should be referenced			X
Policy 1.1.20	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	- 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	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	No Comment	X		
Policy 1.1.24	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	- 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	- 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	[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	No Comment	X		
Policy 1.1.29	No Comment	X		
Objective 1.2	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	No Comment	X		
Objective 1.3	No Comment	X		
Policy 1.3.1	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	No Comment	X		
Policy 1.3.3	No Comment	X		
Objective 1.4	No Comment	X		
Policy 1.4.1	No Comment	X		
Objective 1.5	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	Revise to reflect updated document name and author. Now titled, “2022 Joint Local Mitigation Strategy”			X
Policy 1.9.2	Revise to reflect the current title of the flood ordinance. Now Flood Hazard Reduction Ordinance			X
Objective 1.10	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	Pending Legal Review – Same as above.			X
Objective 1.11	No Comment	X		
Policy 1.11.1	Revise 1.11.1 (h) to not imply that concurrency (availability of facilities) standards apply to parks and transportation			X
Objective 1.12	No Comment	X		
Policy 1.12.1	No Comment	X		
Policy 1.12.2	No Comment	X		
Policy 1.12.2	No Comment	X		
Objective 1.13	No Comment	X		
Policy 1.13.1	No Comment	X		
Policy 1.13.2	No Comment	X		
Policy 1.13.3	No Comment	X		
Policy 1.13.4	No Comment	X		
Policy 1.13.5	No Comment	X		
Policy 1.13.6	No Comment	X		
Objective 1.14	No Comment	X		
Policy 1.14.1	Consider relocating closer to Policy 1.1.21 or 1.7			X
Policy 1.14.2	No Comment	X		

Future Land Use Element Link to Element	Recommendation	No Change	State Required	Optional
Objective 1.15	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	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	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	No Comment	X		
Policy 1.16.1	No Comment	X		
Policy 1.16.2	No Comment	X		
Policy 1.16.3	No Comment	X		
Policy 1.16.4	No Comment	X		
Policy 1.16.5	No Comment	X		
Policy 1.16.6	No Comment	X		
Objective 1.17	No Comment	X		
Policy 1.17.1	No Comment	X		
Policy 1.17.2	No Comment	X		
Policy 1.17.3	No Comment	X		
Policy 1.17.4	Revise and update reference to publication. It is not clear that this publication still is in effect			X
Administrative Section	No Comment	X		
Figure 1 Future Land Use Map 2040	No Comment	X		
Figure 2 Downtown District	No Comment	X		
Figure 3 Existing and Planned Potable Water Wells and Well head Protection Areas	Update if new map is available			X
Figure 4 Wetlands, Seagrass Beds, and Water Bodies	No Comment	X		

Future Land Use Element Link to Element	Recommendation	No Change	State Required	Optional
Figure 5 Soil Associations	No Comment	X		
Figure 6 Floodzones/ Floodplains	Update – new map available			X
Figure 7 Coastal Management Area (CM)	No Comment	X		
Figure 8 Historic Structures	No Comment	X		
Figure 9 Coastal High Hazard Area	No Comment	X		
<i>Throughout</i>	§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>	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>	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	No Comment	X		
Objective 1.1	Consider updating the reference to the year 2040			X
Policy 1.1.1	No Comment	X		
Policy 1.1.2	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	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	No Comment	X		
Policy 1.1.5	No Comment	X		
Policy 1.1.6	No Comment	X		
Policy 1.1.7	- 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	No Comment	X		
Policy 1.1.9	No Comment	X		
Policy 1.1.10	No Comment	X		
Policy 1.1.11	No Comment	X		
Policy 1.1.12	No Comment	X		
Policy 1.1.13	No Comment	X		
Objective 1.2	Consider adding accessibility, as in "The City shall increase accessibility and mobility for all modes of travel..."			X
Policy 1.2.1	No Comment	X		
Policy 1.2.2	No Comment	X		
Policy 1.2.3	No Comment	X		

Transportation Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.2.4	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	No Comment	X		
Objective 1.3	No Comment	X		
Policy 1.3.1	No Comment	X		
Policy 1.3.2	No Comment	X		
Policy 1.3.3	No Comment	X		
Policy 1.3.4	No Comment	X		
Objective 1.4	No Comment	X		
Policy 1.4.1	No Comment	X		
Policy 1.4.2	No Comment	X		
Policy 1.4.3	Consider revising to state, "The City will continue to implement the streetscape plan..."			X
Policy 1.4.4	- 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	No Comment	X		
Policy 1.5.1	No Comment	X		
Policy 1.5.2	No Comment	X		
Policy 1.5.3	No Comment	X		
Policy 1.5.4	No Comment	X		
Policy 1.5.5	No Comment	X		
Policy 1.5.6	No Comment	X		
Policy 1.5.7	No Comment	X		
Policy 1.5.8	No Comment	X		

Transportation Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.5.9	Consider updating to most current LRTP of Lee County MPO if available (now 2045).			X
Objective 1.6	No Comment	X		
Policy 1.6.1	No Comment	X		
Policy 1.6.2	No Comment	X		
Policy 1.6.3	No Comment	X		
Policy 1.6.4	No Comment	X		
Policy 1.6.5	No Comment	X		
Objective 1.7	No Comment	X		
Policy 1.7.1	No Comment	X		
Policy 1.7.2	No Comment	X		
Objective 1.8	No Comment	X		
Policy 1.8.1	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	No Comment	X		
Policy 1.9.1	No Comment	X		
Policy 1.9.2	No Comment	X		
Objective 1.10	No Comment	X		
Policy 1.10.1	No Comment	X		
Policy 1.10.2	No Comment	X		
Policy 1.10.3	No Comment	X		
Policy 1.10.4	No Comment	X		
Objective 1.11	No Comment	X		
Policy 1.11.1	No Comment	X		
Goal 2	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	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	No Comment	X		
Policy 2.5.3	No Comment	X		
Map Figure 1 Future Road System Functional Classification	No Comment	X		
Map Figure 2 Future Road System Maintenance Responsibility	No Comment	X		
Map Figure 3 City of Bonita Springs Long Range Transportation Plan	Consider updating to reflect 2045 LRTP			X
Map Figure 4 Existing and Future Transit routes	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	No Comment	X		
Map Figure 6 CSX/Seminole Gulf Rail Corridor	No Comment	X		
Map Figure 7 Network Zone Map	No Comment	X		
Map Bonita Beach Road Quadrant Map	No Comment			X

Table 17 Appendix B Housing Element Policy Review

Housing Element Link to Element	Recommendation	No Change	State Required	Optional
Goal 1	No Comment	X		
Objective 1.1	Change Statutory reference to 380.0651(1)(h) for definition of workforce housing and affordable workforce housing		X	
Policy 1.1.1	Consider clarifying the planning period term to 10 years as stated in policy 1.1.3			X
Policy 1.1.2	No Comment	X		
Policy 1.1.3	No Comment	X		
Policy 1.1.4	No Comment	X		
Policy 1.1.5	No Comment	X		
Objective 1.2	- 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	No Comment	X		
Policy 1.2.2	No Comment	X		
Policy 1.2.3	No Comment	X		
Policy 1.2.4	No Comment	X		
Policy 1.2.5	No Comment	X		
Policy 1.2.6	Evaluate improvements and update to reflect current plans			X
Policy 1.2.7	No Comment	X		

Housing Element Link to Element	Recommendation	No Change	State Required	Optional
Objective 1.3	- 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	- 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	- 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, a policy that would address exceptions may be needed - Policy 1.3.2(c) refers to a housing trust fund that may require additional implementation tools		X	
Policy 1.3.3	- 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	Amend language to current policy and practice			X
Policy 1.3.5	Amend language to current policy and practice			X
Policy 1.3.6	- 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	No Comment	X		
Policy 1.3.7	No Comment	X		
Policy 1.3.8	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	No Comment	X		
Policy 1.3.10	Consider moving under Policy 1.3.5 as an additional strategy			X
Policy 1.3.11	No Comment	X		
Objective 1.4	No Comment	X		
Policy 1.4.1	No Comment	X		
Policy 1.4.2	No Comment	X		
Objective 1.5	No Comment	X		
Policy 1.5.1	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	No Comment	X		
Policy 1.5.3	No Comment	X		
Policy 1.5.4	No Comment	X		
Policy 1.5.5	No Comment	X		
Policy 1.5.6	No Comment	X		
Policy 1.5.7	No Comment	X		
Policy 1.5.8	No Comment	X		
Policy 1.5.9	No Comment	X		
Objective 1.6	No Comment	X		
Policy 1.6.1	Consider removing. This policy duplicates Policy 1.2.1 of the Housing Element			X
Policy 1.6.2	No Comment	X		
Policy 1.6.3	No Comment	X		
Policy 1.6.4	No Comment	X		

Housing Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.6.5	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	No Comment	X		
Policy 1.7.1	No Comment	X		
Objective 1.8	No Comment	X		
Policy 1.8.1	Consider moving to definitions. This is not a policy, but a definition.			X
Policy 1.8.2	No Comment	X		
Policy 1.8.3	No Comment	X		
<i>Throughout</i>	- 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	Consider revising to add water quality for public health, long term supply, and coordination with future land use goals			X
Objective 1.1	No Comment	X		
Policy 1.1.1	- 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	No Comment	X		
Policy 1.1.3	No Comment	X		
Objective 1.2	Consider revising to clarify policy intent			X
Policy 1.2.1	Consider revising for consistency with LDC 3-352			X
Policy 1.2.2	No Comment	X		
Policy 1.2.3	No Comment	X		
Goal 2	Consider combining with Goal 1 or clarifying the substantive differences			X
Objective 2.1	Consider revision to clarify "protect". Perhaps, use phrase "conserve and augment".			X
Policy 2.1.1	No Comment	X		
Policy 2.1.2	No Comment	X		
Policy 2.1.3	No Comment	X		
Objective 2.2	No Comment	X		
Policy 2.2.1	No Comment	X		
Policy 2.2.2	No Comment	X		
Sanitary Sewer Sub-Element				

Infrastructure Element Link to Element	Recommendation	No Change	State Required	Optional
Goal 1	No Comment	X		
Objective 1.1	No Comment	X		
Policy 1.1.1	No Comment	X		
Policy 1.1.2	No Comment	X		
Policy 1.1.3	No Comment	X		
Policy 1.1.4	No Comment	X		
Objective 1.2	No Comment	X		
Policy 1.2.1	- 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	No Comment	X		
Policy 1.2.3	Consider revision to require connections to sanitary sewer under specific conditions			X
Policy 1.2.4	No Comment	X		
Policy 1.2.5	No Comment	X		
Policy 1.2.6	- 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	No Comment	X		
Objective 2.1	No Comment	X		
Policy 2.1.1	No Comment	X		
Policy 2.1.2	Consider expanding to other types of developments beyond golf courses			X
Policy 2.1.3	No Comment	X		
Solid Waste Sub-Element				
Goal 1	No Comment	X		

Infrastructure Element Link to Element	Recommendation	No Change	State Required	Optional
Objective 1.1	No Comment	X		
Policy 1.1.1	No Comment	X		
Policy 1.1.2	No Comment	X		
Policy 1.1.3	No Comment	X		
Policy 1.1.4	No Comment	X		
Policy 1.1.5	No Comment	X		
Stormwater Management/Aquifer Recharge Sub-Element				
Goal 1	No Comment	X		
Objective 1.1	No Comment	X		
Policy 1.1.1	- 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	No Comment	X		
Policy 1.1.3	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	Revise to clarify City's intent			X
Policy 1.1.5	Revise to clarify City's intent. E.g., cost effective / environmentally sensitive alternatives are possible important considerations			X
Policy 1.1.6	No Comment	X		
Objective 1.2	No Comment	X		
Policy 1.2.1	No Comment	X		
Policy 1.2.2	Consider reference to FLUE Policy 1.11.1 (d)			X
Objective 1.3	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	No Comment	X		
Policy 1.3.2	Consider updating or removing based on current practice			X
Policy 1.3.3	No Comment	X		
Policy 1.3.4	- 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	- 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	- 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	No Comment	X		
Policy 1.1.2	No Comment	X		
Policy 1.1.3	No Comment	X		
Policy 1.1.4	No Comment	X		
Goal 2	No Comment	X		
Objective 2.1	No Comment	X		
Policy 2.1.1	No Comment	X		
Policy 2.1.2	No Comment	X		
Policy 2.1.3	Consider revising awkward language regarding specific meeting topic			X
Goal 3	No Comment	X		
Objective 3.1	No Comment	X		
Policy 3.1.1	No Comment	X		
Policy 3.1.2	No Comment	X		
Policy 3.1.3	No Comment	X		
Policy 3.1.4	Consider revising awkward language regarding specific meeting topic			X
Policy 3.1.5	No Comment	X		
Policy 3.1.6	No Comment	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 3.1.7	No Comment	X		
Goal 4	Define or clarify what is meant by "Coastal Planning Area"			X
Objective 4.1	- 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	Clarify specific reference to Policy 15.1.1 (e.g., "Policy 4.1.1. Development shall be limited in Rare and Unique Upland Habitats and strictly controlled in wetlands (as stated in Policy 15.1.1 <u>of the Conservation / Coastal Management Element</u>) in the City").			X
Policy 4.1.2	- 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	No Comment	X		
Goal 5	No Comment	X		
Objective 5.1	No Comment	X		
Policy 5.1.1	No Comment	X		
Objective 5.2	No Comment	X		
Policy 5.2.1	No Comment	X		
Policy 5.2.2	No Comment	X		
Policy 5.2.3	No Comment	X		
Policy 5.2.4	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	No Comment	X		
Policy 5.2.6	No Comment	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 5.2.7	• No Comment	X		
Policy 5.2.8	• No Comment	X		
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"			

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 7.2.5	• No Comment	X		
Policy 7.2.6	• No Comment	X		
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

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 7.6.2	No Comment	X		
Policy 7.6.3	No Comment	X		
Policy 7.6.4	Consider amending buffering requirements to be consistent with LDC or current practice			X
Policy 7.6.5	No Comment	X		
Policy 7.6.6	No Comment	X		
Objective 7.7	Consider revising to reflect a partnership approach to protection of the West Indian Manatee			X
Policy 7.7.1	Consider revising to reflect partnership with appropriate agencies			X
Policy 7.7.2	Consider revising to reflect partnership with appropriate agencies			X
Policy 7.7.3	No Comment	X		
Policy 7.7.4	No Comment	X		
Policy 7.7.5	No Comment	X		
Policy 7.7.6	No Comment	X		
Policy 7.7.7	No Comment	X		
Policy 7.7.8	No Comment	X		
Policy 7.7.9	Revise to add year and author			X
Policy 7.7.10	Consider revising to reference Lee County Manatee Protection Plan			X
Objective 7.8	No Comment	X		
Policy 7.8.1	No Comment	X		
Objective 7.9	No Comment	X		
Policy 7.9.1	No Comment	X		
Policy 7.9.2	No Comment	X		
Objective 7.10	No Comment	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 7.10.1	• No Comment	X		
Policy 7.10.2	• No Comment	X		
Policy 7.10.3	• No Comment	X		
Objective 7.11	• No Comment	X		
Policy 7.11.1	• No Comment	X		
Policy 7.11.2	• No Comment	X		
Policy 7.11.3	• No Comment	X		
Objective 7.12	• No Comment	X		
Policy 7.12.1	• Update or remove based on current policy and practice			X
Policy 7.12.2	• Update or remove based on current policy and practice			X
Policy 7.12.3	• Consider revising to coordinate with Bonita Springs Utilities and to discourage septic tanks as a way to protect streams			X
Goal 8	• 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	• Consider expanding this objective to reflect an expanded goal (as above)			X
Policy 8.1.1	• No Comment	X		
Policy 8.1.2	• No Comment	X		
Objective 8.2	• No Comment	X		
Policy 8.2.1	• No Comment	X		
Policy 8.2.2	• No Comment	X		
Policy 8.2.3	• No comment	X		
Goal 9	• No Comment	X		
Objective 9.1	• No Comment	X		
Policy 9.1.1	• No Comment	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 9.1.2	No Comment	X		
Policy 9.1.3	No Comment	X		
Policy 9.1.4	No Comment	X		
Policy 9.1.5	No Comment	X		
Policy 9.1.6	Revise typo “...and increase <u>it’s</u> ongoing water quality monitoring program...”			X
Objective 9.2	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	No Comment	X		
Policy 9.2.2	Consider expanding partner agencies to include appropriate state and federal agencies			X
Policy 9.2.3	No Comment	X		
Objective 9.3	Update or remove to reflect current policy and practice			X
Policy 9.3.1	No Comment	X		
Table V-1	No Comment	X		
Policy 9.3.2	Consider defining Post Construction Pollution Prevention Plan			X
Policy 9.3.3	No Comment	X		
Policy 9.3.4	No Comment	X		
Policy 9.3.5	No Comment	X		
Policy 9.3.6	No Comment	X		
Policy 9.3.7	Consider clarifying document author (SWFMD)			X
Policy 9.3.8	No Comment	X		
Policy 9.3.9	No Comment	X		
Policy 9.3.10	No Comment	X		
Policy 9.3.11	No Comment	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 9.3.12	Update or remove to reflect current policy or practice			X
Goal 10	No Comment	X		
Objective 10.1	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	No Comment	X		
Policy 10.1.2	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	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	No Comment	X		
Objective 10.2	- 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	No Comment	X		
Policy 10.2.2	Spell out MSTU (Municipal Services Taxing Unit) and Define in Definitions			X
Policy 10.2.3	No Comment	X		
Policy 10.2.4	No Comment	X		
Policy 10.2.5	No Comment	X		
Goal 11	No Comment	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Objective 11.1	- 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
Policy 11.1.1	- 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	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	Amend name of ordinance. Currently Flood Hazard Reduction Ordinance			X
Policy 11.1.4	No Comment	X		
Policy 11.1.5	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	No Comment	X		
Policy 11.2.1	Amend name of ordinance. Currently Flood Hazard Reduction Ordinance			X
Policy 11.2.2	Amend name of ordinance. Currently Flood Hazard Reduction Ordinance			X
Policy 11.2.3	Amend name of ordinance. Currently Flood Hazard Reduction Ordinance			X
Policy 11.2.4	No Comment	X		
Policy 11.2.5	No Comment	X		
Policy 11.2.6	No Comment	X		
Policy 11.2.7	Consider revision - reference the CHHA map that appears in the FLU			X
Policy 11.2.8	No Comment	X		
Policy 11.2.9	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	No Comment	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 11.2.11	No Comment	X		
Policy 11.2.12	No Comment	X		
Policy 11.2.13	No Comment	X		
Policy 11.2.14	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	No Comment	X		
Objective 12.1	Consider clarifying or updating the term, “technological disaster”			X
Policy 12.1.1	No Comment	X		
Policy 12.1.2	No Comment	X		
Policy 12.1.3	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	No Comment	X		
Policy 12.1.5	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	No Comment	X		
Objective 12.2	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	Consider removing and / or revising Objective 12.2 and associated policies (see above comment regarding Objective 12.2)			X
Policy 12.2.2	Consider removing and / or revising Objective 12.2 and associated policies (see above comment regarding Objective 12.2)			X
Policy 12.2.3	Consider removing and / or revising Objective 12.2 and associated policies (see above comment regarding Objective 12.2)			X
Policy 12.2.4	Consider removing and / or revising Objective 12.2 and associated policies (see above comment regarding Objective 12.2)			X

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 12.2.5	No Comment	X		
Policy 12.2.6	No Comment	X		
Policy 12.2.7	No Comment	X		
Goal 13	- 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	Redundant. These policies are previously mentioned in this Element or other Elements of the Comprehensive Plan			X
Policy 13.1.1	Redundant. These policies are previously mentioned in this Element or other Elements of the Comprehensive Plan			X
Policy 13.1.2	Redundant. These policies are previously mentioned in this Element or other Elements of the Comprehensive Plan			X
Policy 13.1.3	Redundant. These policies are previously mentioned in this Element or other Elements of the Comprehensive Plan			X
Policy 13.1.4	Redundant. These policies are previously mentioned in this Element or other Elements of the Comprehensive Plan			X
Policy 13.1.5	- 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	Redundant. These policies are previously mentioned in this Element or other Elements of the Comprehensive Plan			X
Policy 13.1.7	Redundant. These policies are previously mentioned in this Element or other Elements of the Comprehensive Plan			X
Goal 14	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	- Clearly define the coastal area and coastal planning area - Include wildlife habitat and recreation encompassed by the Objective			X
Policy 14.1.1	Clearly define the coastal area and coastal planning area			X

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 14.1.2	- Clearly define the coastal area and coastal planning area - Include wildlife			X
Policy 14.1.3	Revise to provide current title and author, as in, "Surface Water Improvement & Management Plan (2020) authored by Southwest Florida WMD"			X
Policy 14.1.4	No Comment	X		
Policy 14.1.5	No Comment	X		
Policy 14.1.6	Clearly define the coastal area and coastal planning area			X
Policy 14.1.7	Clearly define the coastal area and coastal planning area			X
Policy 14.1.8	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	Revise to provide current title and author			X
Objective 14.2	No Comment	X		
Policy 14.2.1	Revise to clarify what is meant by "active"			X
Policy 14.2.2	No Comment	X		
Policy 14.2.3	No Comment	X		
Policy 14.2.4	No Comment	X		
Objective 14.3	No Comment	X		
Policy 14.3.1	No Comment	X		
Policy 14.3.2	No Comment	X		
Policy 14.3.3	No Comment	X		
Policy 14.3.4	No Comment	X		
Policy 14.3.5	No Comment	X		
Goal 15	No Comment	X		
Objective 15.1	No Comment	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 15.1.1	No Comment	X		
Policy 15.1.2	No Comment	X		
Policy 15.1.3	No Comment	X		
Policy 15.1.4	No Comment	X		
Policy 15.1.5	- 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	No Comment	X		
Policy 15.1.7	- 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	No Comment	X		
Policy 15.1.9	- 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	Redundant to Policy 15.1.6			X
Goal 16	No Comment	X		
Objective 16.1	No Comment	X		
Policy 16.1.1	No Comment	X		
Policy 16.1.2	No Comment	X		
Policy 16.1.3	No Comment	X		
Policy 16.1.4	Consider revising to reflect the use of Best Management Practices (BMPs)			X
Policy 16.1.5	No Comment	X		
Policy 16.1.6	No Comment	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 16.1.7	Update or remove to reflect current policy or practice			X
Policy 16.1.8	No Comment	X		
Policy 16.1.9	No Comment	X		
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 <u>will maintain</u> 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

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
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
Policy 16.5.4	Consider incorporating Objective 16.5 and Policies with other related policies in the Conservation and Coastal Management Element			X
Policy 16.5.5	Consider incorporating Objective 16.5 and Policies with other related policies in the Conservation and Coastal Management Element			X
Policy 16.5.6	Consider incorporating Objective 16.5 and Policies with other related policies in the Conservation and Coastal Management Element			X
Policy 16.5.7	Consider incorporating Objective 16.5 and Policies with other related policies in the Conservation and Coastal Management Element			X
Policy 16.5.8	Consider incorporating Objective 16.5 and Policies with other related policies in the Conservation and Coastal Management Element			X
Policy 16.5.9	Consider incorporating Objective 16.5 and Policies with other related policies in the Conservation and Coastal Management Element			X
Policy 16.5.10	Consider incorporating Objective 16.5 and Policies with other related policies in the Conservation and Coastal Management Element			X
Policy 16.5.11	Consider incorporating Objective 16.5 and Policies with other related policies in the Conservation and Coastal Management Element			X
Goal 17	No Comment	X		
Objective 17.1	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	No Comment	X		
Policy 17.1.2	No Comment	X		
Policy 17.1.3	No Comment	X		
Goal 18	No Comment	X		
Objective 18.1	No Comment	X		
Policy 18.1.1	No Comment	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 18.1.2	Consider revising awkward phrasing to clarify or strengthen the City's intent to restore and protect commercial sport fisheries			X
Policy 18.1.3	No Comment	X		
Policy 18.1.4	No Comment	X		
Goal 19	Consider revising to update current approach			X
Objective 19.1	No Comment	X		
Policy 19.1.1	No Comment	X		
Policy 19.1.2	No Comment	X		
Policy 19.1.3	No Comment	X		
Objective 19.2	No Comment	X		
Policy 19.2.1	Redundant with Policy 7.11.3 in this Element			X
Objective 19.3	No Comment	X		
Policy 19.3.1	No Comment	X		
Policy 19.3.2	No Comment	X		
Policy 19.3.3	No Comment	X		
Policy 19.3.4	No Comment	X		
Policy 19.3.5	No Comment	X		
Policy 19.3.6	No Comment	X		
Objective 19.4	No Comment	X		
Policy 19.4.1	No Comment	X		
Objective 19.5	Redundant with Policy 7.11.3 in this Element			X
Policy 19.5.1	Redundant with Policy 7.11.3 in this Element			X
Policy 19.5.2	No Comment	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Goal 20	No Comment	X		
Objective 20.1	No Comment	X		
Policy 20.1.1	Consider revising to reference the adopted Parks Master Plan			X
Policy 20.1.2	Consider revising to reference the adopted Parks Master Plan			X
Policy 20.1.3	No Comment	X		
Policy 20.1.4	No Comment	X		
Policy 20.1.5	Consider spelling out WCIND (e.g. West Coast Inland Navigation District)			X
Objective 20.2	No Comment	X		
Policy 20.2.1	No Comment	X		
Policy 20.2.2	No Comment	X		
Objective 20.3	No Comment	X		
Policy 20.3.1	No Comment	X		
Goal 21	No Comment	X		
Objective 21.1	No Comment	X		
Policy 21.1.1	No Comment	X		
Policy 21.1.2	No Comment	X		
Policy 21.1.3	No Comment	X		
Policy 21.1.4	No Comment	X		
Goal 22	No Comment	X		
Objective 22.1	No Comment	X		
Policy 22.1.1	Consider combining this and Policy 22.2.1			X
Policy 22.1.2	No Comment	X		
Policy 22.1.3	No Comment	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Objective 22.2	No Comment	X		
Policy 22.2.1	Consider combining this and Policy 22.1.1			X
Policy 22.2.2	No Comment	X		
Objective 22.3	No Comment	X		
Policy 22.3.1	Consider defining “areas with high environmental values”			X
Policy 22.3.2	No Comment	X		
Policy 22.3.3	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	No Comment	X		
Policy 22.3.5	Consider updating this policy to reflect current document referenced. Boat Facility Siting Plan is no longer accessible			X
Policy 22.3.6	No Comment	X		
Policy 22.3.7	No Comment	X		
Policy 22.3.8	No Comment	X		
Policy 22.3.9	- 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	No Comment	X		
Policy 22.3.11	No Comment	X		
Policy 22.3.12	Consider revising. Portions of this policy are repetitive with Policy 22.3.4(d)			X
Policy 22.3.13	No Comment	X		
Objective 22.4	No Comment	X		
Policy 22.4.1	No Comment	X		
Policy 22.4.2	No Comment	X		
Policy 22.4.3	No Comment	X		

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 22.4.4	No Comment	X		
Policy 22.4.5	No Comment	X		
Policy 22.4.6	No Comment	X		
Policy 22.4.7	No Comment	X		
Objective 22.5	No Comment	X		
Policy 22.5.1	No Comment	X		
Goal 23	No Comment	X		
Objective 23.1	No Comment	X		
Policy 23.1.1	No Comment	X		
Policy 23.1.2	No Comment	X		
Policy 23.1.3	No Comment	X		
Policy 23.1.4	No Comment	X		
Policy 23.1.5	No Comment	X		
Goal 24	Consider revising. There is no goal or name stated for Goal 24			X
Objective 24.1	Consider expanding this objective to reflect a broader set of initiatives related to energy efficiency			X
Policy 24.1.1	Consider revising to reflect LDC adoption of energy efficient provisions			X
<i>Throughout</i>	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
<i>Throughout</i>	Consider assessing and amending emergency management policies to reflect all hazards, including pandemics, cyber risk, or terrorism			X

Conservation and Coastal Management Element Link to Element	Recommendation	No Change	State Required	Optional
<i>Throughout</i>	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 Space Element Link to Element	Recommendation	No Change	State Required	Optional
Goal 1	No Comment	X		
Objective 1.1	- Consider revising objective to reflect maintenance of LOS and design standards - Consider revising to include local (City) parks			X
Policy 1.1.1	- 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	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	Consider revising if Policy 1.1.1 amends LOS approach			X
Policy 1.1.4	No Comment	X		
Policy 1.1.5	Revise date and reflect LOS standards for parks. Alternatively, revise to support Parks Master Plan implementation			X
Policy 1.1.6	Revise date and reflect LOS standards for parks. Alternatively, revise to support Parks Master Plan implementation			X
Policy 1.1.7	Revise date and reflect LOS standards. Alternatively, revise to support Parks Master Plan implementation			X
Objective 1.2	Consider revising to replace "enjoy" with "access" as a means to create focus on accessibility to parks			X
Policy 1.2.1	- Revise to add author and date of document - Consider revision to simply reference Parks Master Plan in entirety			X
Policy 1.2.2	Update or remove to reflect current accomplishments			X
Policy 1.2.3	No Comment	X		
Policy 1.2.4	No Comment	X		
Policy 1.2.5	No Comment	X		
Policy 1.2.6	No Comment	X		
Policy 1.2.7	Revise and update. Library has been completed.			X

Recreation/Open Space Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.2.8	No Comment	X		
Policy 1.2.8.1	No Comment	X		
Policy 1.2.9	No Comment	X		
Policy 1.2.10	Revise to develop separate policies regarding access to open space from the intent to remove exotic plants			X
Policy 1.2.11	No Comment	X		
Policy 1.2.12	No Comment	X		
Policy 1.2.13	No Comment	X		
Policy 1.2.14	No Comment	X		
Policy 1.2.15	No Comment	X		
Policy 1.2.16	No Comment	X		
Policy 1.2.17	Evaluate accomplishments and set new targets if desired			X
Objective 1.3	No Comment	X		
Policy 1.3.1	Update or remove based on current policy and practice			X
Policy 1.3.2	Separate into two policies. Reflect programs-related policy from assessment-related policy			X
Policy 1.3.3	No Comment	X		
Policy 1.3.4	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>	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	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	- 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	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	Consider revising to indicate support for collaborative planning and decision making with the school district			X
Policy 1.1.3	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	Consider revising awkward language			X
Policy 1.1.5	No Comment	X		
Policy 1.1.6	Consider revising if Objective 1.1 addressed tools for coordination			X
Policy 1.1.7	- 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	No Comment	X		
Policy 1.2.1	No Comment	X		
Policy 1.2.2	No Comment	X		
Policy 1.2.3	No Comment	X		
Objective 1.3	- 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	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	Spell out WCIND (West Coast Inland Navigation District)			X
Policy 1.4.1	Duplicate of that stated in Objective 1.4. Consider removing policy			X
Policy 1.4.2	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	Consider defining 'locally unwanted land uses' in Definitions			X
Objective 1.5	No Comment	X		
Policy 1.5.1	Consider updating 1.5.1(g) five-year district facilities work program to "Educational Plan Survey"			X
Objective 1.6	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	No comment	X		
Policy 1.6.2	No comment	X		
Policy 1.6.3	No comment	X		
Policy 1.6.4	No comment	X		
Policy 1.6.5	No comment	X		
Policy 1.6.6	No comment	X		
Policy 1.6.7	No comment	X		
Objective 1.7	Consider revising to reflect previous policies regarding demographic data			X
Policy 1.7.1	No comment	X		
Policy 1.7.2	No comment	X		
Objective 1.8	No comment	X		
Policy 1.8.1	No comment	X		
Policy 1.8.2	No comment	X		

Intergovernmental Coordination Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.8.3	No comment	X		
Policy 1.8.4	No comment	X		
Policy 1.8.5	No comment	X		
Policy 1.8.6	No comment	X		
Policy 1.8.7	No comment	X		
Objective 1.9	Consider moving to Public Schools Element			X
Policy 1.9.1	Consider revising. The current Capital Improvements Element does not include this information			X
Policy 1.9.2	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	Consider revising. Financial feasibility, school concurrency, and data/analysis support no longer required by the state			X
Policy 1.9.4	- 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	Revise if desired. Goal and associated policies are repetitive and not necessary			X
Objective 2.1	Revise if desired. Goal and associated policies are repetitive and not necessary			X
Policy 2.1.1	Revise if desired. Goal and associated policies are repetitive and not necessary			X
Policy 2.1.2	Revise if desired. Goal and associated policies are repetitive and not necessary			X
Policy 2.1.3	Revise if desired. Goal and associated policies are repetitive and not necessary			X
Objective 2.2	No comment	X		
Policy 2.2.1	No comment	X		
Policy 2.2.2	No comment	X		

Intergovernmental Coordination Element Link to Element	Recommendation	No Change	State Required	Optional
Objective 2.3	No comment	X		
Policy 2.3.1	No comment	X		
Policy 2.3.2	No comment	X		
Objective 2.4	Consider revising to improve readability and clarity; define 'better coordination'			X
Policy 2.4.1	No comment	X		
Policy 2.4.2	No comment	X		
Objective 2.5	No comment	X		
Policy 2.5.1	No comment	X		
Policy 2.5.2	No comment	X		
Goal 3	No comment	X		
Objective 3.1	No comment	X		
Policy 3.1.1	No comment	X		
Policy 3.1.2	No comment	X		
Objective 3.2	No comment	X		
Policy 3.2.1	No comment	X		
Policy 3.2.2	No comment	X		
Goal 4	No comment	X		
Objective 4.1	No comment	X		
Policy 4.1.1	No comment	X		
Policy 4.1.2	No comment	X		
Objective 4.2	No comment	X		
Policy 4.2.1	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	No comment	X		
Policy 4.2.3	No comment	X		
Goal 5	No comment	X		
Objective 5.1	No comment	X		
Policy 5.1.1	No comment	X		
Policy 5.1.2	No comment	X		
Objective 5.2	No comment	X		
Policy 5.2.1	No comment	X		
Policy 5.2.2	No comment	X		
Policy 5.2.3	No comment	X		
Intergovernmental Coordination Matrix	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	Consider revising to reflect that public facilities should also be efficient, equitable, and environmentally sound			X
Objective 1.1	No Comment	X		
Policy 1.1.1	- 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	No comment	X		
Policy 1.1.3	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	No Comment	X		
Policy 1.2.1	No Comment	X		
Policy 1.2.2	No Comment	X		
Policy 1.2.2a	No Comment	X		
Policy 1.2.2.b	No Comment	X		
Policy 1.2.3	No Comment	X		
Policy 1.2.4	No Comment	X		
Policy 1.2.5	No Comment	X		
Policy 1.2.6	No Comment	X		
Policy 1.2.7	No Comment	X		
Policy 1.2.8	No Comment	X		
Policy 1.2.9	No Comment	X		
Objective 1.3	No Comment	X		

Capital Improvements Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.3.1	No Comment	X		
Policy 1.3.2	Consider removing. It is not clear how the City can impose actions on Lee County			
Policy 1.3.3	No Comment	X		
Objective 1.4	No Comment	X		
Policy 1.4.1	No Comment	X		
Objective 1.5	No Comment	X		
Policy 1.5.1	No Comment	X		
Policy 1.5.2	Consider moving to Definitions			X
Policy 1.5.3	- 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	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	No Comment	X		
<i>Throughout</i>	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	No Comment	X		
Adoption of the City's First Comprehensive Plan - Public Workshops and Public Hearings	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	No Comment	X		
Amendments to the Comprehensive Plan and Evaluation and Appraisal Report	Title of section should be updated to Evaluation and Appraisal <u>Review</u>			X
Public Input and Comments	No Comment	X		
Advertising Format	Incorrect Reference- Correct to Section 166.041(3)(c)2.b			X
Monitoring, Updating and Evaluation Procedures	No Comment	X		
Evaluation and Appraisal Review EAR	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	(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	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	No Comment	X		
Public Notice	No Comment	X		
E.A.R.-Based Amendments	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	No Comment	X		
<i>Throughout</i>	Consider better organization of headlines for clarity			X
<i>Throughout</i>	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	No Comment	X		
Objective 1.1	Define PFSE Map			X
Policy 1.1.1	Consider revising to provide reference to relocatable classrooms and define the term			X
Policy 1.1.2	No Comment	X		
Policy 1.1.3	- 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	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	No Comment	X		
Policy 1.2.1	No Comment	X		
Policy 1.2.2	No Comment	X		
Policy 1.2.3	- 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	No Comment	X		
Policy 1.2.5	No Comment	X		
Objective 1.3	No Comment	X		
Policy 1.3.1	No Comment	X		

Public School Facilities Element Link to Element	Recommendation	No Change	State Required	Optional
Policy 1.3.2	No Comment	X		
Policy 1.3.3	No Comment	X		
Policy 1.3.4	No Comment	X		
Policy 1.3.5	No Comment	X		
Policy 1.3.6	No Comment	X		
Policy 1.3.7	No Comment	X		
Objective 1.4	No Comment	X		
Policy 1.4.1	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	Consider removing – no longer required			X
Objective 1.5	No Comment	X		
Policy 1.5.1	No Comment	X		
Policy 1.5.2	No Comment	X		
Policy 1.5.3	No Comment	X		
Policy 1.5.4	Correct typographical error City of Bonita Springs			X
Concurrency Service Area Map	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	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	No comment	X		

Table 26 Appendix B Definitions Policy Review

Definitions Link to Definitions	Recommendation	No Change	State Required	Optional
Affordable Workforce Housing	Add definition to reflect Florida Statutes, 380.0651(1)(h), F.S.			X
Coastal Planning Area	Add definition			X
Constrained facility	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	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)	Add definition as per Policy 1.1.8 in the Transportation Element			X
Essential Services Personnel	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	Consider defining as per §163.3162 and §163.3163, F.S.			X
Floor Area Ratio (F.A.R)	Define			X
Floating Solar Facilities	Define as per §163.32051, F.S.		X	
Green Building	Define as per Bonita Springs Land Development Code			X
"high-quality or sensitive natural plant communities"	Define			X

Definitions Link to Definitions	Recommendation	No Change	State Required	Optional
Infrastructure	Amend definition as described in Appendix A			X
LDR and LDC	Add Land Development Code and reference Land Development Regulations as interchangeable terms			X
Locally unwanted land uses (LULUs)	Define			X
Master plan	Define per Florid Statutes			
MSTU	Define Municipal Services Taxing Unit			X
Post Construction Pollution Prevention Plan	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	Define per §163.3167, F.S.		X	
Transportation Deficiency	Define as per §163.3180, F.S.			X
Transportation Facilities	Define			X
<i>Throughout</i>	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 HEITNER 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 Krusec	28068 Quiet Water Way
Larry & 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 & Martin Rosch	27060 Hickory Blvd
Jane O'Connell	9839 WILD OAK 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. Curran	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 Esmen	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 PALM 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.

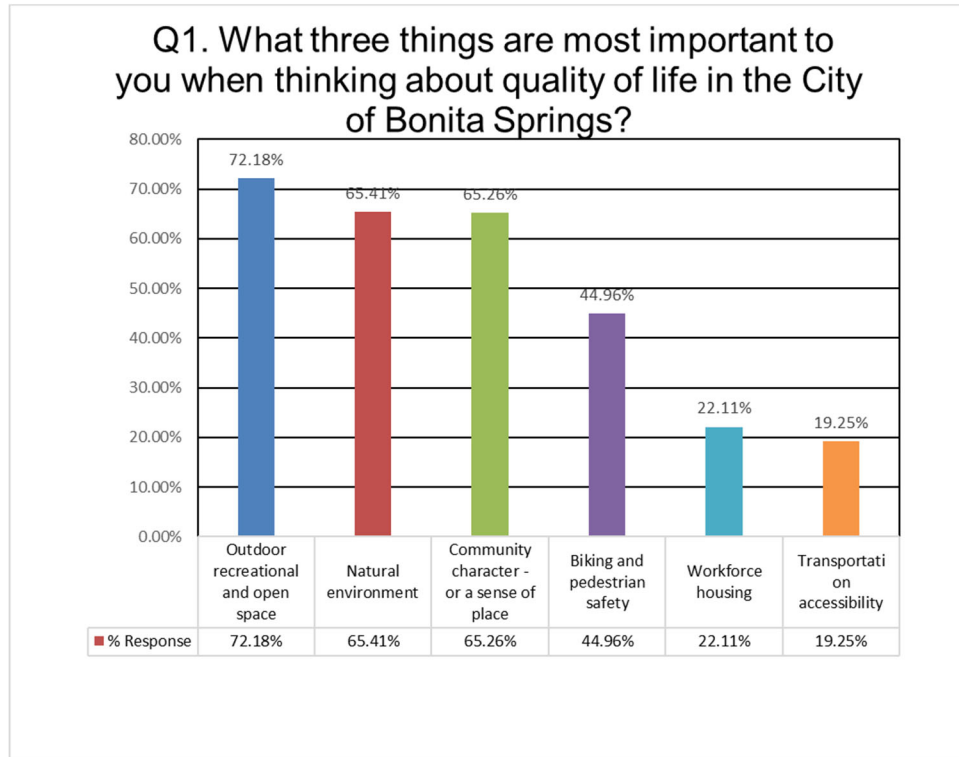
This was an online survey administered through the Survey Monkey software platform.

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%

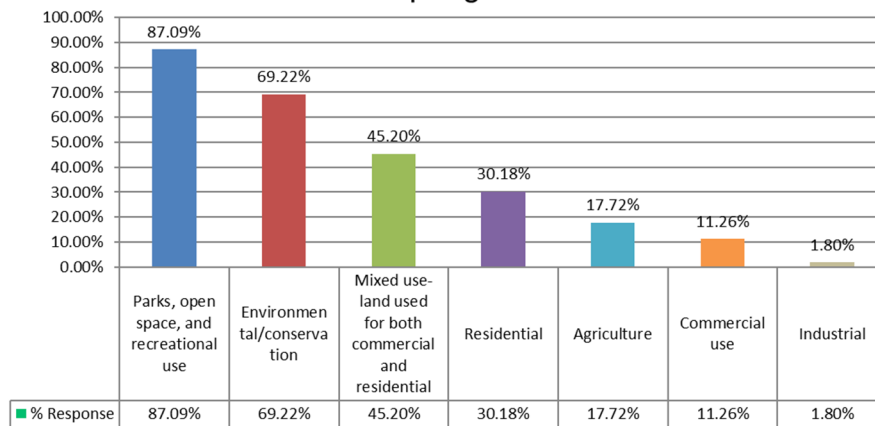
Response Analysis

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

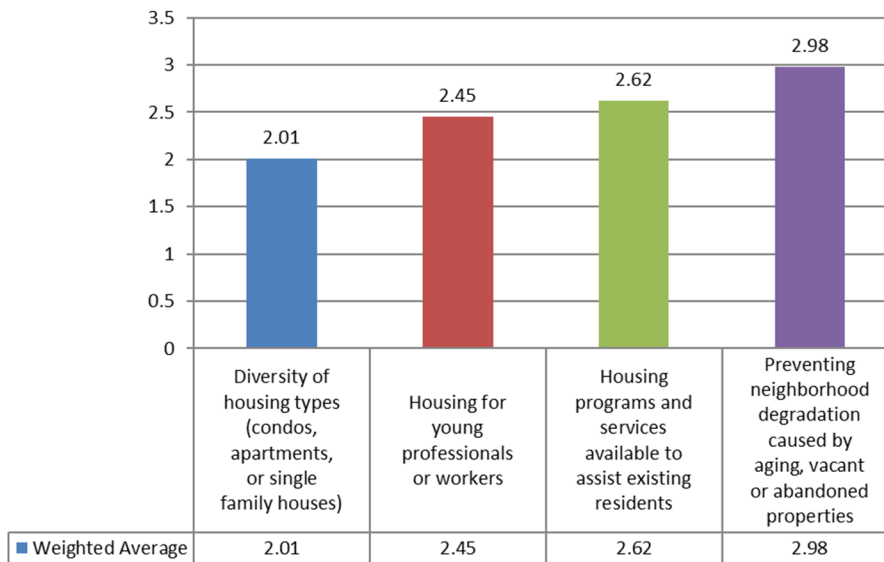


⁸⁷ For those questions that were ranking questions, participants were asked to rank their priorities with 1 being the highest. The results reported, then, should be interpreted as lower average weighted score indicating a higher ranking.

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

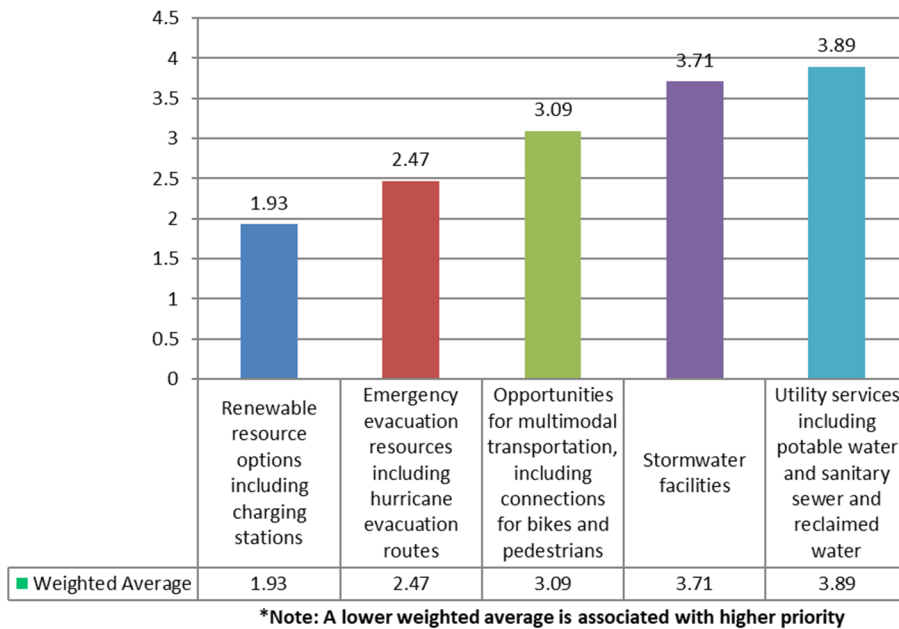


Q3. As Bonita Springs grows, rank items 1-4 which are the most important need related to housing. Note that all may not be in control by City.

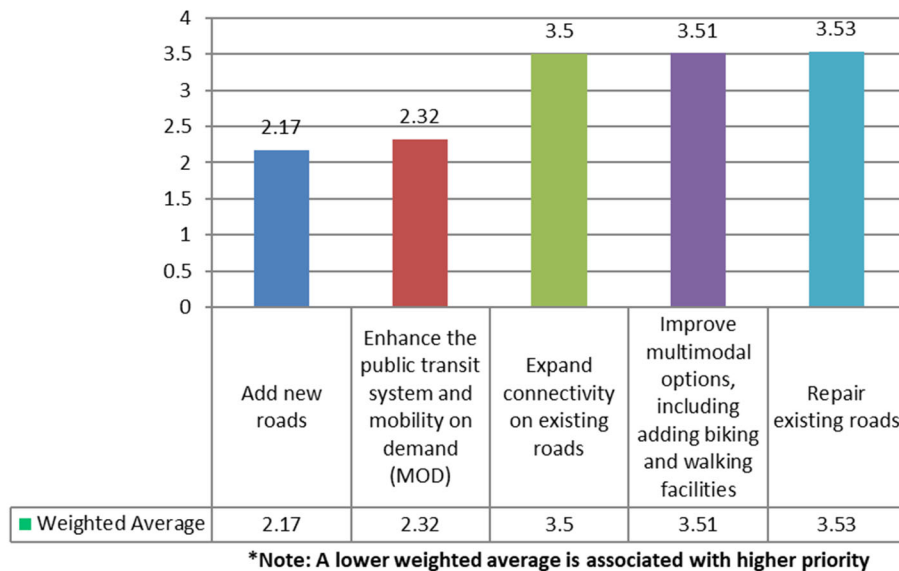


***Note: A lower weighted average is associated with higher priority**

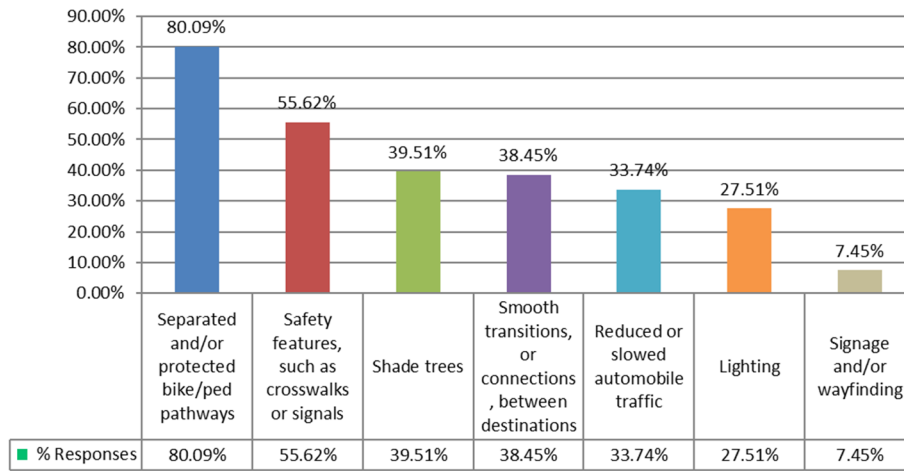
Q4. Rank level of priority 1-5 for improving or expanding infrastructure within the City over the next 25 years.



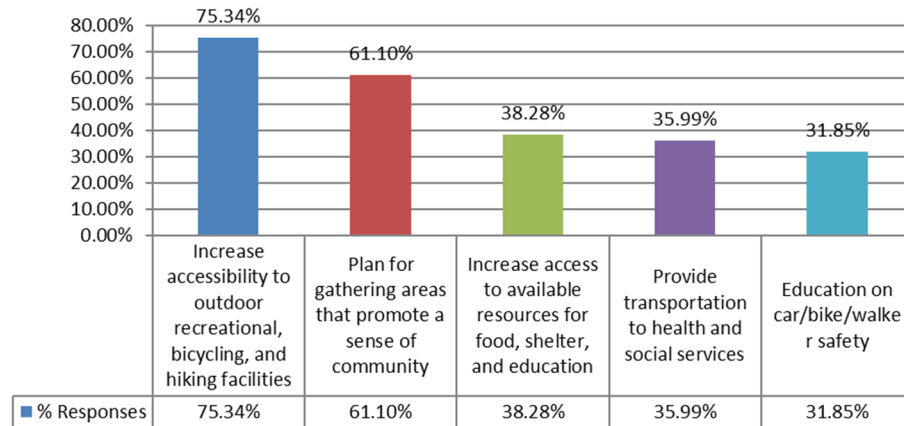
Q5. Rank level of priority for each objective 1-5 concerning transportation over the next 25 years.



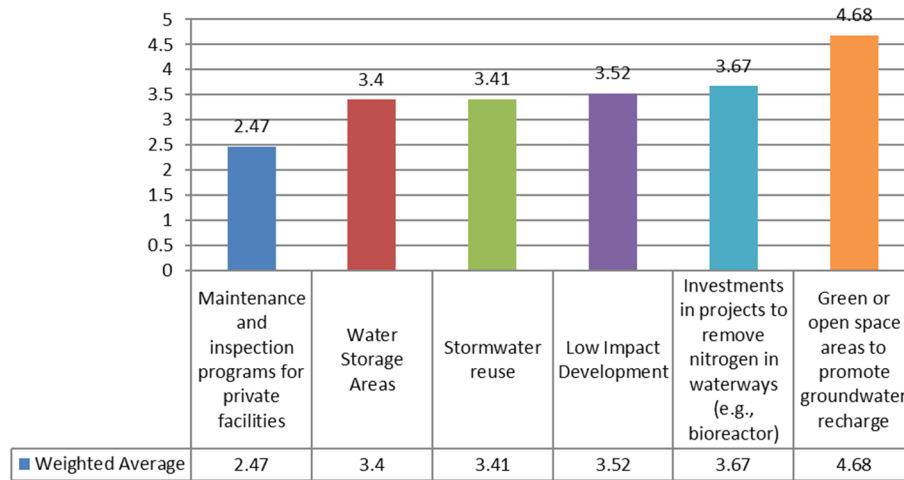
Q6. What would most enhance your ability or willingness to walk or cycle in the City of Bonita Springs?



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

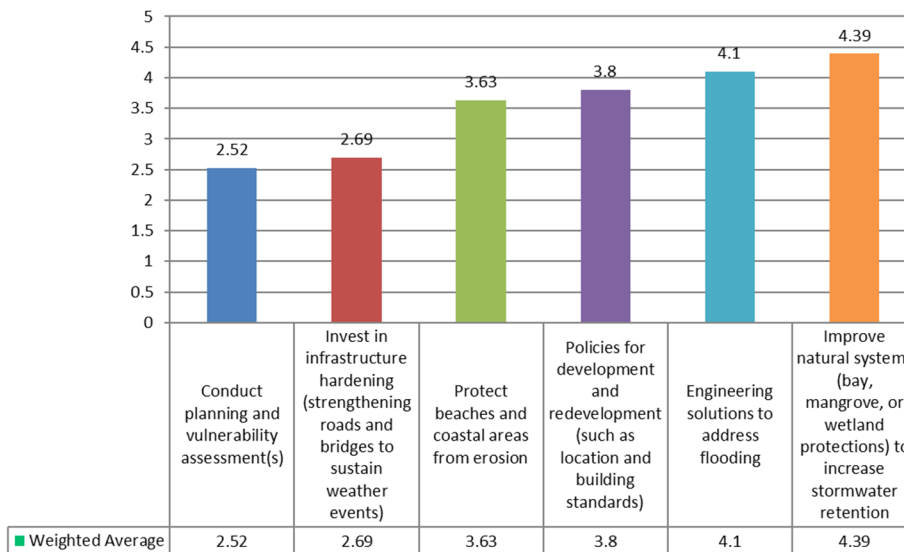


Q8. Please rank a level of priority 1-6 for each strategy that you would support to improve stormwater management.



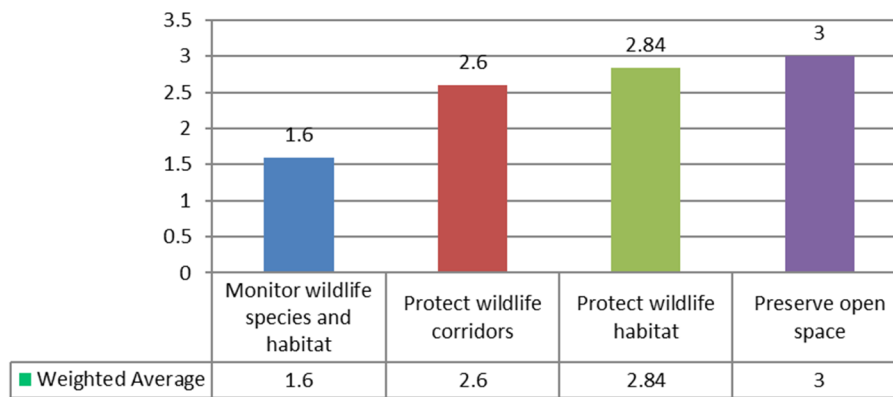
***Note: A lower weighted average is associated higher priority**

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



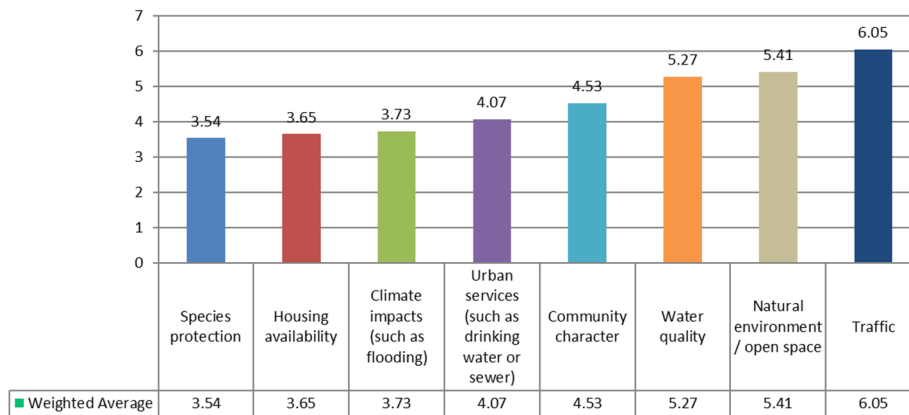
***Note: A lower weighted average is associated with higher priority**

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

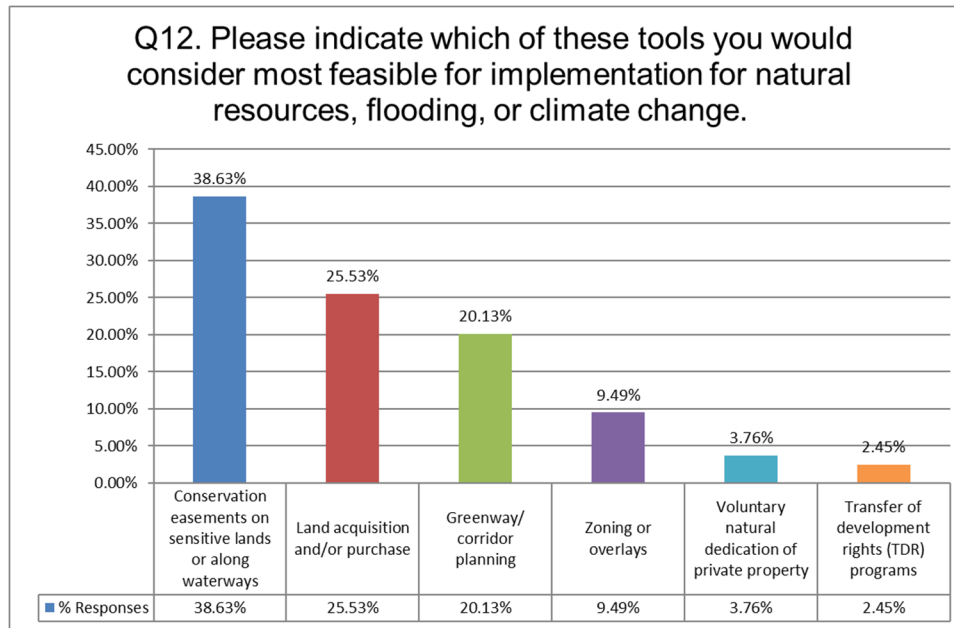


Note*: A lower weighted average is associated with higher priority

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.

REQUESTED MOTION: Consider presentation by Hole Montes and select an appropriate route for Bonita Grande Drive extension to the City's future park facilities.

REQUESTOR: Derek Rooney, City Attorney

AGENDA: City Attorney's Items

STRATEGIC PRIORITY: #2 Transportation

BACKGROUND: On December 4, 2019, the City entered into a settlement agreement with BG Mine, LLC which provided for the transfer of over 30 acres of future park land and access to the northern lake of the existing BG Mine immediately adjacent to the Kiker Preserve. Included in that agreement is the provision for BG Mine to provide sufficient roadway access to the park either upon lands owned by BG Mine or secured from adjacent owners.

Hole Montes has conducted a route study to determine the most appropriate route for the drive to the park facilities utilizing the five factors: (1) long range planning, (2) safety, (3) environmental considerations, (4) possible alternative routes, and (5) cost.

STAFF RECOMMENDATION: Accept study and select a route for the extension.

ATTACHMENTS:

1. Bonita Grande Drive Extension Route Study Report

REVIEWERS:

City Manager: Arleen Hunter
City Attorney: Derek Rooney
City Clerk: Debra Filipek
Department Director:

Council Action: Approved ___ Denied ___ Deferred ___ Other _____

Bonita Grande Drive Extension Route Study Report

Bonita Grande Drive from East Terry Street to Lee County Regional Park

Prepared for:

**City of Bonita Springs Council
9101 Bonita Beach Road
Bonita Springs, FL 34135**

City Solicitation Number CN-17-05

Supplemental Task Authorization # PW-6

Prepared by:



**Hole Montes, Inc.
6200 Whiskey Creek Drive
Fort Myers, Florida 33919**

February 2023

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Section 1.0 EXECUTIVE SUMMARY

The scope of this study is to analyze, review and evaluate roadway route alternatives for the extension of the public roadway of Bonita Grande Drive from East Terry Street intersection northerly to the City of Bonita Springs (City) community park area and ultimately to the Lee County regional park area of Larry Kiker Preserve (BGD Extension). The study's analysis is based upon five (5) right-of-way acquisition factors: 1) Long Range Planning; 2) Safety; 3) Environmental Concerns; 4) Alternative Routes; and 5) Costs.

The study examines four (4) route alternatives and a No-Build alternative. The corridor is divided into two segments with Segment 1 requiring a 100-foot right-of-way from East Terry Street intersection northerly to a future Residential Planned Development access with a functional classification as a Collector Public roadway; and thence Segment 2 continuing northerly to the park being a Local Public roadway with a minimum right-of-way width of 60 feet.

Alternate 1 incorporates: Segment 1) a 100-foot right-of-way (ROW) section which includes the existing private Bonita Grande Drive extended roadway and swale area, with the added ROW width needed all from lands along the western side; and Segment 2) a 60-foot ROW section which aligns with an existing private roadway, with ROW needed all from the existing roadway to the west. This alternative will impact 21 properties and will impact 3.564 acres of wetlands.

Alternate 2 incorporates Segment 1) a 100-foot ROW section which aligns with the existing private Bonita Grande Drive extended roadway and swale area, with the added ROW width needed all from lands along the eastern side; and Segment 2) a 60-foot ROW section which aligns with an existing private roadway, with ROW needed all from the existing roadway to the east. This alternative will impact 19 properties and will impact 2.325 acres of wetlands.

Alternate 3 incorporates Segment 1) a 100-foot ROW section which aligns with the existing private Bonita Grande Drive extended roadway and swale area, with the added ROW width needed from both the eastern and western lands equally; and Segment 2) a 60-foot ROW section which aligns with an existing private roadway, with ROW needed all from the existing roadway and equal portions both to the east and west. This alternative will impact 23 properties and will impact 2.580 acres of wetlands.

Alternate 4 incorporates Segment 1) a 100-foot ROW section which aligns with the existing private Bonita Grande Drive extended roadway and swale area, with the added ROW width needed from both the eastern and western side where the alignment best avoids wetlands and private land improvements; and Segment 2) a 60-foot ROW section which aligns with an existing private roadway, with ROW needed all from the existing roadway to both the east and west where the alignment best avoids wetlands and private improvements. This alternative will impact 19 properties and will impact 1.052 acre of wetlands.

The **No-Build Alternative** will leave the existing private Bonita Grande Drive as a private sub-standard roadway that will have no maintenance responsibility in the future. This alternative will not impact any properties or wetlands, and all adjacent properties will remain with questionable legal access rights. The City Park area and the Lee County regional park area will have no legal

public access.

The proposed Typical Sections are based upon the City's minimum ROW requirements of 100 feet for a public Collector Roadway and 50 feet for a public Local Roadway, both per the City's Land Development Code. Complete Street requirements were incorporated per City provided approved sections for BGD Extension.

The drainage requirements to serve the BGD Extension will be evaluated later under a separate phase of work, as necessary. Any proposed drainage system (s) will require a conveyance outfall to be incorporated into the BGD Extension proposed 100-foot ROW sections, and this outfall conveyance can also beneficially serve the adjacent lands along the corridor for their outfall if currently draining towards the subject corridor.

The study also reviewed the preferred design for the East Terry Street / BGD Extension intersection that will accommodate future traffic trip projections. Our analysis recommends a round-about intersection design at East Terry Street.

Hole Montes recommends **Alternate 4** as the preferred alternative which will provide:

- compliant right-of-way width meeting Land Development Code criteria and providing an open swale conveyance for storm water drainage.
- compliant complete streets connectivity from the public park, Residential Planned Development and adjacent properties to East Terry Street intersection
- minimizing impacts to adjacent private lands and existing improvements
- minimizing environmental and cultural resources impacts
- roadway infrastructure to meet a level of service for the proposed park lands and adjacent properties.
- lower estimated acquisition costs

Section 2.0 INTRODUCTION

Hole Montes, Inc. was selected by the City of Bonita Springs (City) to prepare a Route Study for the extension of Bonita Grande Drive from the intersection of East Terry Street for a public ROW northerly to the City and existing Lee County parks, being approximately 3.0 miles in length, also referred to herein as the BGD Extension. The study reviewed ROW factors such as: Long-Range Planning, Safety, Environmental Concerns, Property Impacts and Costs. **Figure 1** depicts the Project Area Map and graphically the subject corridor. **Figure 2** depicts the corridor segments divided into 3 sections (Segment 1 South / Segment 1 North / Segment 2) to show the different existing conditions and the proposed roadway classification for each section.

The BGD Extension project is needed to improve the existing private roadway corridor to meet current public local and state standards in order to provide safe and suitable access to the City Park and existing Lee County Larry Kiker Preserve regional park.

Section 3.0 EXISTING CONDITIONS

3.1 BACKGROUND / LOCATION / PROJECT LIMITS

Bonita Grande Drive is an existing two-lane roadway running north-south within the eastern area of the City of Bonita Springs (City) municipality limits. The existing Bonita Grande Drive roadway exists in two distinct parts: from Bonita Beach Road to East Terry Street (south part) and from East Terry Street to the existing Bonita Grande Mine (north part). The south part is a public ROW owned and maintained by Lee County serving as a Major Collector roadway with a posted speed of 45 MPH. The north part is a collection of various recorded easements in favor of the various adjoining property owners and is privately maintained by Bonita Grande Mine per private agreements with adjoining property owners. The alternatives reviewed in this study focus on improving the north part to serve as a public roadway to a City park site and the existing Lee County regional park, being approximately 3.0 miles in total length.

Figure 3A shows a base plan view of the existing north part of the BGD Extension roadway corridor and the approximate paved section along this corridor. Along Segment 1 (South / North), there are several private driveways that are not defined by easements or right-of-way intersecting the existing Bonita Grande Drive roadway. However, there are several other intersecting local roads that are described with easements or un-platted rights-of-way as follows:

Eastbound unnamed common drive - approximately 0.25 miles from East Terry Street (50' wide un-platted ROW OR Book 20, PG 113)

Eastbound Rio Grande Drive - approximately 0.50 miles from East Terry Street (50' wide un-platted ROW OR Book 20, PG 113)

Westbound Dewey Road – approximately 0.625 miles from East Terry Street (access easement unknown)

Eastbound Hunter Drive - approximately 0.75 miles from East Terry Street (50' wide un-platted ROW OR Book 20, PG 113)

Eastbound unnamed common drive/Bonita Grande Mine access - approximately 0.75 miles from East Terry Street (50' wide un-platted ROW OR Book 20, PG 113)

Westbound Citrus Park Blvd. – approximately 1.2 miles from East Terry Street (access easement unknown)

The typical sections for the existing paved roadway are found on **Figure 3B**. Section 3 of the Route Study is unimproved lands with no existing paved roadway.

3.2 TYPICAL SECTIONS AND RIGHT-OF-WAY

Due to varying roadway characteristics and uses along the BGD Extension corridor area, the BGD

Extension Route Study has been divided into two (2) segments. Segment 1 (North and South) from East Terry Street intersection to the future main entrance serving an adjacent proposed Residential Planned Development will meet a Collector two-lane roadway standard, while Segment 2 from the Residential Planned Development main entrance to the park areas will meet a City local two-lane roadway standard. Typical sections were developed based upon the City's LDC for a collector and local roadways utilizing the City's Complete Street Requirements. As a result, City staff directed the use of a two-lane urban typical section utilizing 100 ft of ROW for the Collector roadway portion of the study (Typical Sections 1 and 2) and a two-lane urban typical section utilizing 60 feet of ROW for the public Local roadway portion of the study (Typical Section 3). A depiction of the typical sections is provided in **Figure 3C1 and 3C2**. Typical Sections 1 and 2 originate at the intersection of East Terry Street and runs northerly to the future main entrance of the adjacent proposed development, or approximately two miles. The distinction between Typical Sections 1 and 2 is that Section 1, which would be for the southerly portion includes an area for an outfall conveyance / open swale system to serve the overall roadway corridor drainage and adjacent lands draining toward the roadway corridor. Typical section 3 proceeds northerly from the future Residential Planned Development main entrance to the City and existing Lee County parks.

3.3 PEDESTRIAN AND BICYCLE FACILITIES

The BGD Extension must provide facilities for pedestrian and bicycle users in accordance with the City's complete street standards. Currently, the intersection of East Terry Street and Bonita Grande Drive, or any other street intersecting the study corridor does not provide any pedestrian or bicycle facilities. The roadway links of East Terry Street and Bonita Grande Drive south to Bonita Beach Road are identified on the Long-Range Plan for a multi-use trail and off-road bike route and referenced in **Figures 4.1 through 4.4**.

3.4 LAND USE

3.4.1 Land Use Cover

A Vegetation / Land Use Map has been prepared by W. Dex Bender & Associates for the BGD Extension corridor. This mapping depicts the existing roadway features and Florida Land Use Cover and Classification Forms System (FLUCCS) categories. A criteria of the study is to minimize to the greatest extent impacts to wetlands. Refer to **Figures 5.1 and 5.2**.

3.4.2 Future Land Use

The City's Future Land Use Map is provided as **Figure 6** and depicts the BGD Extension corridor. Each of the Route Study alternatives were evaluated based upon the land use as a result of the of the needed ROW.

3.5 DRAINAGE

The City completed a Phase 1 Storm Water Master Plan in December of 2010 that mapped and then analyzed the drainage areas within the municipality including the subject BGD Extension corridor. A composite mapping of this corridor is provided as **Figure 7** showing the Phase 1 Storm Water Master Plan basin areas and drainage reaches analyzed. The BGD Extension drainage should provide by-pass storm water conveyance for properties draining to the ROW as their outfall for excess runoff from their properties. **Figure 7** shows the mapping of basins which are contributory to the future ROW corridor. Excess runoff from BGD Extension as well as the adjacent lands should outfall the drainage southerly along the BGD Extension conveyance swale to the upper headwater of Imperial River in keeping with the current drainage pattern. BGD Extension will need to provide water quality treatment and storm water attenuation for a South Florida Water Management District (SFWMD) 25 year, 3-day design storm event. The roadway design will need to meet City of Bonita Springs criteria for finished roadway elevation exceeding the peak stage from a 10-year, 24-hour SFWMD design event.

The City's Complete Street standards require a closed-drainage system, suggesting the roadway be curbed with a drainage system of curb inlets and underground storm sewer pipes to convey water to a storm water area(s) providing for flood storage, attenuation, and water quality treatment.

Portions of the BGD Extension corridor may fall within FEMA flood Zone AE 16. **Figure 8** shows the Federal Emergency Management Agency Floor Insurance Rate Map FIRM map Panel 676 (Map # 12071C0676F) for this area, with Zone AE shaded. The shaded area appears to follow the approximate centerline of the existing paved roadway within the BGD Extension Segment 1 (South) corridor. BGD Extension will need to provide documentation that in the event there is a loss of floodplain storage from the roadway that floodplain compensation will need to be provided.

3.6 UTILITIES

The BGD Extension corridor is within the utility franchise area of Bonita Springs Utilities for central wastewater and water. The Bonita Springs Utilities infrastructure does not extend from East Terry Street currently. There are potable and wastewater mains that exist within the intersection of East Terry Street and Bonita Grande Drive. BGD Extension will provide areas as part of the ROW width for extending these mains to serve the adjacent properties. **Figure 9** depicts the existing Bonita Springs Utilities infrastructure along East Terry Street. The existing mains would be accessible in any of the alternative routes studied and extension of the utilities within Typical Sections 1, 2 and 3 can be accommodated.

Other utilities, such as power, cable and phone are available and are provided by overhead lines supported by utility poles. Overhead utility systems such as these are easier to relocate should the roadway infrastructure determine conflicts. Typical Sections 1, 2 and 3 could accommodate needed public utilities with some overlapping of roadway infrastructure, such as sidewalks or drainage and locating the overhead utility line along the extreme edge of the ROW.

3.7 ENVIRONMENTAL

A Vegetation / Land Use Map of the BGD Extension corridor was referenced in Section 3.4.1. In addition a Soils Map and Wetland / Other Surface Waters (OSW) Map have been prepared and is shown on **Figures 10 and 11**. A Protected Species Assessment has been prepared and is attached as **Appendix A**.

3.8 CULTURAL / HISTORICAL RESOURCES

Research of the State of Florida Master Site Plan File lists no cultural resources recorded in the designated route study corridor area, specifically sections 19, 20, 29 and 30, Township 47 South, Range 26 East. The letter predates the Route Study contract being authorized but is sufficient for the use of this study. The letter is included in **Appendix B**.

3.9 TRAFFIC

TR Transportation Consultants, Inc., prepared intersection analysis of the East Terry Street and BGD Extension intersection based on two analysis scenarios. The first scenario evaluated the Level of Service based on the existing four-way stop condition while the second scenario was completed based on a roundabout condition. A full traffic analysis can be found in the **Appendix C** of this report.

The intersection analysis was completed based on the weekday AM and PM peak hour traffic counts that were conducted at the existing East Terry Street and Bonita Grande Drive intersection. The analysis also included the vested traffic volumes as provided by the City as well as the future project traffic volumes from existing land uses, approved proposed developments, Lee County's Larry Kiker Preserve public park and the City's public park that is to be located north of East Terry Street and BGD Extension intersection.

The results of the analysis indicate that under the roundabout conditions the delays and Level of Service are significantly improved when compared to the four-way stop conditions. Additionally, typical four-legged intersections, with one lane in each direction, have 32 crash conflict points. Under a roundabout scenario the number of conflict points would be reduced to 8, all of which would occur on the legs of the intersection. As a result, roundabouts significantly reduce the potential number of accidents when compared to the typical four-legged intersections. Therefore, a roundabout would be a recommended improvement for the East Terry Street and BGD Extension intersection.

TR Transportation Consultants, Inc., also conducted a Roadway Alternative Analysis for the proposed two-lane configuration of BGD Extension to ensure there is sufficient roadway capacity to support the future traffic demand on this roadway segment. Based on the results of the roadway alternative analysis, it was determined that BGD Extension north of East Terry Street is projected to have sufficient capacity as a two-lane roadway. In comparing the links calculated traffic volumes to the Level of Service threshold volumes, this roadway segment was shown to operate at a Level of Service "D" in 2032. Per City Policy 1.1.3 of the Comprehensive Plan, the minimum acceptable Level of Service on a collector roadway is LOS "E". Therefore, as proposed, BGD

Extension north of East Terry Street is sufficient in terms of number of lanes to support the future traffic demand on this roadway.

Section 4.0 NEED FOR PROJECT

The proposed ROW is needed to improve the existing Bonita Grande Drive north of East Terry Street and its associated intersections to current local and state standards in order to provide safe and enhanced public access to the City park and the existing Lee County regional park.

Section 5.0 ANALYSIS OF ALTERNATIVES

5.1 ENVIRONMENTAL

The Route Study Alternates were analyzed with respect to the above environmental mapping in Section 3.0 and will be regulated by the pertinent review agencies being SFWMD and Florida Department of Environmental Protection. The following **Figures 12.1 thru 12.4** summarizes the various route alternates and the **potential** OSW and wetland impacts.

All four Alternates will impact OSW and wetlands which will require mitigation. Of the four Alternates, Alternate 4 impacts the least amount of OSW and wetlands (2.309 acres of OSW / 1.052 acres of wetlands) which in turn will incur the least mitigation cost. W. Dex Bender & Associates has estimated the mitigation costs for each Alternate and are listed below in Section 5.3 and in **Tables 1 thru 4**.

None of the four Alternates will have impacts to protected species and is documented in the above Section 3.7 referenced Protected Species Assessment attached as **Appendix A**.

5.2 PROPERTY IMPACTS

The Route Study Alternates were analyzed with respect to the above property ownership mapping in Sections 3.0. The following **Figures 13.1 thru 13.4** summarizes the various route alternates and the **approximate** property impacts.

Alternate 1 impacts 21 properties of which 15 are different property owners, totaling 28.22 acres. Of the 21 properties impacted, five properties have existing improvements, and the remaining are vacant. This alternate also impacts 3.6 acres of wetlands.

Alternate 2 impacts 19 properties of which 16 are different property owners, totaling 28.22 acres. Of the 19 properties impacted, seven properties have existing improvements, and the remaining are vacant. This alternate also impacts 2.3 acres of wetlands.

Alternate 3 impacts 23 properties of which 17 are different property owners, totaling 28.22 acres. Of the 23 properties impacted, seven properties have existing improvements, and the remaining are vacant. This alternate also impacts 2.6 acres of wetlands.

Alternate 4 impacts 19 properties of which 14 are different property owners, totaling 28.22 acres.

Of the 19 properties impacted, four properties have existing improvements, and the remaining are vacant. This alternate also impacts 1.1 acres of wetlands.

Of the four Alternates, Alternate 4 impacts the least number of properties and individual property owners and the least number properties that have existing improvements.

Tables 1 thru 4 in Section 5.3 below details the land area impacted.

5.3 COSTS

The construction costs of the roadway is approximately the same for each alternate. After conferring with the project appraiser, Alternate 1 and 4 have the lowest overall cost. Alternate 4 impacts the least amount of wetlands and also has the lowest overall costs. Alternate 3 has the greatest overall costs.

Details of the estimated costs are shown on **Tables 1 thru 4 – BGD Extension Cost Analysis**.

5.4 LONG RANGE PLANNING

The BGD Extension is shown in the City’s Comprehensive Plan as i) an existing functional classification roadway as Arterial; ii) a privately maintained roadway.

The Lee County Metropolitan Planning Organization Long-Range Transportation Plan shows a Metropolitan Planning Organization Needs Project of County Road 951 Extension as being on their Roadway Needs List with a ranking of 63 out of 77 projects. This project is located within the BGD Extension roadway corridor and will provide access to city park and County Larry Kiker Preserve.

5.5 SAFETY

The proposed BGD Extension improves an existing sub-standard roadway and intersection at East Terry Street / Bonita Grande Drive for all neighboring property owners, while adding safe pedestrian / bikeway access and improved drainage level of service. This improvement also secures and identifies the long-term maintenance entity.

There are no measurable differences in safety issues between the four Alternates due to all Alternates containing the same roadway design, typical sections, and intersection layout.

Section 6.0 CONCLUSIONS AND RECOMMENDATIONS

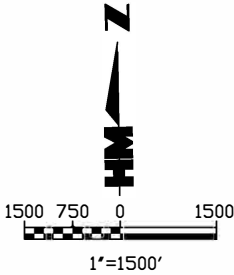
The proposed BGD Extension was evaluated considering long-range planning, safety, environmental concerns, property impacts, and costs. Based on these criteria, Hole Montes recommends Alternate 4 for Segments 1 and 2 for the proposed improvements associated with the BGD Extension project. Alternate 4 is the recommended preferred alternative based on the least impacts on wetlands and adjacent property owners which results in lower overall project costs.

APPENDICES

Appendix A: Protected Species Assessment

Appendix B: TRS Negative Letter

Appendix C: Traffic Analysis



LEGEND

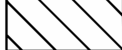
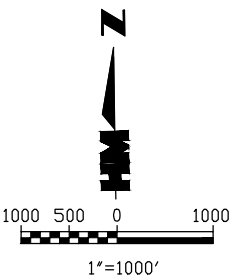
-  PROPOSED BGD EXTENSION
-  BGD EXTENSION CORRIDOR STUDY AREA
-  CITY PARK AREA
-  EXISTING LEE COUNTY REGIONAL PARK AREA

Figure 1 : Project Area Map



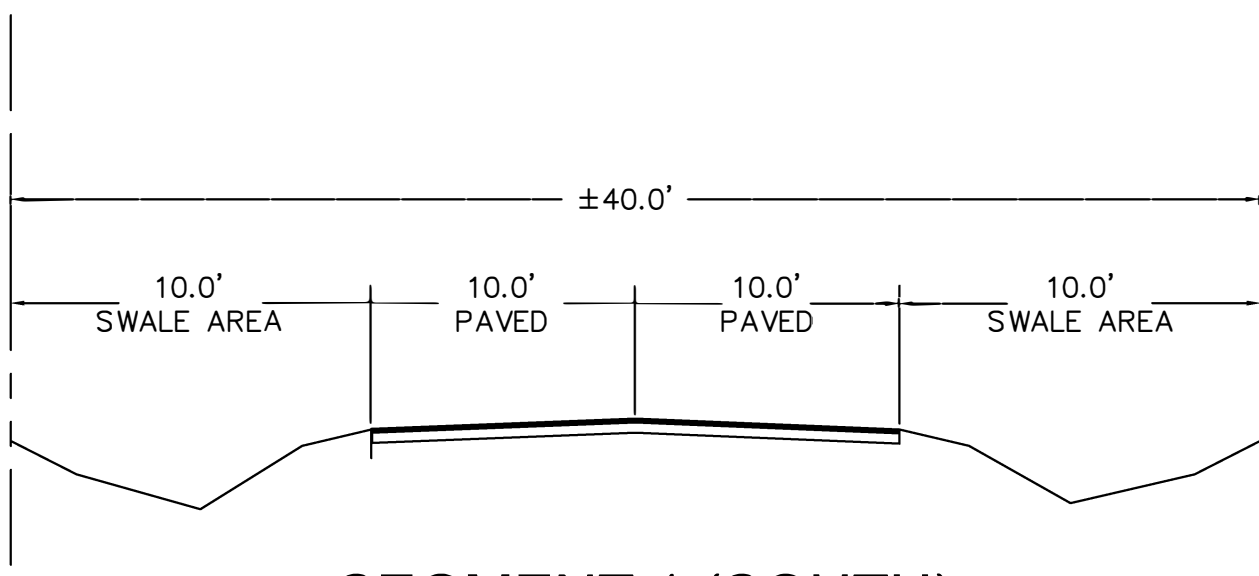
LEGEND

- PROPOSED BGD EXTENSION
- CITY PARK AREA
- EXISTING LEE COUNTY REGIONAL PARK AREA

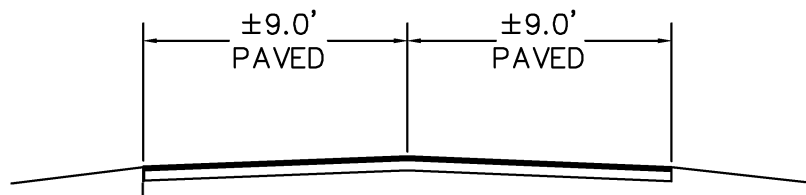
ROADWAY SEGMENT 1 (SOUTH)
EXISTING 20.0’ PAVED
PRIVATE ROADWAY WITH
SWALES
(PROPOSED COLLECTOR
ROADWAY CLASSIFICATION)

ROADWAY SEGMENT 1 (NORTH)
EXISTING 18.0’ PAVED/
12.0’ UNPAVED PRIVATE
ROADWAY
(PROPOSED COLLECTOR
ROADWAY CLASSIFICATION)

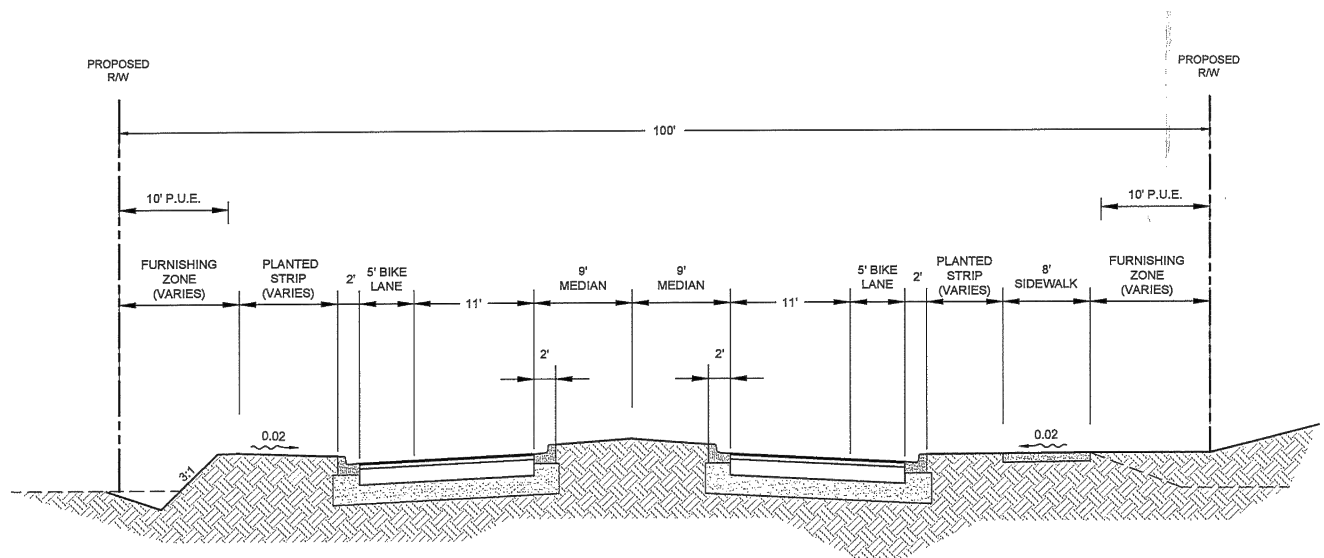
ROADWAY SEGMENT 2
UNIMPROVED LANDS
(PROPOSED LOCAL
ROADWAY CLASSIFICATION)



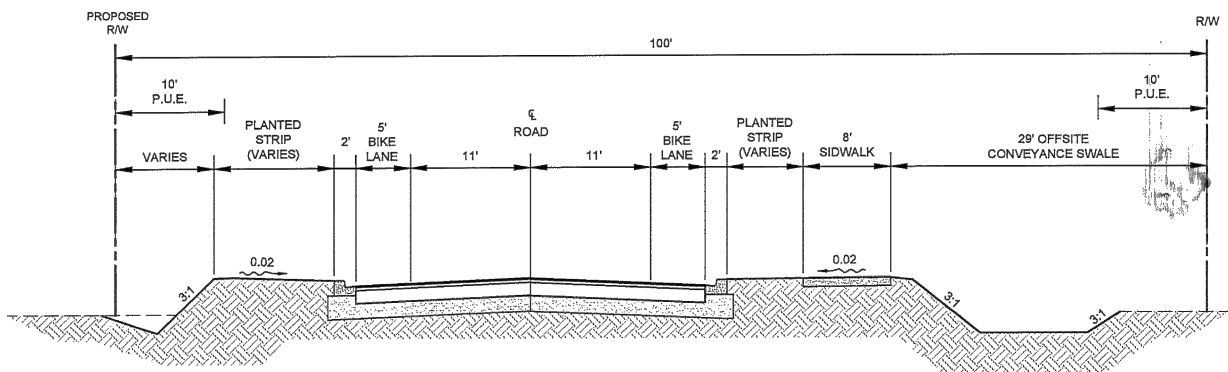
SEGMENT 1 (SOUTH) EXISTING ROAD



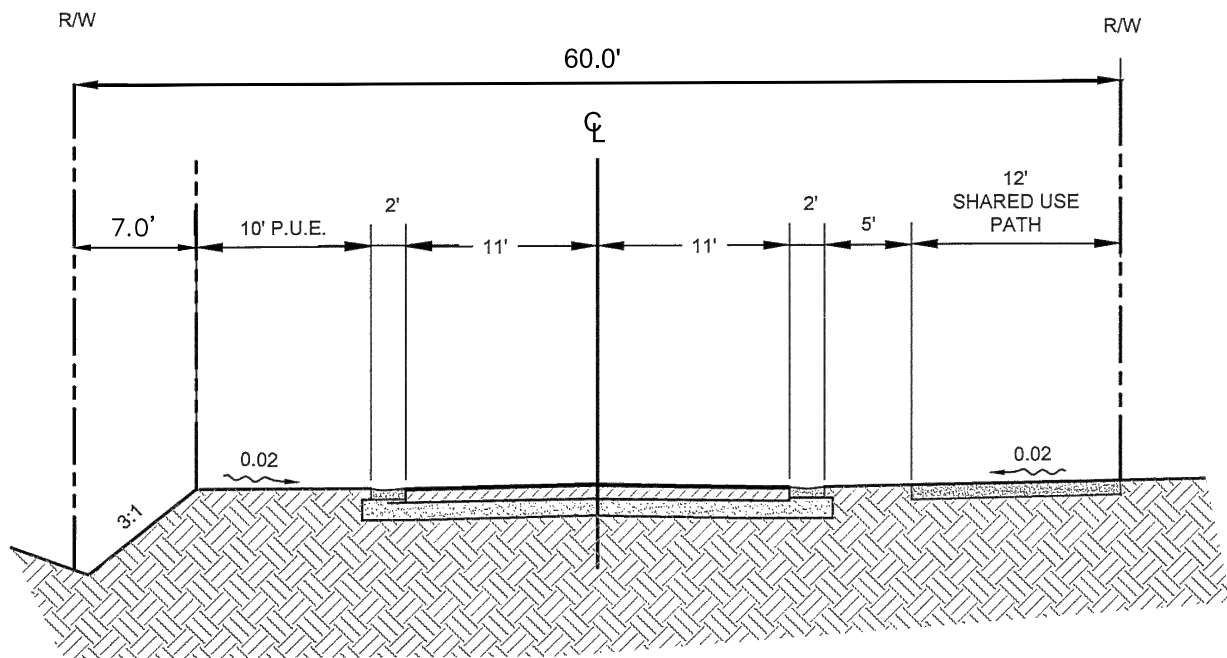
SEGMENT 2 (NORTH) TO CITRUS PARK ROAD EXISTING ROAD



TYPICAL SEGMENT 1 (NORTH)
COLLECTOR ROADWAY



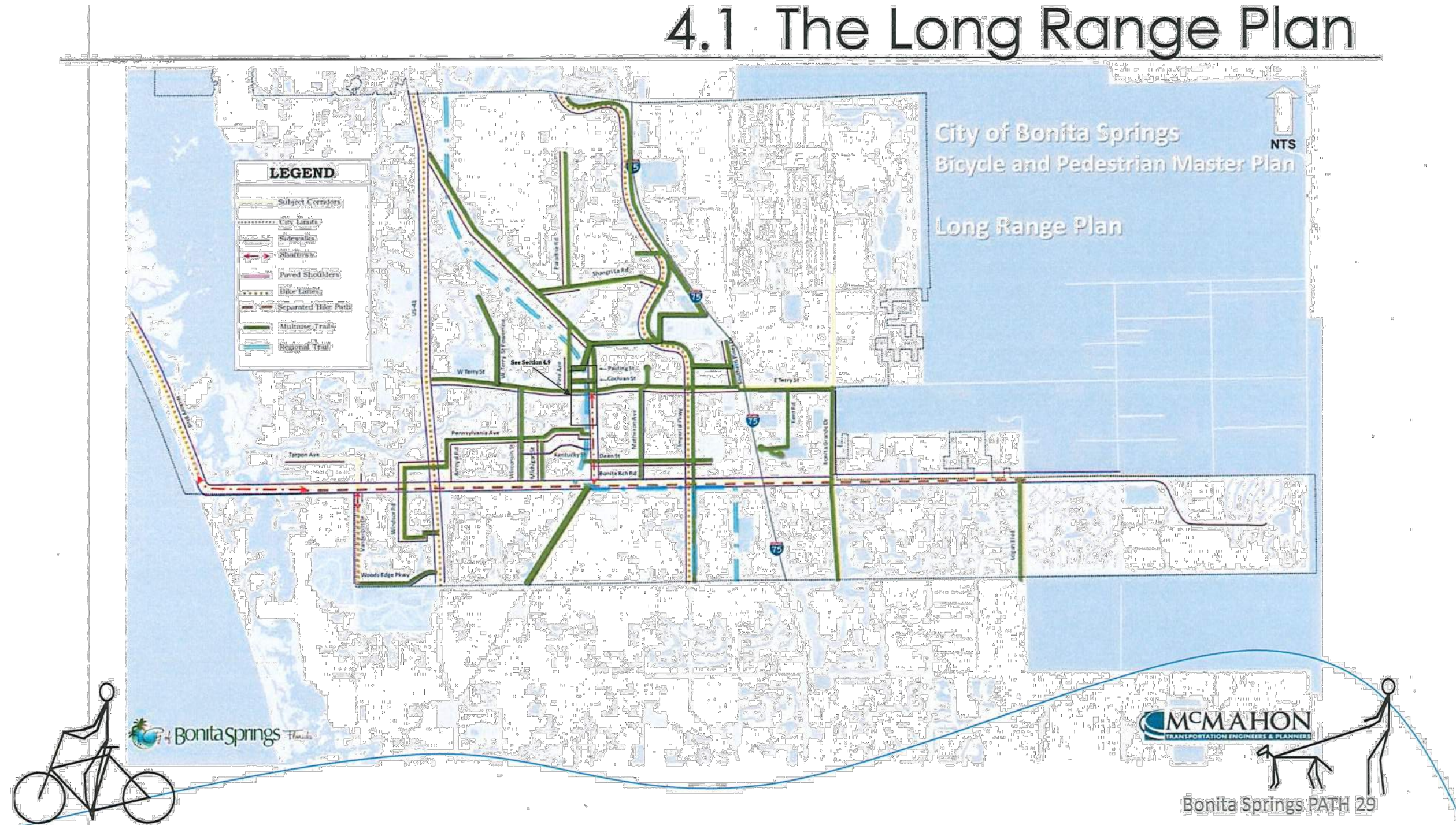
TYPICAL SEGMENT 1 (SOUTH)
COLLECTOR ROADWAY



TYPICAL SEGMENT 2 LOCAL ROADWAY



4.1 The Long Range Plan



4.2 Bicycle Routes

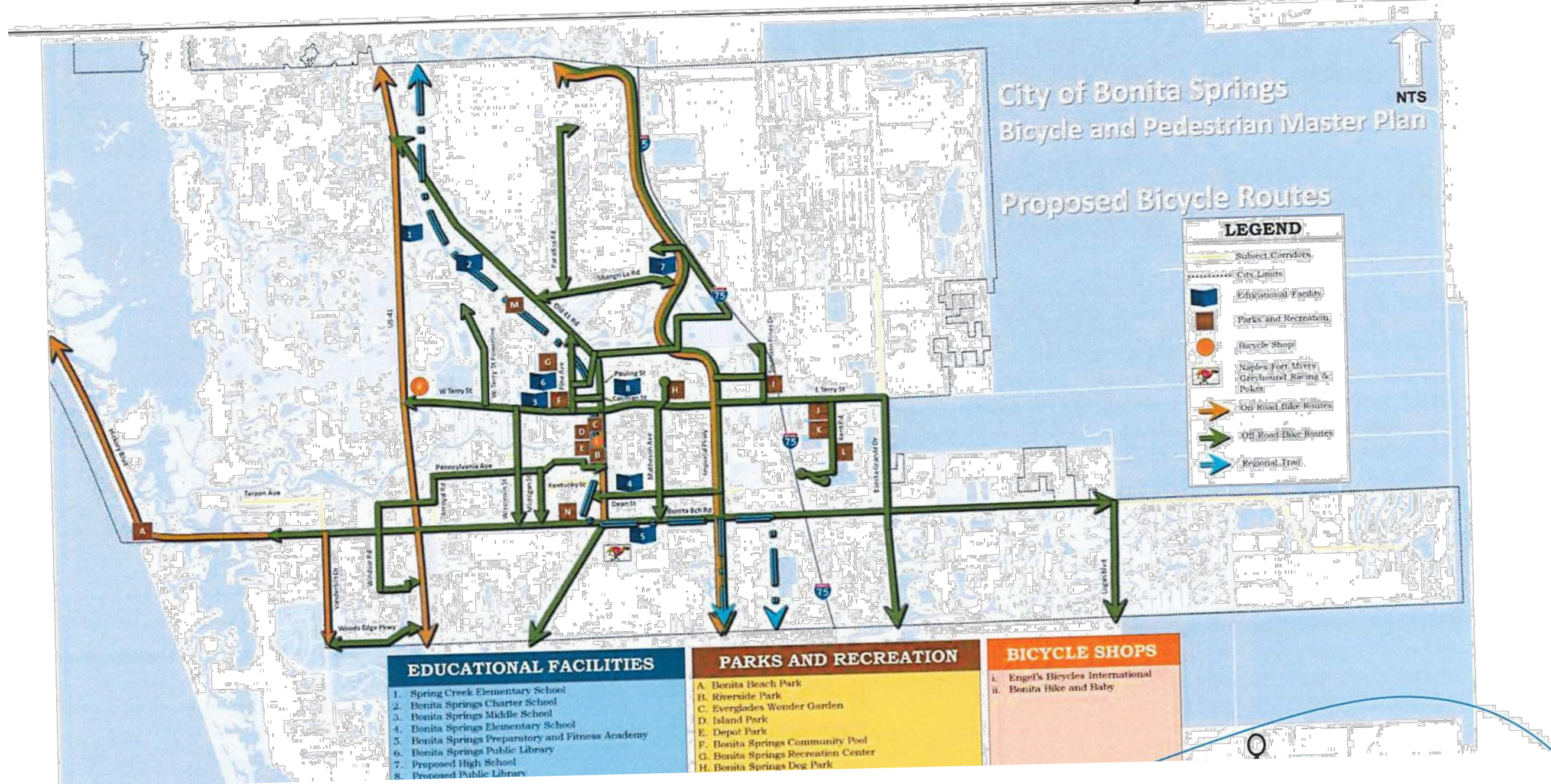
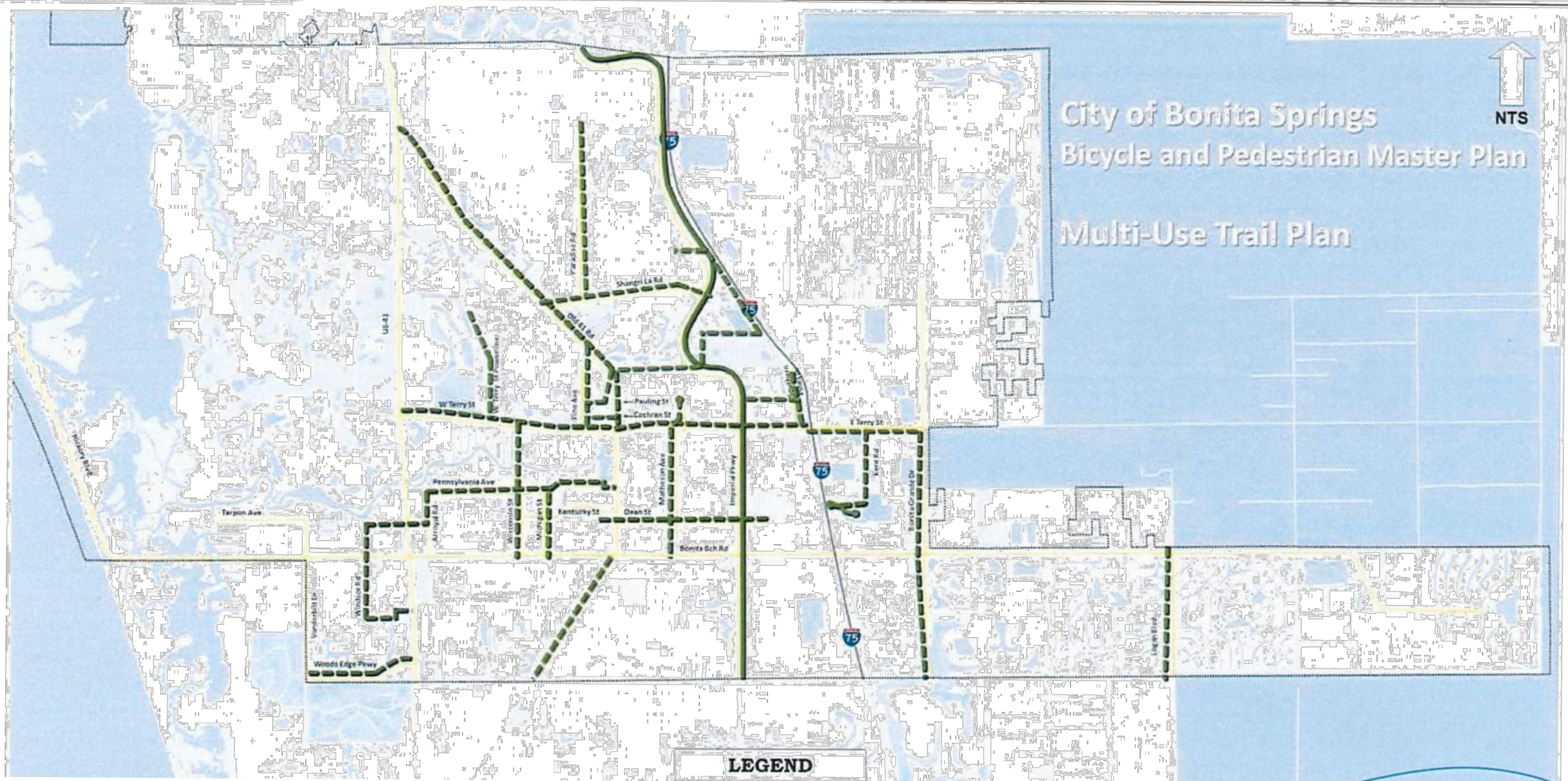
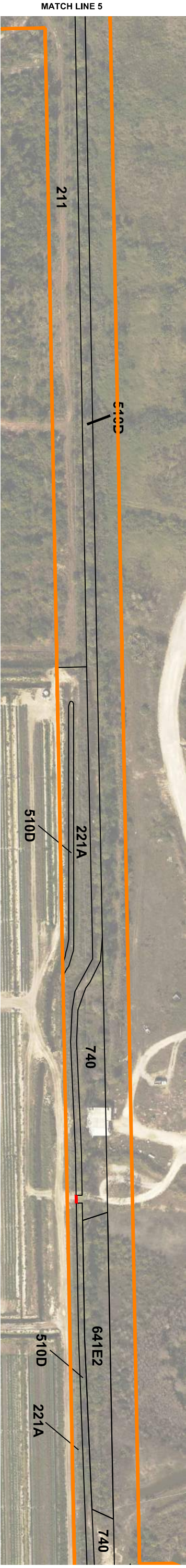
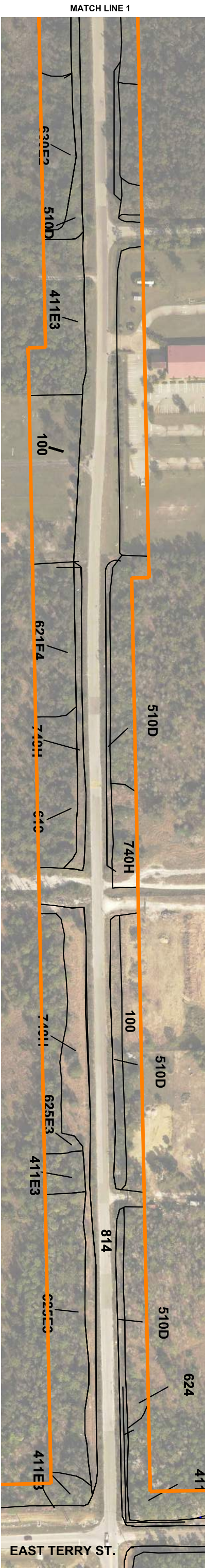


Figure 4.2 : Bicycle Routes

4.3 Multi-use Trail Plan







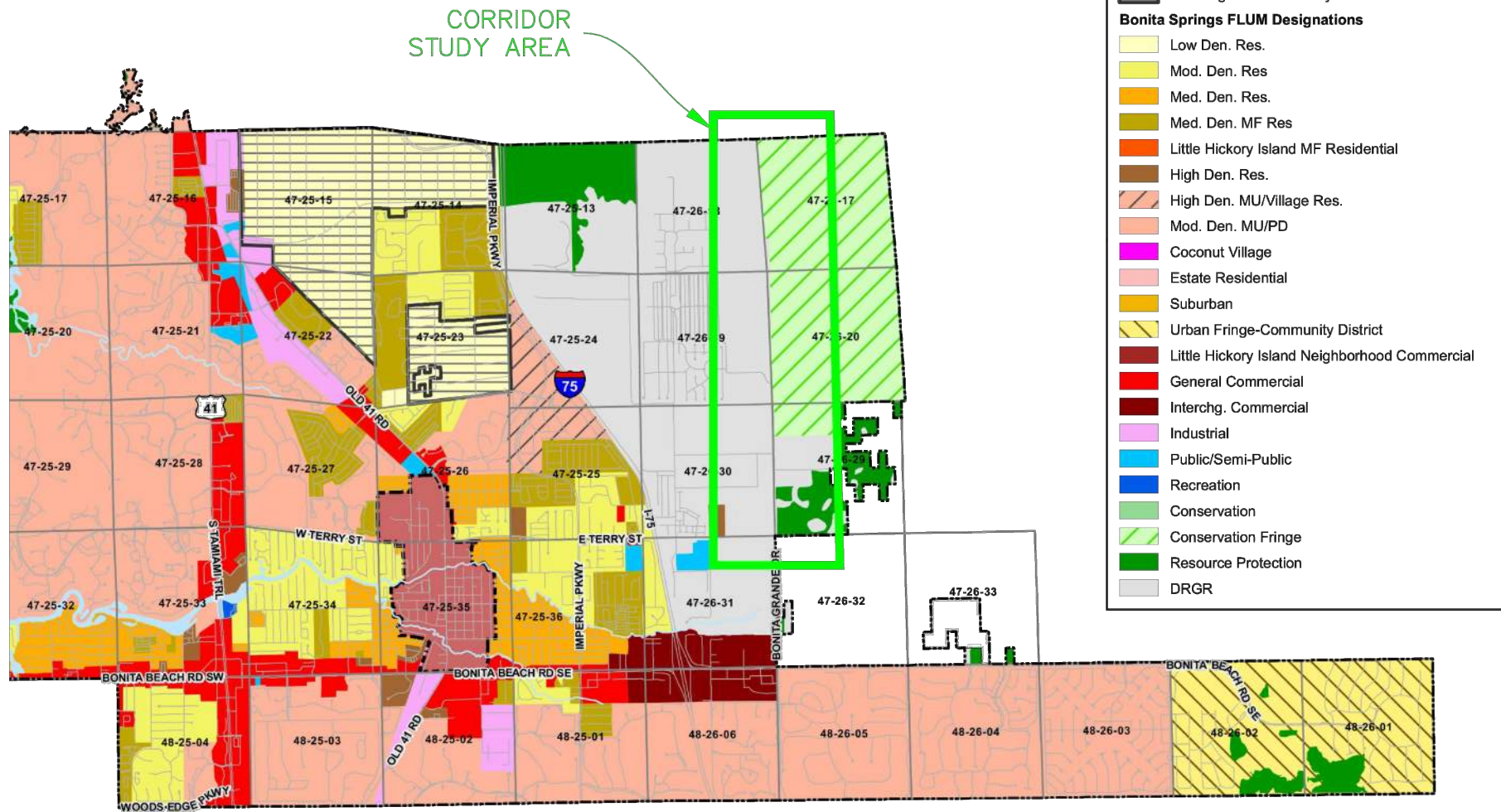
REFER TO FIGURE 5.2 FOR FLUCCS CODES
NUMBERS AND LAND FORMS

Figure 5.1 Land Cover / Vegetation Map

<u>FLUCCS</u>	<u>Description</u>
100	Urban and Built Up
163	Reclaimed Lands
210	Cropland and Pastureland
211	Improved Pastures
211H	Hydric Improved Pastures
214	Row Crops
221A	Abandoned Citrus Groves
262	Fallow Pasture
411	Pine Flatwoods
411E1	Pine Flatwoods Invaded by Exotics (10–25%)
411E3	Pine Flatwoods Invaded by Exotics (51–75%)
411E4	Pine Flatwoods Invaded by Exotics (76–90%)
450	Mixed Exotic Upland Forest
500	Water
510D	Ditch
619	Exotic Wetland Hardwoods
621	Cypress
621E3	Cypress Invaded by Exotics (51–75%)
621E4	Cypress Invaded by Exotics (76–90%)
624	Cypress – Pine
624E3	Cypress – Pine Invaded by Exotics (51–75%)
625E3	Hydric Pine Flatwoods Invaded by Exotics (51–75%)
630E2	Wetland Forested Mixed Invaded by Exotics (21–50%)
641E2	Freshwater Marshes Invaded by Exotics (26–50%)
740	Disturbed Lands
740H	Hydric Disturbed Lands
742	Borrow Areas
814	Roads and Highways

Figure 5.2 : FLUCCS MAP LAND COVER CODES

CITY OF BONITA SPRINGS FUTURE LAND USE MAP 2040



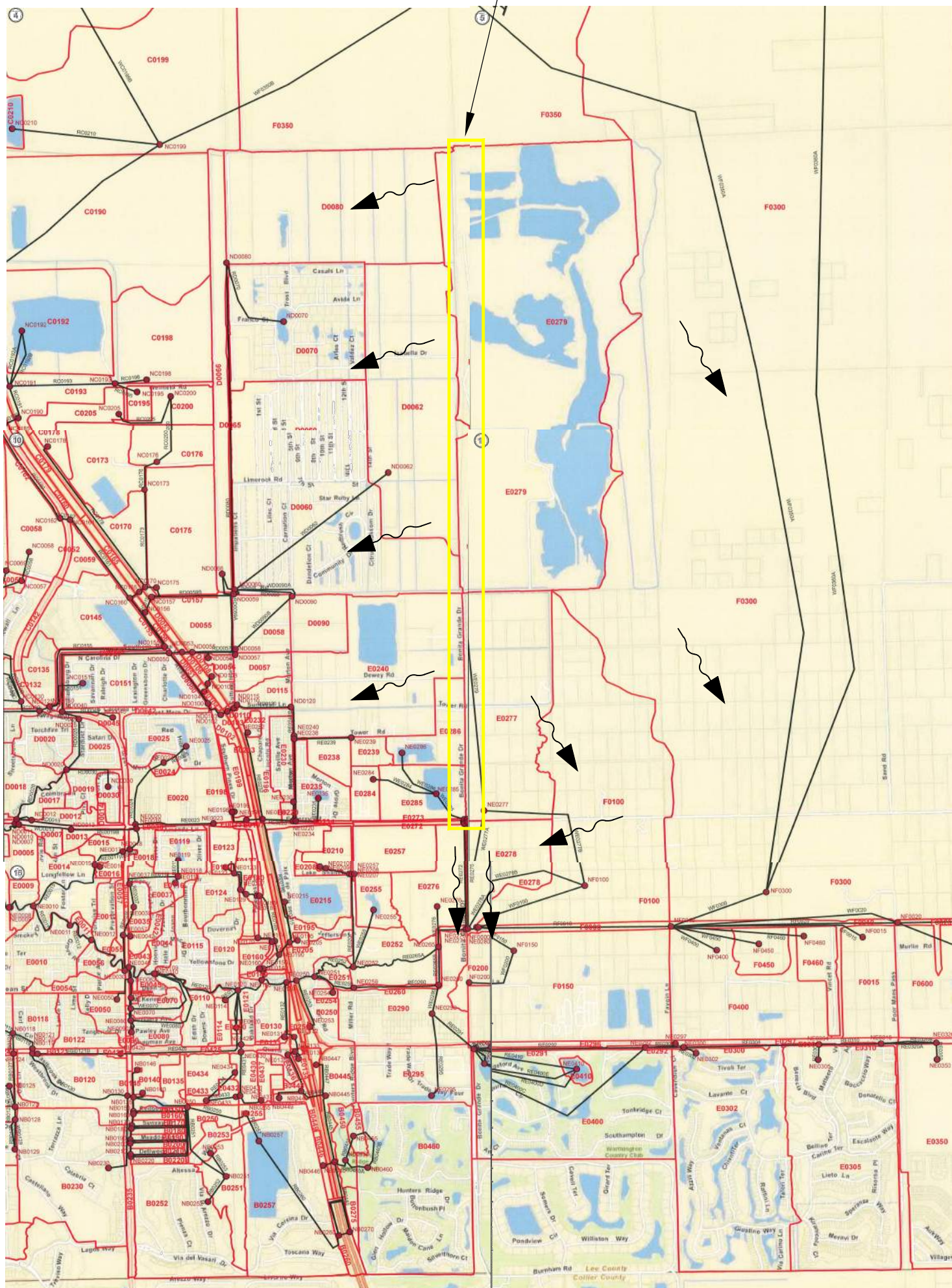
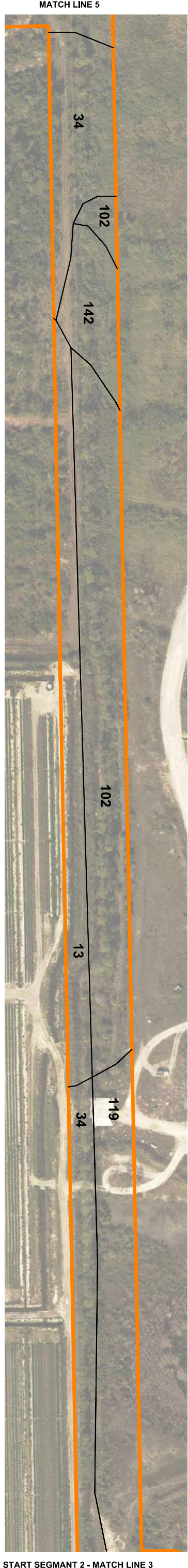


Figure 7 : Watershed Map



Figure 9 : Existing Utilities Plan



Map Unit	Soil Name
13	Cypress Lake fine sand
26	Pineda-Pineda, wet, fine sand
27	Pompano fine sand, frequently ponded
28	Immokalee sand
33	Oldsmar sand
34	Malabar fine sand
36	Immokalee sand - Urban land complex
44	Malabar fine sand, frequently ponded
51	Floridana sand, frequently ponded
102	Cypress Lake fine sand - Urban land complex
119	Malabar fine sand - Urban land complex
125	Oldsmar sand - Urban land
129	Pineda fine sand - Urban land complex
138	Wabasso sand, limestone substratum - Urban land complex
142	Cypress Lake fine sand, slough - Urban land complex

Figure 10 : Soils Map

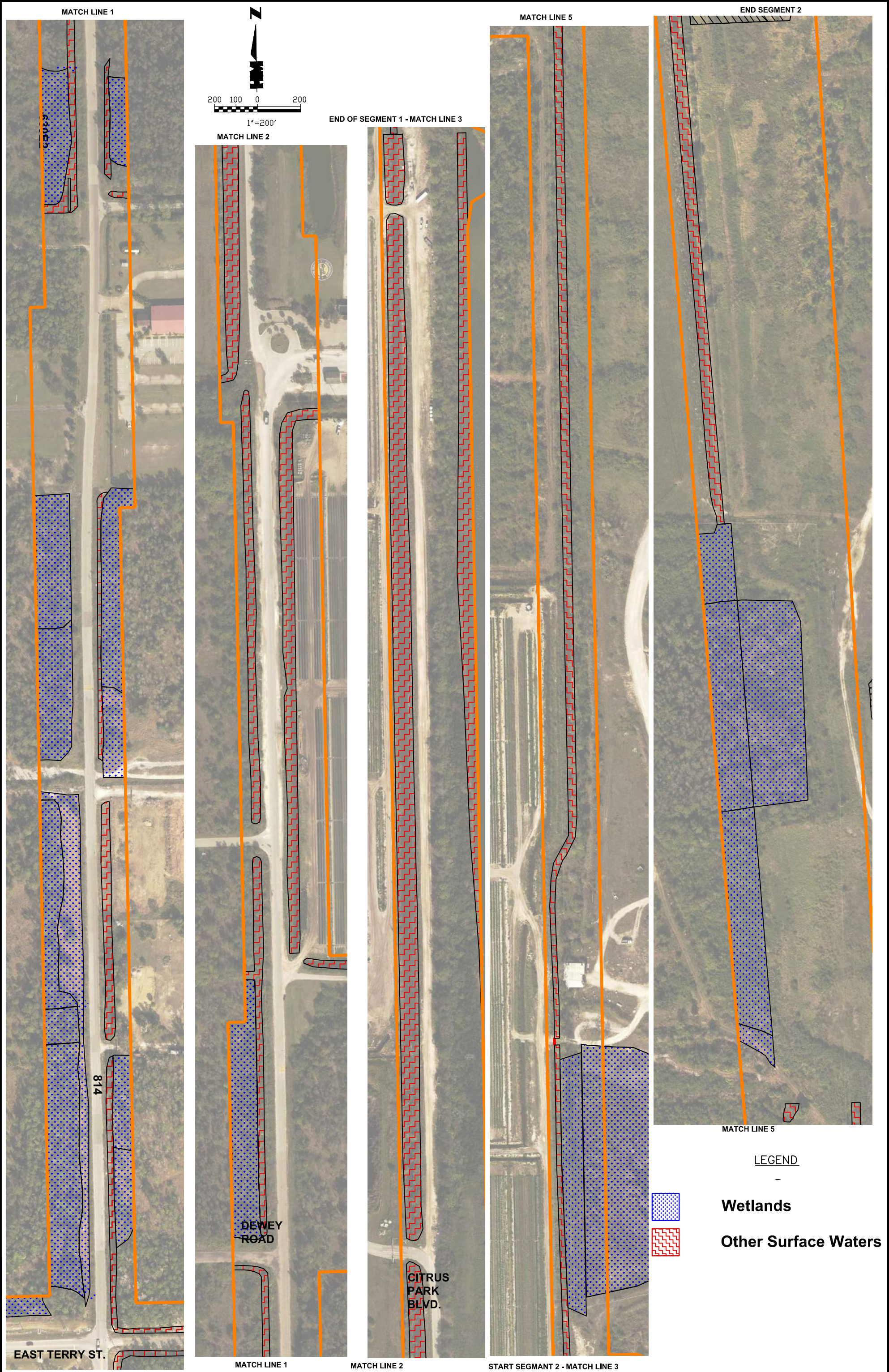


Figure 11 Wetlands / OSW Map



Figure 12.1 : Alternate 1, Environmental Impacts



Figure 12.2 : Alternate 2, Environmental Impacts



LEGEND

- Roadway Corridor
- Center Line of Road
- Existing Swale
- Wetlands
- Other Surface Waters

ALTERNATE 3, SEGMENT 1, POTENTIAL IMPACTS	
Other Surface Waters	4.012 Acres
Wetlands	0.635 Acres
ALTERNATE 3, SEGMENT 2, POTENTIAL IMPACTS	
Other Surface Waters	1.249 Acres
Wetlands	1.945 Acres
ALTERNATE 3, TOTAL POTENTIAL IMPACTS	
Other Surface Waters	5.261 Acres
Wetlands	2.580 Acres

Figure 12.3 : Alternate 3, Environmental Impacts



MATCH LINE 5

LEGEND

- Roadway Corridor
- Center Line of Road
- Existing Swale
- Wetlands
- Other Surface Waters

ALTERNATE 4, SEGMENT 1, POTENTIAL IMPACTS
 Other Surface Waters 1.137 Acres
 Wetlands 0.744 Acres

ALTERNATE 4, SEGMENT 2, POTENTIAL IMPACTS
 Other Surface Waters 1.172 Acres
 Wetlands 0.308 Acres

ALTERNATE 4, TOTAL POTENTIAL IMPACTS
 Other Surface Waters 2.309 Acres
 Wetlands 1.052 Acres

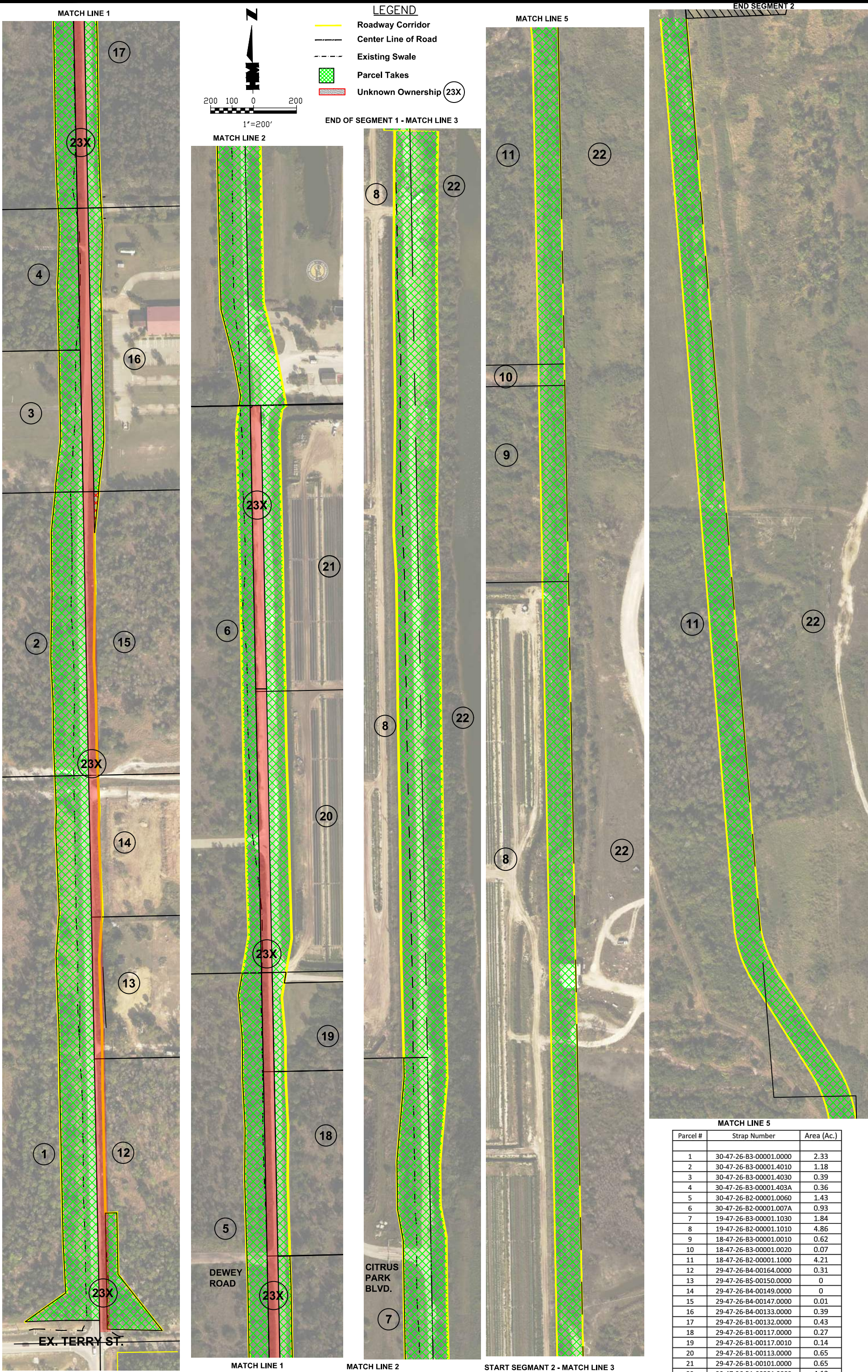


Figure 13.1 : Alternate 1, Property Impacts

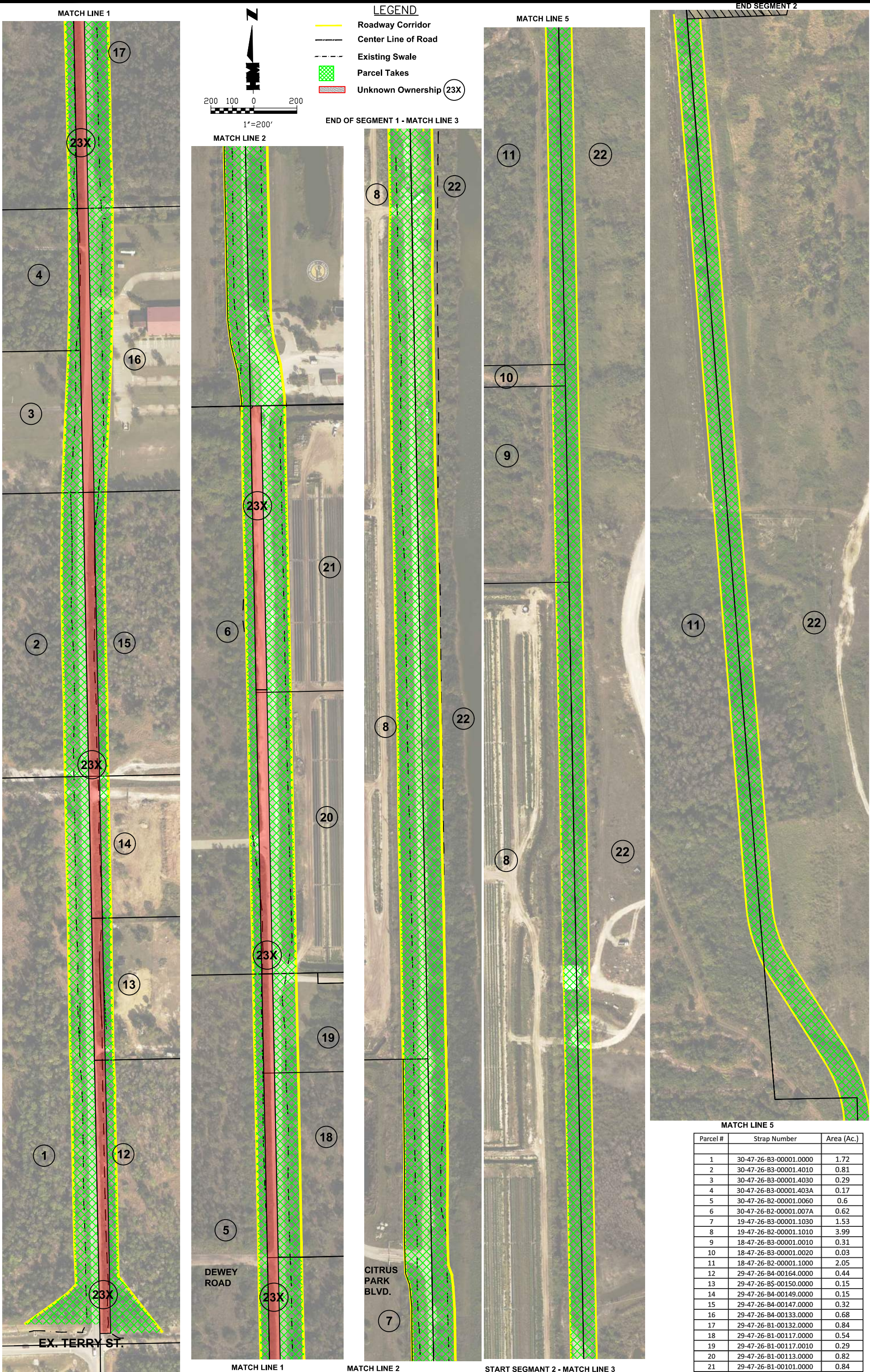


Figure 13.3 : Alternate 3, Property Impacts

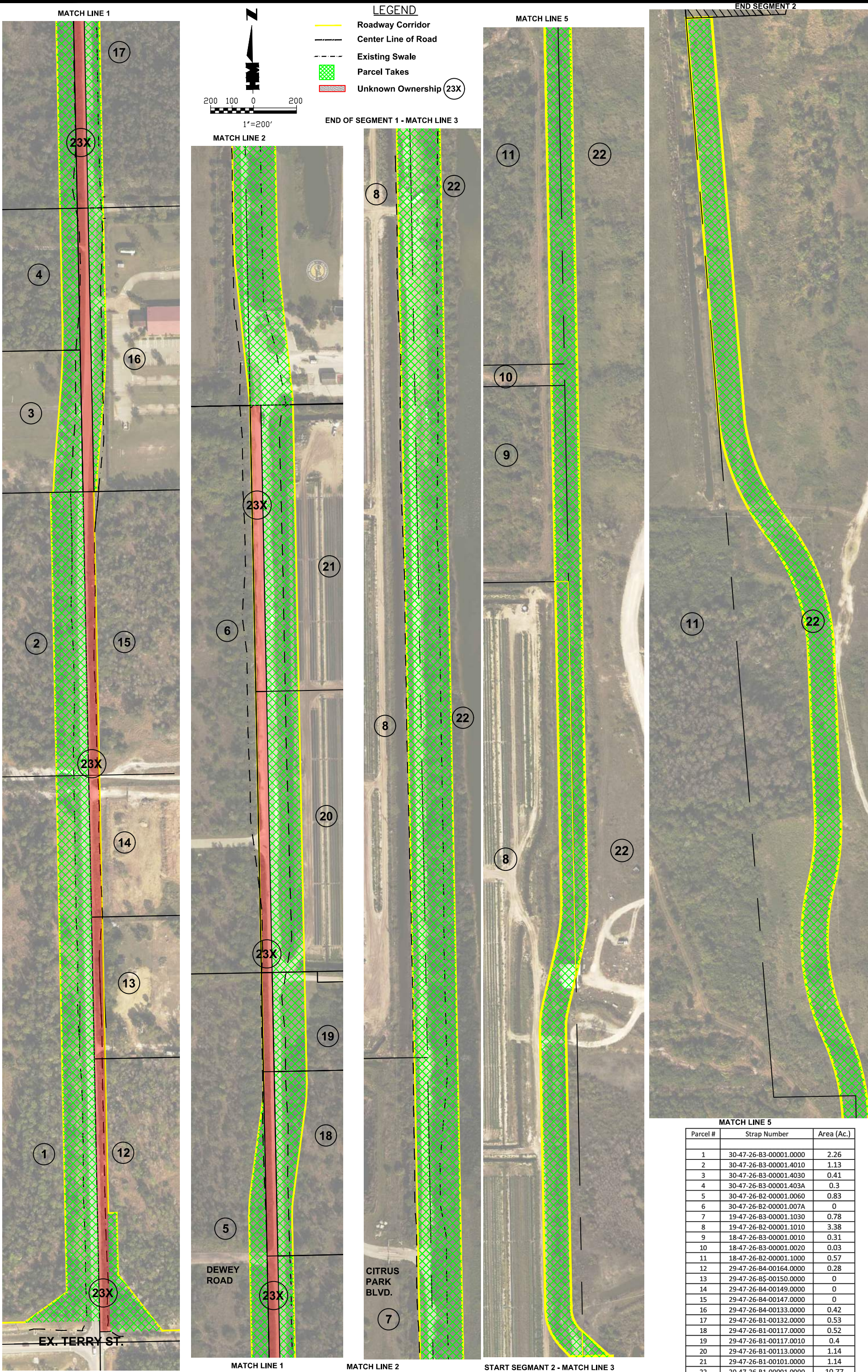


Figure 13.4 : Alternate 4, Property Impacts

TABLE 1 - BGD EXTENSION COST ANALYSIS

Parcel ID	ROW Area (ac)		Wetland Impact Area (ac)	Wetland Functional Loss (ac)	Mitigation Cost (\$) *		Roadway Construction Cost (\$) **	Stormwater Costs (\$) ***		TOTAL COSTS (\$)
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ALTERNATE 1

1	2.33									
2	1.18									
3	0.39									
4	0.36									
5	1.43									
6	0.93									
7	1.84									
8	4.86									
9	0.62									
10	0.07									
11	4.21									
12	0.31									
13	0.00									
14	0.00									
15	0.01									
16	0.39									
17	0.43									
18	0.27									
19	0.14									
20	0.65									
21	0.65									
22	4.13									
23X	3.02									
ESTIMATED COSTS			3.564	-1.78	\$ 311,500		\$ 6,585,000	\$ -		\$ 6,896,500

* Estimated mitigation cost prepared by Dex Bender based upon the wetland functional loss multiplied by \$175k per credit from mitigation bank

** Estimatd roadway construction cost prepared by Hole Montes (\$3.0 mill / mile for Segment 1 and 2; \$1.5 mill / mile for Segment 3)

*** Estimated stormwater costs TBD at a later phase of work

TABLE 2 - BGD EXTENSION COST ANALYSIS

Parcel ID	ROW Area (ac)		Wetland Impact Area (ac)	Wetland Functional Loss (ac)	Mitigation Cost (\$) *		Roadway Construction Cost (\$) **	Stormwater Costs (\$) ***		TOTAL COSTS (\$)
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ALTERNATE 2

1	1.11									
2	0.47									
3	0.12									
4	0.01									
5	0.00									
6	0.48									
7	0.96									
8	1.66									
9	0.00									
10	0.00									
11	0.00									
12	0.73									
13	0.31									
14	0.30									
15	0.67									
16	1.01									
17	1.12									
18	0.72									
19	0.39									
20	0.97									
21	0.83									
22	13.34									
23X	3.02									
ESTIMATED COSTS			2.325	-1.16	\$ 203,000		\$ 6,585,000	\$ -		\$ 6,788,000

* Estimated mitigation cost prepared by Dex Bender based upon the wetland functional loss multiplied by \$175k per credit from mitigation bank

** Estimatd roadway construction cost prepared by Hole Montes (\$3.0 mill / mile for Segment 1 and 2; \$1.5 mill / mile for Segment 3)

*** Estimated stormwater costs TBD at a later phase of work

TABLE 3 - BGD EXTENSION COST ANALYSIS

Parcel ID	ROW Area (ac)		Wetland Impact Area (ac)	Wetland Functional Loss (ac)	Mitigation Cost (\$) *		Roadway Construction Cost (\$) **	Stormwater Costs (\$) ***		TOTAL COSTS (\$)
-----------	---------------	--	--------------------------	------------------------------	------------------------	--	-----------------------------------	---------------------------	--	------------------

ALTERNATE 3

1	1.72									
2	0.81									
3	0.29									
4	0.17									
5	0.60									
6	0.62									
7	1.53									
8	3.99									
9	0.31									
10	0.03									
11	2.05									
12	0.44									
13	0.15									
14	0.15									
15	0.32									
16	0.68									
17	0.84									
18	0.54									
19	0.29									
20	0.82									
21	0.84									
22	8.01									
23X	3.02									
ESTIMATED COSTS			2.580	-1.29	\$ 225,750		\$ 6,585,000	\$ -		\$ 6,810,750

* Estimated mitigation cost prepared by Dex Bender based upon the wetland functional loss multiplied by \$175k per credit from mitigation bank

** Estimatd roadway construction cost prepared by Hole Montes (\$3.0 mill / mile for Segment 1 and 2; \$1.5 mill / mile for Segment 3)

*** Estimated stormwater costs TBD at a later phase of work

TABLE 4 - BGD EXTENSION COST ANALYSIS

Parcel ID	ROW Area (ac)		Wetland Impact Area (ac)	Wetland Functional Loss (ac)	Mitigation Cost (\$) *		Roadway Construction Cost (\$) **	Stormwater Costs (\$) ***		TOTAL COSTS (\$)
-----------	---------------	--	--------------------------	------------------------------	------------------------	--	-----------------------------------	---------------------------	--	------------------

ALTERNATE 4

1	2.26									
2	1.13									
3	0.41									
4	0.3									
5	0.83									
6	0.00									
7	0.78									
8	3.38									
9	0.31									
10	0.03									
11	0.57									
12	0.28									
13	0.00									
14	0.00									
15	0.00									
16	0.42									
17	0.53									
18	0.52									
19	0.40									
20	1.14									
21	1.14									
22	10.77									
23X	3.02									
ESTIMATED COSTS			1.052	-0.53	\$ 92,750		\$ 6,585,000	\$ -		\$ 6,677,750

* Estimated mitigation cost prepared by Dex Bender based upon the wetland functional loss multiplied by \$175k per credit from mitigation bank

** Estimatd roadway construction cost prepared by Hole Montes (\$3.0 mill / mile for Segment 1 and 2; \$1.5 mill / mile for Segment 3)

*** Estimated stormwater costs TBD at a later phase of work

Bonita Grande Drive Extension Route Study

Sections 18, 19, 20, 29, 30, 31, and 32, Township 47 South, Range 26 East
City of Bonita Springs, Florida

Protected Species Assessment

January 2023

Prepared for:

**Hole Montes, Inc.
6200 Whiskey Creek Drive
Fort Myers, FL 33919**

Prepared by:

***DexBender*
4470 Camino Real Way, Suite 101
Fort Myers, FL 33966
(239) 334-3680**

INTRODUCTION

The study area is located within a portion of Sections 18, 19, 20, 29, 30, 31, and 32, Township 47 South, Range 26 East, City of Bonita Springs in Lee County, Florida. The study area is bordered to the east and west by developed and undeveloped lands, including publicly owned conservation lands.

SITE CONDITIONS

The majority of the study area consists of the existing paved surface/maintained shoulder of Bonita Grande Road, roadside swales, agricultural lands, and active rock mining areas.

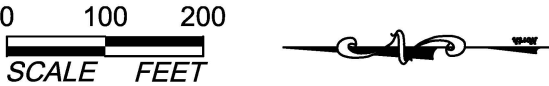
VEGETATIVE CLASSIFICATIONS

The predominant vegetation associations were mapped in the field on 2019 and 2022 digital 1" = 200' scale aerial photography. Twenty-six vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 1 depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the FLUCCS Codes. A brief description of each FLUCCS Code is also provided below. In order to minimize redundancy, only the base FLUCCS Codes are described (i.e. description provided for FLUCCS Code 411 but not for FLUCCS Codes 411E3 and 411E4). In general, as the density of exotics increases, the density and diversity of native plants in the canopy, midstory, and ground cover strata decreases. Habitats containing more than 75 percent cover by exotics contain only scattered native plant species.

Table 1. FLUCCS Code Summary

FLUCCS CODE	DESCRIPTION
100	Urban and Built-up
163	Rock Quarries
211	Pasture
211H	Hydric Pasture
214	Row Crops
261	Fallow Cropland
411	Pine Flatwoods
411E3	Pine Flatwoods Invaded by Exotics (51 – 75%)
411E4	Pine Flatwoods Invaded by Exotics (76 – 90%)
450	Mixed Exotic Upland Forest
510D	Ditch
619	Exotic Wetland Hardwoods
621	Cypress

SECTIONS: 18, 19, 20, 29, 30, 31, & 32
TOWNSHIP: 47 S
RANGE: 26 E



- Notes:
- 1. Mapping based on photointerpretation of 2019 and 2022 aerial photography and ground truthing in March 2020 and September 2022.
 - 2. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.
 - 3. Base aerial flown in 2022.

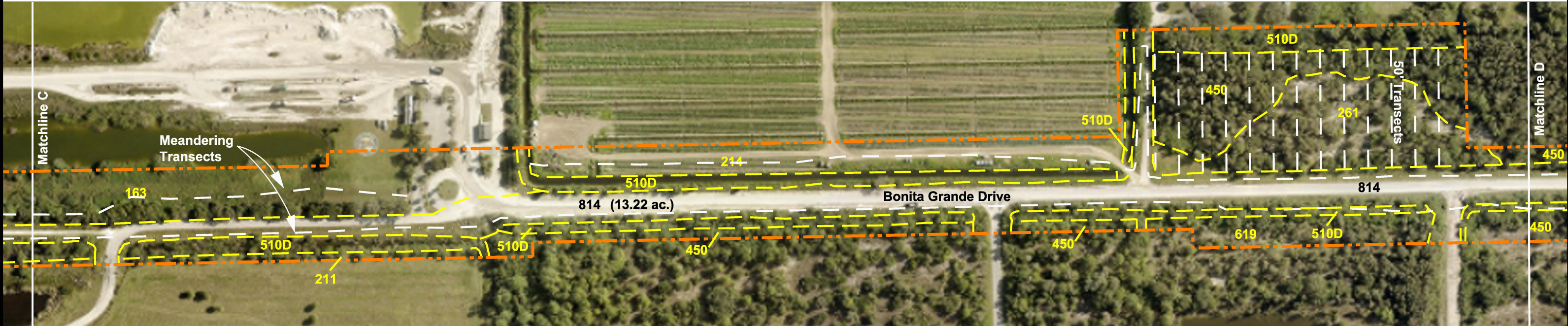
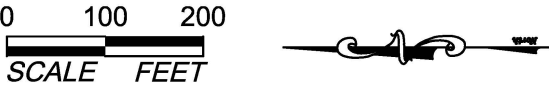
Study Area Boundary

FOR CONCEPTUAL PLANNING PURPOSES ONLY

January 06, 2023 7:54:47 a.m.
Drawing: HMONTES9PLAN.DWG

Figure 1 - Protected Species Assessment Map
Sheet 1

SECTIONS: 18, 19, 20, 29, 30, 31, & 32
TOWNSHIP: 47 S
RANGE: 26 E



- Notes:
- 1. Mapping based on photointerpretation of 2019 and 2022 aerial photography and ground truthing in March 2020 and September 2022.
 - 2. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.
 - 3. Base aerial flown in 2022.

Study Area Boundary

FOR CONCEPTUAL PLANNING PURPOSES ONLY

January 06, 2023 7:54:47 a.m.
Drawing: HMONTE9PLAN.DWG

Figure 1 - Protected Species Assessment Map
Sheet 2



**Figure 1 - Protected Species Assessment Map
Sheet 3**

FOR CONCEPTUAL PLANNING PURPOSES ONLY

Table 1. FLUCCS Code Summary (continued)

FLUCCS CODE	DESCRIPTION
621E3	Cypress Invaded by Exotics (51-75%)
621E4	Cypress Invaded by Exotics (76 – 90%)
624	Cypress - Pine
624E3	Cypress – Pine Invaded by Exotics (51-75%)
625E3	Hydric Pine Flatwoods Invaded by Exotics (51 – 75%)
630E2	Wetland Forested Mixed Invaded by Exotics (26 – 50%)
641	Freshwater Marshes
641E2	Freshwater Marshes Invaded by Exotics (26-50%)
643	Wet Prairies
740	Disturbed Land
740H	Hydric Disturbed Land
742	Borrow Areas
814	Roads and Highways

FLUCCS Code 100, Urban and Built-up

This FLUCCS Code was used to denote areas of existing residential and other development within the study area.

FLUCCS Code 163, Rock Quarries

The northern end of the study area includes portions of the Bonita Grande Mine. This area has been altered by the ongoing mining operations and is vegetated by species such as Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), scattered cabbage palm (*Sabal palmetto*), cocoplum (*Chrysobalanus icaco*), broomsedge (*Andropogon* sp.), Caesarweed (*Urena lobata*), Bahia grass (*Paspalum notatum*), ragweed (*Ambrosia artemisiifolia*), cogongrass (*Imperata cylindrica*), beggar tick (*Bidens* sp.), wedelia (*Wedelia trilobata*), and morning glory (*Ipomoea* sp.).

FLUCCS Code 211, Pasture

Vegetative species present in this association include Bahia grass, Bermuda grass (*Cynodon dactylon*), smutgrass (*Sporobolus indicus*), cogon grass, dog fennel (*Eupatorium capillifolium*), pusley (*Richardia* sp.), whitehead broom (*Spermacoce verticillata*), frog fruit (*Phyla nodiflora*), scattered Caesarweed, and torpedo grass (*Panicum repens*).

FLUCCS Code 211H, Hydric Pasture

The lower areas of pasture are dominated by torpedo grass. Flatsedges (*Cyperus* spp.), dollarweed (*Hydrocotyle umbellata*), and wedelia (*Wedelia trilobata*) are also present.

FLUCCS Code 214, Row Crops

This portion of the study area is being used for the production of vegetables.

FLUCCS Code 261, Fallow Cropland

Portions of the study area were previously cleared for the production of row crops. The row cropping has ceased and the areas have become revegetated by broomsedge, rustweed (*Polypremum procumbens*), flat-topped goldenrod (*Euthamia caroliniana*), flatsedges, whitehead broom, beggar ticks, pusley, grape vine (*Vitis* sp.), and widely scattered torpedo grass. Areas that have been fallow for a longer period of time include canopy and midstory vegetation such as live oak (*Quercus virginiana*), earleaf acacia (*Acacia auriculiformis*), Brazilian pepper, and buckthorn (*Sideroxylon* sp.).

FLUCCS Code 411, Pine Flatwoods

The upland flatwood portions of the study area are characterized by a canopy of slash pine (*Pinus elliottii*) and groundcover dominated by saw palmetto (*Serenoa repens*). Widely scattered swamp fern (*Blechnum serrulatum*), grape vine (*Vitis* sp.), and needle duff are also present in the ground cover stratum. Additional vegetative species include (*Chrysobalanus icaco*), wax myrtle, Brazilian pepper, downy rose-myrtle (*Rhodomyrtus tomentosa*), and melaleuca (*Melaleuca quinquenervia*).

FLUCCS Code 450, Mixed Exotic Upland Forest

Portions of the uplands are dominated by exotics such as earleaf acacia, melaleuca, and Brazilian pepper. Additional species present include widely scattered live oak, cabbage palm, broomsedge, whitehead broom, rustweed, cogongrass, ragweed, and grape vine.

FLUCCS Code 510D, Ditch

Ditches are present throughout the study area. Depending on the depth of the ditch, the species present include willow (*Salix caroliniana*), Brazilian pepper, torpedo grass (*Panicum repens*), para grass (*Urochloa mutica*), cattail (*Typha* sp.), and coastal cockspur (*Echinochloa walteri*).

FLUCCS Code 619, Exotic Wetland Hardwoods

Portions of the wetlands within the alignment are dominated by exotics, primarily melaleuca and Brazilian pepper. Widely scattered laurel oak (*Quercus laurifolia*) and cabbage palm are also present. Ground cover consists of species such as swamp fern, St. John's wort (*Hypericum* sp.), spikerush (*Eleocharis* sp.), yellow-eyed grass (*Xyris* sp.), bogbutton (*Lachnocaulon* spp.), and leaf duff.

FLUCCS Code 621, Cypress

Cypress (*Taxodium* sp.) is the dominant native canopy vegetation in these areas. Additional species present include swamp fern, saw-grass (*Cladium jamaicense*), cocoplum, cabbage palm, and widely scattered slash pine. Portions of these areas have been invaded by exotic vegetation such as Brazilian pepper, melaleuca, and Java plum (*Syzygium cumini*).

FLUCCS Code 624, Cypress - Pine

The canopy of these areas includes a mixture of slash pine and cypress. Cocoplum, swamp fern, and myrsine (*Rapanea punctata*) are also present. Exotic vegetation including Java plum, earleaf acacia, Brazilian pepper, and climbing fern (*Lygodium microphyllum*) is present in some of the areas mapped as this association.

FLUCCS Code 625E3, Hydric Pine Flatwoods Invaded by Exotics (51 – 75%)

This transitional wetland is vegetated by slash pine, cabbage palm, and scattered cypress in the canopy. The midstory consists of a dense growth of Brazilian pepper, cocoplum and wax myrtle. Ground cover consists primarily of leaf duff.

FLUCCS Code 630E2, Wetland Forested Mixed Invaded by Exotics (26 – 50%)

A small area of wetland dominated by melaleuca, laurel oak, and Brazilian pepper is present in the study area. Additional species present include primrose willow (*Ludwigia* sp.), loosestrife (*Lythrum* sp.), coinwort (*Centella asiatica*), broomsedge, and St. John's wort.

FLUCCS Code 641, Freshwater Marshes

Vegetation in these wetlands includes spikerush (*Eleocharis* spp.), maidencane (*Panicum hemitomon*), lovegrass (*Eragrostis* sp.), umbrella grass (*Fuirena* sp.), and little marsh elder (*Iva microcephala*). When present, exotic vegetation consists primarily of Brazilian pepper.

FLUCCS Code 643, Wet Prairies

This area is dominated by flatsedges and beggars ticks.

FLUCCS Code 740, Disturbed Land

Vegetative species present in these disturbed areas includes broomsedge, hurricane grass (*Fimbristylis cymosa*), beggars ticks, smutgrass, widely scattered slash pine, and ear leaf acacia.

FLUCCS Code 740H, Hydric Disturbed Land

Areas within the study area have been maintained free of woody vegetation and are vegetated by wetland species but are not within a well-defined ditch. These areas are vegetated by species such as torpedo grass, frog fruit, flatsedges, and spikerush.

FLUCCS Code 742, Borrow Areas

This FLUCCS Code was used to denote non-linear excavated areas of open-water present within the study area. Scattered cattail and spikerush are present along the edges of these features.

FLUCCS Code 814, Roads and Highways

Existing portions of Bonita Grande Drive are present in the study area. The periodically maintained shoulders of the road are vegetated by weedy species such as broomsedge, whitehead broom, beggar tick, ragweed, smutgrass, and pusley.

SURVEY METHOD

Lee County Protected Species Ordinance No. 89-34, which has been adopted by the City of Bonita Springs via LDC Section 3-455, lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found within the project limits. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. As part of this survey all live trees and snags were inspected for the evidence of cavities that could potentially be used as roosts by the Florida bonneted bat (*Eumops floridanus*). The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 200' scale aerial Protected Species Assessment map (Figure 1) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the mid-day hours of March 3 and 4, 2020 and September 2022. During the March surveys, the weather was sunny with temperatures in the mid-70s. Temperatures were in the upper 80s and skies were partly cloudy during the September 2022 survey event.

Prior to conducting the protected species survey, a search of the FWC listed species database was conducted to determine the known occurrence of listed species in the project area. This search revealed no known protected species occurring on or immediately adjacent to the study area. The database indicated that Florida black bear have been recorded in the general vicinity. The Florida black bear is listed as threatened by the FWC but is not listed by the FWS. The study area is within a wood stork core foraging area and the majority of the study area is within the Florida panther Other Zone. A small portion of the study area at the northern end is located within the Florida panther Primary Zone. The most recent panther telemetry point was 0.6± miles to the east of the study area and was recorded in 2015.

SURVEY RESULTS

No species listed by either the FWS or the FWC were observed within the study area during the protected species surveys. In addition to the site inspection, a search of the FWC species database revealed no known protected species within or immediately adjacent to the study area.

Florida Bonneted Bat

A total of two dead slash pines containing potential cavities entrances were identified within the study area (Figure 1). No evidence of bat utilization (bat vocalization/chatter from within the potential cavities or guano on or around the snags) was observed. No live trees with cavities were observed.

Other Listed Species

There is the potential for periodic opportunistic foraging by both listed and non-listed species of wading birds within the ditches and borrow areas present within the study area.



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

January 6, 2021

Craig M. Smith, M.S., P.W.S.
Senior Ecologist



4470 Camino Real Way, Suite 101
Fort Myers, FL 33966

In response to your request on January 6, 2021, the Florida Master Site File lists no cultural resources recorded in designated parcel located in Sections 19, 20, 29 & 30-32 02, Township 47S, Range 26E, Lee County.

When interpreting the results of our search, please consider the following information:#

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

MEMORANDUM

TO: Mr. Rick Brylanski, P.E.
Hole Montes

FROM: Yury Bykau, P.E.
Senior Project Manager

Ted Treesh
President

DATE: November 10, 2022

RE: East Terry Street & Bonita Grande Dr
Bonita Grande Drive Extension Route Study
City of Bonita Springs, Florida

TR Transportation Consultants, Inc. has completed intersection analysis of the East Terry Street and Bonita Grande Drive intersection located in the City of Bonita Springs, Florida. The analysis as part of this Memorandum evaluated the Level of Service at this intersection based on two analysis scenarios. The first scenario evaluated the Level of Service based on the existing four-way stop condition while the second scenario was completed based on a potential future roundabout condition.

Roadway Alternative Analysis was also completed for the proposed two-lane configuration of Bonita Grande Drive north of East Terry Street to ensure there is sufficient capacity to support the future traffic demand on this roadway segment.

INTERSECTION ANALYSIS

Intersection analysis was conducted utilizing the latest version of the **Highway Capacity Software (HCS®)** software to determine the operational characteristics of the East Terry Street and Bonita Grande Drive intersection based on the two aforementioned scenarios. For the analysis purposes, this intersection was evaluated based on the projected 2032 weekday AM and PM peak hour traffic conditions. Traffic counts were conducted at East Terry Street and Bonita Grande Drive intersection in November of 2022. A copy of the raw turning movement count data is included in the Appendix of this report for reference.

The peak hour turning movements were then adjusted for peak season conditions based on peak season factor data as provided by FDOT in their *Traffic Information Online* resource. The FDOT peak season correction factor is attached to this Memorandum for reference. The peak hour peak season traffic volumes were then increased by a growth rate factor to determine the projected 2032 turning movement volumes. For the purposes of the analysis, a minimum annual growth rate of two percent (2%) compounded annually was assumed.

The future 2032 weekday AM and PM peak hour turning volumes also included vested traffic volumes as provided by the City of Bonita Springs Staff as well as the future project traffic volumes from the Bonita Grande RPD (PD20-69074-BOS), Lee County's Larry Kiker Preserve public park and the future City of Bonita Springs 30-acre public park that is to be located north of East Terry Street and Bonita Grande Drive intersection.

Attached **Figure 1** illustrates the project traffic volumes at the East Terry Street and Bonita Grande Drive intersection as a result of the Bonita Grande RPD (PD20-69074-BOS), which approved for up to 700 dwelling units on the site located at the terminus of Bonita Grande Drive just north of East Terry Street. This figure was obtained from the approved traffic study for the Bonita Grande RPD.

Attached **Figure 2** illustrates the anticipated project traffic volumes as a result of the future Lee County's Larry Kiker Preserve public park project. Based on the discussion with the County's Park & Recreation Staff, this project will occupy approximately 4,000 acres of land and is anticipated to have a single entrance at the northern terminus of Wellfield Road. A conceptual plan of this project is attached to this Memorandum for reference. **Table 1** below summarizes the projected weekday AM and PM peak hour trip generation of the Lee County's Larry Kiker Preserve public park project. This table was completed by referencing Land Use Code 411 (Public Park) from the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 11th Edition. Figure 2 was derived based on the trip generation shown on Table 1.

Table 1
Trip Generation
Lee County's Larry Kiker Preserve Public Park

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
	In	Out	Total	In	Out	Total
Public Park (4,000 Acres)	47	33	80	144	119	263

Attached **Figure 3** illustrates the anticipated project traffic volumes as a result of the future City of Bonita Springs 30-acre public park that is to be located north of East Terry Street and Bonita Grande Drive intersection. **Table 2** below summarizes the projected weekday AM and PM peak hour trip generation of the City's public park project. This table was completed by referencing Land Use Code 411 (Public Park) from the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 11th Edition. Figure 3 was derived based on the trip generation shown on Table 2.

Table 2
Trip Generation
City of Bonita Springs 30-Acre Public Park

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
	In	Out	Total	In	Out	Total
Public Park (30 Acres)	0	1	1	13	11	24

The turning movement volumes from Figures 1, 2 & 3 were then added to the projected 2032 turning movement volumes at the East Terry Street and Bonita Grande Drive intersection. These volumes are summarized on the spreadsheet that is attached to this Memorandum titled *Development of Future Year Background Turning Volumes*. A summary of the intersection analysis based on the existing four-way stop conditions at the East Terry Street and Bonita Grande Drive intersection is illustrated on **Table 3**. **Table 4** illustrates the intersection analysis results based on a roundabout scenario.

Table 3
Peak Hour Intersection Level of Service Summary – 4-Way Stop Conditions
East Terry Street and Bonita Grande Drive

Intersection	Approach	Time Period (Peak Hour)	Projected 2032 Background + Vested Trips + Project Trips
			Control Delay (s/veh) /LOS
East Terry St/ Bonita Grande Dr	EB	AM	42.7 / LOS E
		PM	278.3 / LOS F
	WB	AM	12.3 / LOS B
		PM	11.9 / LOS B
	NB	AM	58.0 / LOS F
		PM	408.1 / LOS F
	SB	AM	37.3 / LOS E
		PM	20.2 / LOS C
Overall Intersection Delay / LOS		AM	46.2 / LOS E
		PM	296.2 / LOS F

Table 4
Peak Hour Intersection Level of Service Summary – Roundabout Conditions
East Terry Street and Bonita Grande Drive

Intersection	Approach	Time Period (Peak Hour)	Projected 2032 Background + Vested Trips + Project Trips
			Control Delay (s/veh) /LOS
East Terry St/ Bonita Grande Dr	EB	AM	8.8 / LOS A
		PM	18.4 / LOS C
	WB	AM	5.0 / LOS A
		PM	10.6 / LOS B
	NB	AM	7.2 / LOS A
		PM	45.1 / LOS E
	SB	AM	11.6 / LOS B
		PM	16.4 / LOS C
Overall Intersection Delay / LOS		AM	9.1 / LOS A
		PM	29.9 / LOS D

The results of the intersection analysis as shown on Table 6 and Table 7 indicate that under the roundabout conditions the delays and Level of Service are **SIGNIFICANTLY** improved when compared to the existing four-way stop conditions. Additionally, typical four-legged intersections, with one lane in each direction, have 32 conflict points. Under a roundabout scenario the number of conflict points would be reduced to 8 conflicts, all of which would occur on the legs of the intersection. As a result, roundabouts significantly reduce the potential number of accidents when compared to the typical four-legged intersections. Therefore, a roundabout would be a viable and feasible improvement for the East Terry Street and Bonita Grande Drive intersection. HCS[®] summary sheets are included in the Appendix of this report for reference.

ROADWAY ALTERNATIVE ANALYSIS

Roadway Alternative Analysis was also completed for the proposed two-lane configuration of Bonita Grande Drive north of East Terry Street to ensure there is sufficient capacity to support the future traffic demand on this roadway. For the analysis purposes, Bonita Grande Drive north of East Terry Street was assumed as a two-lane undivided collector roadway consistent with the proposed cross-section plans for this roadway. Attached **Table 1A** indicates the roadway Level of Service threshold volumes utilized for Bonita Grande Drive, which were derived based on the attached Lee County's *Generalized Peak Hour Directional Service Volumes* table.

A horizon year analysis of 2032 was selected as the analysis year to evaluate the future capacity on Bonita Grande Drive north of East Terry Street since all development north of East Terry Street is likely to be completed within the next 10 years. Attached **Table 2A** indicates the methodology utilized to obtain the year 2032 traffic volumes as well as the growth rate utilized for this roadway segment. For the purposes of the analysis, a minimum growth rate of 2% compounded annually was assumed to account for any additional background traffic that may utilize this roadway. The base year traffic volumes were obtained from the weekday peak season traffic counts that were conducted by TR Transportation Consultants at the East Terry Street and Bonita Grande Drive intersection. The projected traffic volumes from **Figures 1, 2 & 3** were then added to the projected 2032 traffic volumes on Bonita Grande Drive segment north of East Terry Street.

Based on the results of the roadway alternative analysis, it was determined that Bonita Grande Drive north of East Terry Street is projected to have sufficient capacity as a two-lane roadway. In comparing the links calculated 2032 traffic volumes to the service volume table, this roadway segment was shown to operate at a Level of Service "D" in 2032. Per City of Bonita Springs Policy 1.1.3 of the Comprehensive Plan, the minimum acceptable Level of Service on a collector roadway is LOS "E". Therefore, as proposed, Bonita Grande Drive north of East Terry Street is sufficient in terms of number of lanes to support the future traffic demand on this roadway.

Attachments

FIGURES 1 – 3

F2211.07



SITE

CITRUS PARK BLVD.

← 376 (243)
(415) 126 →

← 226 (146)
150 (97) →

E. TERRY ST.

← 60% →

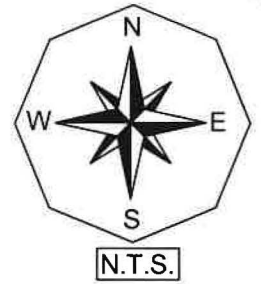
(249) 76

BONITA GRANDE DR.
← 40% →
(166) 50

LEGEND

- ← 000 WEEKDAY AM PROJECT TRAFFIC
- ← (000) WEEKDAY PM PROJECT TRAFFIC
- ← 20% → PERCENT TRIP DISTRIBUTION

F2211.07



LARRY KIKER PRESERVE PARK

WELLFIELD RD.
← 33 (119)
(144) 47 →

BONITA GRANDE DR.

CITRUS PARK BLVD.

MORTON AVE.

E. TERRY ST.

← 60% →

20 (71)
13 (48)
19 (58)
(86) 28

← 40% →

(48) 13

← 40% →
(58) 19

LEGEND

- ← 000 WEEKDAY AM PROJECT TRAFFIC
- ← (000) WEEKDAY PM PROJECT TRAFFIC
- ← 20% → PERCENT TRIP DISTRIBUTION

CITY OF BONITA SPRINGS
FUTURE 30-ACRE PUBLIC PARK



F2211.07

CITRUS PARK BLVD.

↓ 1 (11)
(13) 0 ↑

↙ 1 (7)
↓ 0 (4)
(8) 0 ↘

E. TERRY ST.

← 60% →

(5) 0 ↑

BONITA GRANDE DR.
↓ 40% ↑

LEGEND

- ← 000 WEEKDAY AM PROJECT TRAFFIC
- ← (000) WEEKDAY PM PROJECT TRAFFIC
- ← 20% → PERCENT TRIP DISTRIBUTION

**LARRY KIKER PRESERVE
CONCEPTUAL PLAN**

Recreational Amenities at Larry Kiker Preserve -Conceptual Plan-



0' 3,500'

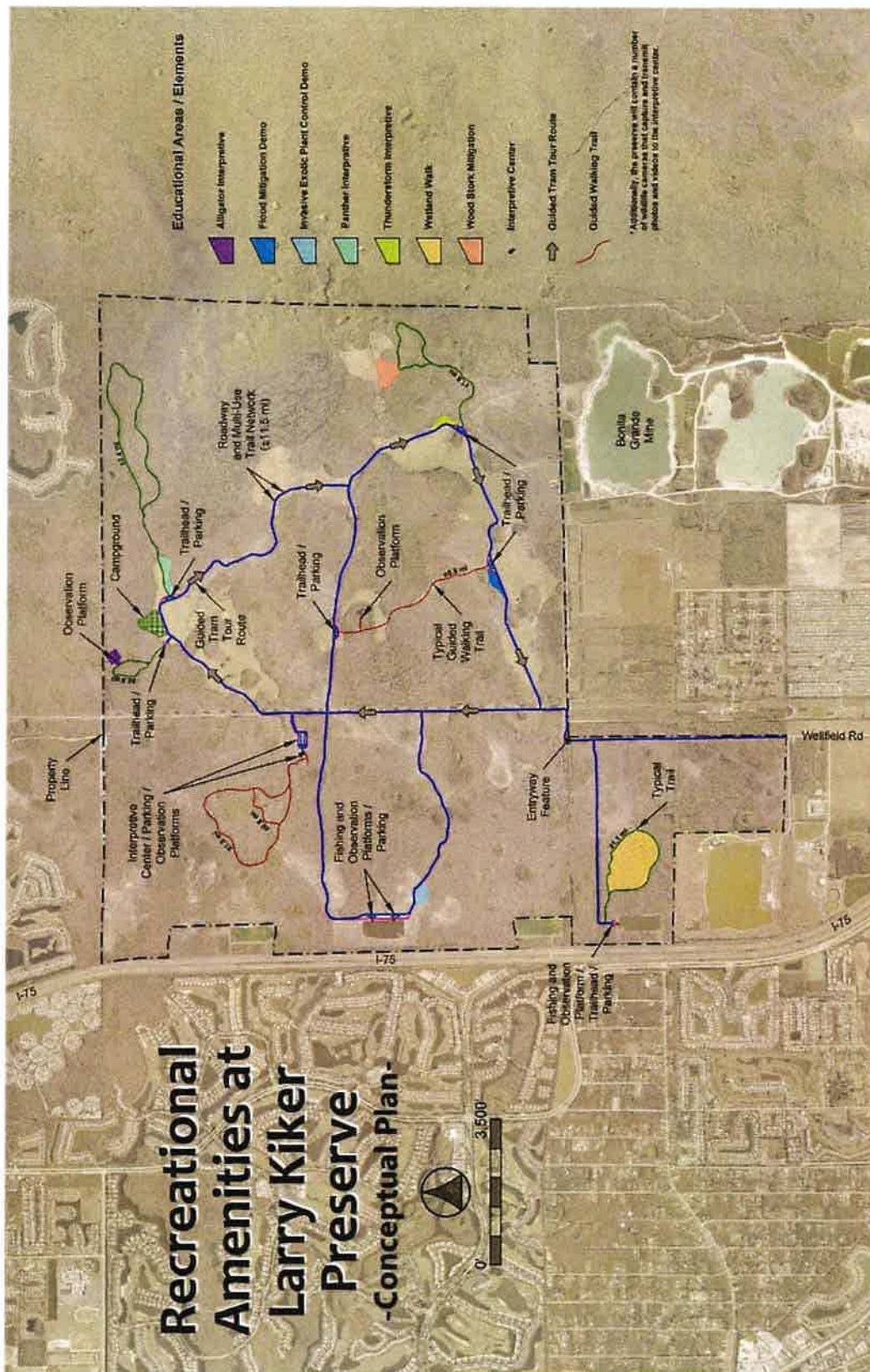
Educational Area / Elements

-  Alligator Interpretive
-  Flood Mitigation Demo
-  Invasive Exotic Plant Control Demo
-  Panther Interpretive
-  Thunderstorm Interpretive
-  Wetland Walk
-  Wood Stork Migration
-  Interpretive Center

 Guided Train Tour Route

 Guided Walking Trail

*Additionally, the preserve will contain a number of interpretive signs, including maps, photos and videos to the interpretive center.



TRAFFIC COUNTS
EAST TERRY ST
@ BONITA GRANDE DR

Bonita Grande Dr @ E Terry St 11-3-22 AM

File Name: Bonita Grande Dr @ E Terry St 11-3-22 AM

Site Code:

Location:

Cars and Peds

Study Date: 11/03/2022

Bonita Grande Dr Southbound							E Terry St Westbound						Bonita Grande Dr Northbound						E Terry St Eastbound							
Time	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Int Total	
07:00		0	11	0	0	11		0	0	0	0	0		0	18	45	0	63		57	0	5	0	62	136	
07:15		1	20	0	0	21		0	0	0	0	0		0	18	49	0	67		61	1	2	0	64	152	
07:30		0	16	0	0	16		0	1	0	0	1		0	6	58	0	64		67	0	4	0	71	152	
07:45		0	18	0	0	18		0	0	0	0	0		1	8	61	0	70		79	1	4	0	84	172	
Total	0	1	65	0	0	66	0	0	1	0	0	1	0	1	50	213	0	264	0	264	2	15	0	281	612	
08:00		1	5	0	0	6		0	0	0	0	0		1	11	57	0	69		80	0	1	0	81	156	
08:15		3	14	0	0	17		0	0	0	0	0		0	8	66	0	74		63	1	2	0	66	157	
08:30		6	14	0	0	20		0	0	1	0	1		1	8	70	0	79		67	2	2	0	71	171	
08:45		1	9	0	0	10		0	1	1	0	2		0	6	62	0	68		69	2	2	0	73	153	
Total	0	11	42	0	0	53	0	0	1	2	0	3	0	2	33	255	0	290	0	279	5	7	0	291	637	
Grand Total	0	12	107	0	0	119	0	0	2	2	0	4	0	3	83	468	0	554	0	543	7	22	0	572	1249	
Appr %		10.1	89.9	0	0			0	50	50	0			0.5	15	84.5	0			94.9	1.2	3.8	0			
Total %		1	8.6	0	0			0	0.2	0.2	0			0.2	6.6	37.5	0			43.5	0.6	1.8	0			
AM Pk Hr		07:45	07:45	07:45	07:45	07:45		07:45	07:45	07:45	07:45	07:45		07:45	07:45	07:45	07:45	07:45		07:45	07:45	07:45	07:45	07:45	07:45	
AM Pk Vol		10	51	0	0	61		0	0	1	0	1		3	35	254	0	292		289	4	9	0	302	656	
AM PHF		0.417	0.708	NaN	NaN	0.763		NaN	NaN	0.250	NaN	0.250		0.750	0.795	0.907	NaN	0.924		0.903	0.500	0.563	NaN	0.899	0.953	

Bonita Grande Dr @ E Terry St 11-3-22 AM

File Name: Bonita Grande Dr @ E Terry St 11-3-22 AM

Location:

All Vehicles

Site Code:

Study Date: 11/03/2022

E Terry St				
289	4	9	0	
Right	Thru	Left	U-Turn	
				

Bonita Grande Dr			
10	51	0	0
Right	Thru	Left	U-Turn
			

AM Peak Hour Statistics
 AM Peak Hour Begins: 07:45
 AM Peak Hour Volume: 656
 AM Peak Hour Factor: 0.953

			
U-Turn	Left	Thru	Right
0	254	35	3
Bonita Grande Dr			

E Terry St				
0	0	1	0	
Right	Thru	Left	U-Turn	
				

Bonita Grande Dr @ E Terry St 11-2-22 PM

File Name: Bonita Grande Dr @ E Terry St 11-2-22 PM

Location:

Cars and Peds

Site Code:

Study Date: 11/02/2022

Bonita Grande Dr Southbound							E Terry St Westbound						Bonita Grande Dr Northbound						E Terry St Eastbound								
Time	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Int Total		
16:00		0	8	0	0	8		0	0	0	0	0		1	5	108	0	114		83	2	4	0	89	211		
16:15		3	5	0	0	8		0	0	0	0	0		6	3	117	0	126		84	0	1	0	85	219		
16:30		4	13	0	0	17		0	0	3	0	3		1	12	124	0	137		94	1	0	0	95	252		
16:45		3	4	1	0	8		1	3	1	0	5		2	7	113	0	122		90	0	1	0	91	226		
Total	0	10	30	1	0	41	0	1	3	4	0	8	0	10	27	462	0	499	0	351	3	6	0	360	908		
17:00		0	13	0	0	13		0	0	1	0	1		2	6	132	0	140		90	0	0	0	90	244		
17:15		3	10	0	0	13		0	1	1	0	2		0	4	157	0	161		108	0	1	0	109	285		
17:30		1	12	0	0	13		0	0	2	0	2		1	6	121	0	128		109	0	1	0	110	253		
17:45		1	6	0	0	7		0	0	2	0	2		3	5	106	0	114		98	0	1	0	99	222		
Total	0	5	41	0	0	46	0	0	1	6	0	7	0	6	21	516	0	543	0	405	0	3	0	408	1004		
Grand Total	0	15	71	1	0	87	0	1	4	10	0	15	0	16	48	978	0	1042	0	756	3	9	0	768	1912		
Appr %		17.2	81.6	1.1	0			6.7	26.7	66.7	0			1.5	4.6	93.9	0			98.4	0.4	1.2	0				
Total %		0.8	3.7	0.1	0			0.1	0.2	0.5	0			0.8	2.5	51.2	0			39.5	0.2	0.5	0				
PM Pk Hr		16:45	16:45	16:45	16:45	16:45		16:45	16:45	16:45	16:45	16:45		16:45	16:45	16:45	16:45	16:45		16:45	16:45	16:45	16:45	16:45	16:45		
PM Pk Vol		7	39	1	0	47		1	4	5	0	10		5	23	523	0	551		397	0	3	0	400	1008		
PM PHF		0.583	0.750	0.250	NaN	0.904		0.250	0.333	0.625	NaN	0.500		0.625	0.821	0.833	NaN	0.856		0.911	NaN	0.750	NaN	0.909	0.884		

Bonita Grande Dr @ E Terry St 11-2-22 PM

File Name: Bonita Grande Dr @ E Terry St 11-2-22 PM

Location:

All Vehicles

Site Code:

Study Date: 11/02/2022

E Terry St	0	U-Turn	
	3	Left	
	0	Thru	
	397	Right	

Bonita Grande Dr			
7	39	1	0
Right	Thru	Left	U-Turn
			

PM Peak Hour Statistics
 PM Peak Hour Begins: 16:45
 PM Peak Hour Volume: 1008
 PM Peak Hour Factor: 0.884

			
U-Turn	Left	Thru	Right
0	523	23	5
Bonita Grande Dr			

E Terry St	1	Right	
	4	Thru	
	5	Left	
	0	U-Turn	

FDOT PEAK SEASON FACTOR

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: COUNTY
 CATEGORY: 1252 BONITA SPRINGS AREA

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	0.94	0.97
2	01/03/2021 - 01/09/2021	1.00	1.03
3	01/10/2021 - 01/16/2021	1.06	1.09
4	01/17/2021 - 01/23/2021	1.05	1.08
5	01/24/2021 - 01/30/2021	1.04	1.07
6	01/31/2021 - 02/06/2021	1.04	1.07
7	02/07/2021 - 02/13/2021	1.03	1.06
8	02/14/2021 - 02/20/2021	1.02	1.05
* 9	02/21/2021 - 02/27/2021	0.99	1.02
*10	02/28/2021 - 03/06/2021	0.96	0.99
*11	03/07/2021 - 03/13/2021	0.93	0.96
*12	03/14/2021 - 03/20/2021	0.90	0.93
*13	03/21/2021 - 03/27/2021	0.92	0.95
*14	03/28/2021 - 04/03/2021	0.94	0.97
*15	04/04/2021 - 04/10/2021	0.96	0.99
*16	04/11/2021 - 04/17/2021	0.98	1.01
*17	04/18/2021 - 04/24/2021	0.99	1.02
*18	04/25/2021 - 05/01/2021	0.99	1.02
*19	05/02/2021 - 05/08/2021	1.00	1.03
*20	05/09/2021 - 05/15/2021	1.00	1.03
*21	05/16/2021 - 05/22/2021	1.01	1.04
22	05/23/2021 - 05/29/2021	1.01	1.04
23	05/30/2021 - 06/05/2021	1.02	1.05
24	06/06/2021 - 06/12/2021	1.02	1.05
25	06/13/2021 - 06/19/2021	1.03	1.06
26	06/20/2021 - 06/26/2021	1.04	1.07
27	06/27/2021 - 07/03/2021	1.05	1.08
28	07/04/2021 - 07/10/2021	1.05	1.08
29	07/11/2021 - 07/17/2021	1.06	1.09
30	07/18/2021 - 07/24/2021	1.07	1.10
31	07/25/2021 - 07/31/2021	1.07	1.10
32	08/01/2021 - 08/07/2021	1.08	1.11
33	08/08/2021 - 08/14/2021	1.08	1.11
34	08/15/2021 - 08/21/2021	1.09	1.12
35	08/22/2021 - 08/28/2021	1.09	1.12
36	08/29/2021 - 09/04/2021	1.09	1.12
37	09/05/2021 - 09/11/2021	1.08	1.11
38	09/12/2021 - 09/18/2021	1.08	1.11
39	09/19/2021 - 09/25/2021	1.06	1.09
40	09/26/2021 - 10/02/2021	1.04	1.07
41	10/03/2021 - 10/09/2021	1.01	1.04
42	10/10/2021 - 10/16/2021	0.99	1.02
43	10/17/2021 - 10/23/2021	0.98	1.01
44	10/24/2021 - 10/30/2021	0.97	1.00
45	10/31/2021 - 11/06/2021	0.96	0.99
46	11/07/2021 - 11/13/2021	0.95	0.98
47	11/14/2021 - 11/20/2021	0.94	0.97
48	11/21/2021 - 11/27/2021	0.94	0.97
49	11/28/2021 - 12/04/2021	0.94	0.97
50	12/05/2021 - 12/11/2021	0.94	0.97
51	12/12/2021 - 12/18/2021	0.94	0.97
52	12/19/2021 - 12/25/2021	1.00	1.03
53	12/26/2021 - 12/31/2021	1.06	1.09

* PEAK SEASON

11-MAR-2022 14:24:14

830UPD

1_1252_PKSEASON.TXT

CITY OF BONITA SPRINGS
VESTED TRIP TABLE

City of Bonita Springs Vested Trip Table - 2021

ID	Road	From	To	West Terry		Valencia Plat 8				Total			
				PM Vested Trips		AM Vested Trips		PM Vested Trips		AM Vested Trips		PM Vested Trips	
				N / E	S / W	N / E	S / W	N / E	S / W	N / E	S / W	N / E	S / W
1000	Arroyal Rd	Bonita Beach Rd	Pennsylvania Ave							0	0	0	0
2000	Bonita Beach Rd	Hickory Blvd	West Ave							0	0	0	0
3000	Bonita Beach Rd	West Ave	Vanderbilt Dr							1	1	2	2
4000	Bonita Beach Rd	Vanderbilt Dr	US 41							21	14	11	17
5000	Bonita Beach Rd	US 41	Arroyal Rd							49	44	32	31
6000	Bonita Beach Rd	Arroyal Rd	Wisconsin St							36	29	29	28
7000	Bonita Beach Rd	Wisconsin St	Old 41							78	59	48	48
8000	Bonita Beach Rd	Old 41	Imperial Pkwy	3	3					213	253	161	135
9000	Bonita Beach Rd	Imperial Pkwy	I-75			5	15	17	10	159	316	316	216
10000	Bonita Beach Rd	I-75	Bonita Grande Dr			9	29	32	18	196	429	467	304
11000	Bonita Beach Rd	Bonita Grande Dr	Logan Blvd Ext			10	32	36	20	153	456	488	291
12000	Bonita Beach Rd	East of Logan Blvd	--			12	38	42	24	175	527	566	337
13000	Bonita Grande Dr	Bonita Beach Rd	E Terry St			4	1	2	4	56	20	36	60
14000	Cockleshell Dr	Shangri-La Rd	Strike Ln							0	0	0	0
15000	Coconut Road	West of US 41	--							0	0	0	0
16000	Dean St	Old 41 Rd	Matheson Ave							2	3	4	4
17000	Dean St	Matheson Ave	Imperial Pkwy							0	0	0	0
18000	Estero Blvd	Hickory Blvd	New Pass Bridge							0	0	0	0
19000	Estero Blvd	New Pass Bridge	Lover's Key State Park							0	0	0	0
20000	Estero Blvd	Lover's Key State Park	Little Carlos Pass Bridge							0	0	0	0
21000	Imperial Pkwy	Collier Co Line	Bonita Beach Rd							72	83	73	61
22000	Imperial Pkwy	Bonita Beach Rd	E Terry St	9	8					81	81	73	84
23000	Imperial Pkwy	E Terry St	Shangri-La Rd							19	10	10	23
24000	Imperial Pkwy	Shangri-La Rd	Coconut Rd							0	0	0	0
25000	Imperial Shores Blvd	Bonita Beach Rd	Tarpon Ave							0	0	0	0
26000	Logan Blvd	South of Bonita Beach	County Line			2	6	6	4	28	83	86	53
27000	Longfellow Ln	Matheson Ave	Imperial Pkwy							0	0	0	0
28000	Luke St	Bonita Beach Rd	Quails Walk							0	0	0	0
29000	Matheson Ave	Dean St	Longfellow Ln							0	0	0	0
30000	Morton Ave	E Terry St	Tower Rd							43	23	26	55
31000	Old 41 Rd	Collier Co Line	Bonita Beach Rd							16	12	14	13

**DEVELOPMENT OF FUTURE YEAR
TRAFFIC TURNING VOLUMES
SPREADSHEET**

Development of Future Year Background Turning Volumes

Intersection **Bonita Grande Drive @ East Terry St**
 Count Date **November 2022**
 Build-Out Year **2032**

	AM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	254	35	3	0	51	10	9	4	289	1	0	0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	254	35	3	0	51	10	9	4	289	1	0	0
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	10	10	10	10	10	10	10	10	10	10	10	10
2032 Background Turning Volumes	310	43	4	0	62	12	11	5	352	1	0	0
Vested Trips Turning Volumes	56								20			
Bonita Grande RPD Project Volumes		50			150	226	76					
Larry Kiker Preserve Project Volumes	19				0	1	0		13			
City of Bonita Springs 30 Acre Park Project Volumes		0										
2032 Background + Vested + Cumulative Project	385	93	4	0	212	239	87	5	385	1	0	0

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	523	23	5	1	39	7	3	0	397	5	4	1
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Current Peak Season Volumes	523	23	5	1	39	7	3	0	397	5	4	1
Growth Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	10	10	10	10	10	10	10	10	10	10	10	10
2032 Background Turning Volumes	638	28	6	1	48	9	4	0	484	6	5	1
Vested Trips Turning Volumes	36								60			
Bonita Grande RPD Project Volumes		166			97	146	249					
Larry Kiker Preserve Project Volumes	58				4	7	8		48			
City of Bonita Springs 30 Acre Park Project Volumes		5										
2032 Background + Vested + Cumulative Project	732	199	6	1	149	162	261	0	592	6	5	1

HCS SUMMARY SHEETS
FOUR-WAY STOP

HCS All-Way Stop Control Report

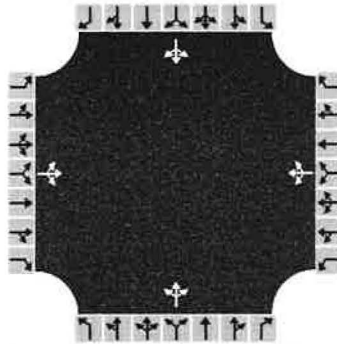
General Information

Analyst	TR Transportation
Agency/Co.	TR Transportation
Date Performed	11/8/2022
Analysis Year	2032
Analysis Time Period (hrs)	0.25
Time Analyzed	AM Pk Hr With Project
Project Description	F2211.07

Site Information

Intersection	East Terry St/Bonita Grande Dr
Jurisdiction	
East/West Street	East Terry St
North/South Street	Bonita Grande Dr
Peak Hour Factor	0.95

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	87	5	385	1	0	0	385	93	4	0	212	239
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	502			1			507			475		
Percent Heavy Vehicles	2			2			2			2		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.446			0.001			0.451			0.422		
Final Departure Headway, hd (s)	6.45			9.27			6.87			6.52		
Final Degree of Utilization, x	0.899			0.003			0.968			0.860		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	4.45			7.27			4.87			4.52		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	502			1			507			475		
Capacity	558			388			524			552		
95% Queue Length, Q ₉₅ (veh)	10.7			0.0			12.8			9.4		
Control Delay (s/veh)	42.7			12.3			58.0			37.3		
Level of Service, LOS	E			B			F			E		
Approach Delay (s/veh)	42.7			12.3			58.0			37.3		
Approach LOS	E			B			F			E		
Intersection Delay, s/veh LOS	46.2						E					

HCS All-Way Stop Control Report

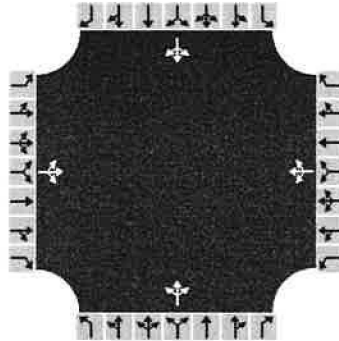
General Information

Analyst	TR Transportation
Agency/Co.	TR Transportation
Date Performed	11/8/2022
Analysis Year	2032
Analysis Time Period (hrs)	0.25
Time Analyzed	PM Pk Hr With Project
Project Description	F2211.07

Site Information

Intersection	East Terry St/Bonita Grande Dr
Jurisdiction	
East/West Street	East Terry St
North/South Street	Bonita Grande Dr
Peak Hour Factor	0.95

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	261	0	592	6	5	1	732	199	6	1	149	162
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	898			13			986			328		
Percent Heavy Vehicles	2			2			2			2		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.798			0.011			0.877			0.292		
Final Departure Headway, hd (s)	6.26			8.66			6.77			6.79		
Final Degree of Utilization, x	1.561			0.030			1.854			0.619		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	4.26			6.66			4.77			4.79		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	898			13			986			328		
Capacity	575			415			532			530		
95% Queue Length, Q ₉₅ (veh)	47.5			0.1			62.7			4.2		
Control Delay (s/veh)	278.3			11.9			408.1			20.2		
Level of Service, LOS	F			B			F			C		
Approach Delay (s/veh)	278.3			11.9			408.1			20.2		
Approach LOS	F			B			F			C		
Intersection Delay, s/veh LOS	296.2						F					

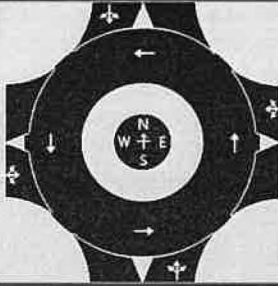
HCS SUMMARY SHEETS

ROUNDAABOUT

HCS Roundabouts Report

General Information

Analyst	TR Transportation
Agency or Co.	TR Transportation
Date Performed	11/8/2022
Analysis Year	2032
Time Analyzed	AM Pk Hr With Project
Project Description	F2211.07



Site Information

Intersection	East Terry St/Bonita Grande Dr
E/W Street Name	East Terry St
N/S Street Name	Bonita Grande Dr
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.95
Jurisdiction	

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment			LTR				LTR				LTR				LTR	
Volume (V), veh/h	0	87	5	385	0	1	0	0	0	385	93	4	0	0	212	239
Percent Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Flow Rate (v_{pce}), pc/h	0	94	5	417	0	1	0	0	0	417	101	4	0	0	230	259
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			
Proportion of CAVs	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway, s		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		516			1			522			489	
Entry Volume, veh/h		501			1			507			475	
Circulating Flow (v_c), pc/h	231			612			99			418		
Exiting Flow (v_{ex}), pc/h	9			676			195			648		
Capacity (C_{pce}), pc/h		1090			739			1247			901	
Capacity (c), veh/h		1059			718			1211			875	
v/c Ratio (x)		0.47			0.00			0.42			0.54	

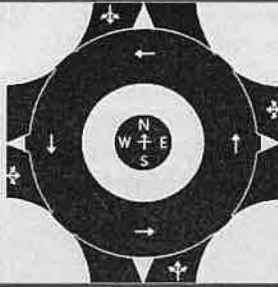
Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		8.8			5.0			7.2			11.6	
Lane LOS		A			A			A			B	
95% Queue, veh		2.6			0.0			2.1			3.3	
Approach Delay, s/veh	8.8			5.0			7.2			11.6		
Approach LOS	A			A			A			B		
Intersection Delay, s/veh LOS	9.1						A					

HCS Roundabouts Report

General Information

Analyst	TR Transportation
Agency or Co.	TR Transportation
Date Performed	11/8/2022
Analysis Year	2032
Time Analyzed	PM Pk Hr With Project
Project Description	F2211.07



Site Information

Intersection	East Terry St/Bonita Grande Dr
E/W Street Name	East Terry St
N/S Street Name	Bonita Grande Dr
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.95
Jurisdiction	

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment			LTR				LTR				LTR				LTR	
Volume (V), veh/h	0	261	0	592	0	6	5	1	0	732	199	6	0	1	149	162
Percent Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Flow Rate (v_{pce}), pc/h	0	283	0	642	0	7	5	1	0	794	216	7	0	1	162	176
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			
Proportion of CAVs	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway, s		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		925			13			1017			339	
Entry Volume, veh/h		898			13			987			329	
Circulating Flow (v_c), pc/h	170			1293			284			806		
Exiting Flow (v_{ex}), pc/h	8			975			500			811		
Capacity (C_{pce}), pc/h		1160			369			1033			607	
Capacity (c), veh/h		1127			358			1003			589	
v/c Ratio (x)		0.80			0.04			0.98			0.56	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		18.4			10.6			45.1			16.4	
Lane LOS		C			B			E			C	
95% Queue, veh		9.0			0.1			18.3			3.4	
Approach Delay, s/veh	18.4			10.6			45.1			16.4		
Approach LOS	C			B			E			C		
Intersection Delay, s/veh LOS	29.9						D					

TABLES 1A & 2A

TABLE 1A
LEVEL OF SERVICE THRESHOLD VOLUMES
BONITA GRANDE DRIVE EXTENSION ROUTE STUDY

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>
Bonita Grande Dr	N. of E. Terry St	2LN	0	0	310	660	740

* Level of Service Thresholds were obtained from the Lee County Generalized Peak Hour Directional Service Volumes tables (April, 2016)

TABLE 2A
LEVEL OF SERVICE CALCULATIONS
BONITA GRANDE DRIVE EXTENSION ROUTE STUDY

<u>ROADWAY</u>	<u>SEGMENT</u>	2022			2032		2032		
		PK HR PK SEASON			TRAFFIC		TOTAL		
		<u>ANNUAL</u>	<u>PEAK DIRECTION</u>		<u>TRAFFIC</u>		<u>PM PROJ</u>	<u>TRAFFIC</u>	
		<u>RATE</u> ¹	<u>VOLUME</u> ²	<u>LOS</u>	<u>VOLUME</u> ³	<u>LOS</u>	<u>TRAFFIC</u> ⁴	<u>VOLUME</u>	<u>LOS</u>
Bonita Grande Dr	N. of E. Terry St	2.00%	61	C	74	C	428	502	D

¹ Assumed annual growth rate.

² The 2022 Peak Hour Peak Season Peak Direction Volumes for was obtained from the traffic count conducted by TR Transportation Consultants in November of 2022.

³ Was obtained by adjusting the 2022 Peak Hour Peak Season Peak Direction Volume by Annual Growth Rate.

⁴ Was obtained by adding traffic volumes from Figure 1 -3 of the report.

**LEE COUNTY GENERALIZED PEAK
HOUR DIRECTIONAL SERVICE
VOLUMES TABLE**

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

ITE TRIP GENERATION EQUATIONS

Public Park (411)

Vehicle Trip Ends vs: Acres

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 5

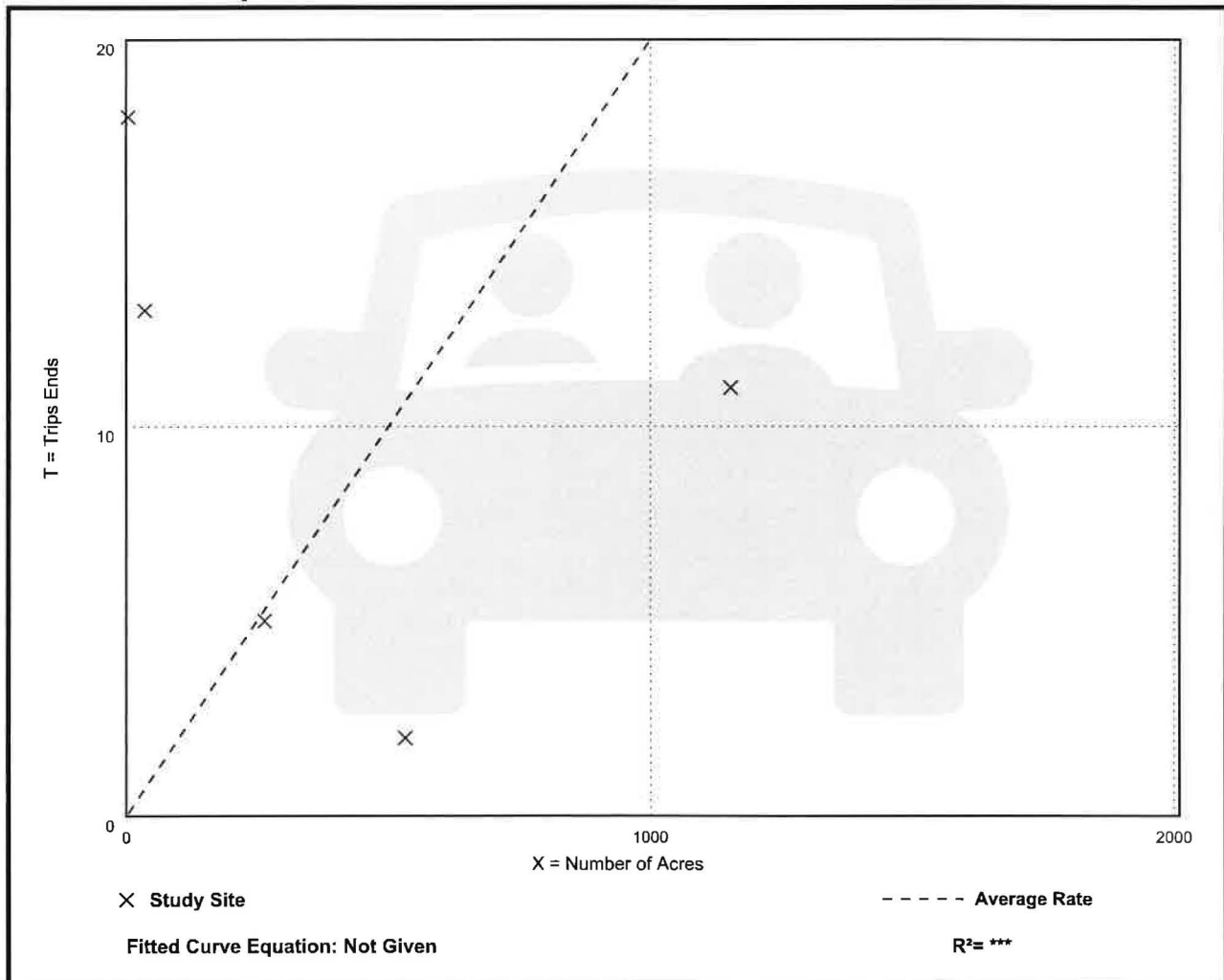
Avg. Num. of Acres: 398

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.02	0.00 - 4.50	0.23

Data Plot and Equation



Public Park (411)

Vehicle Trip Ends vs: Acres

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 6

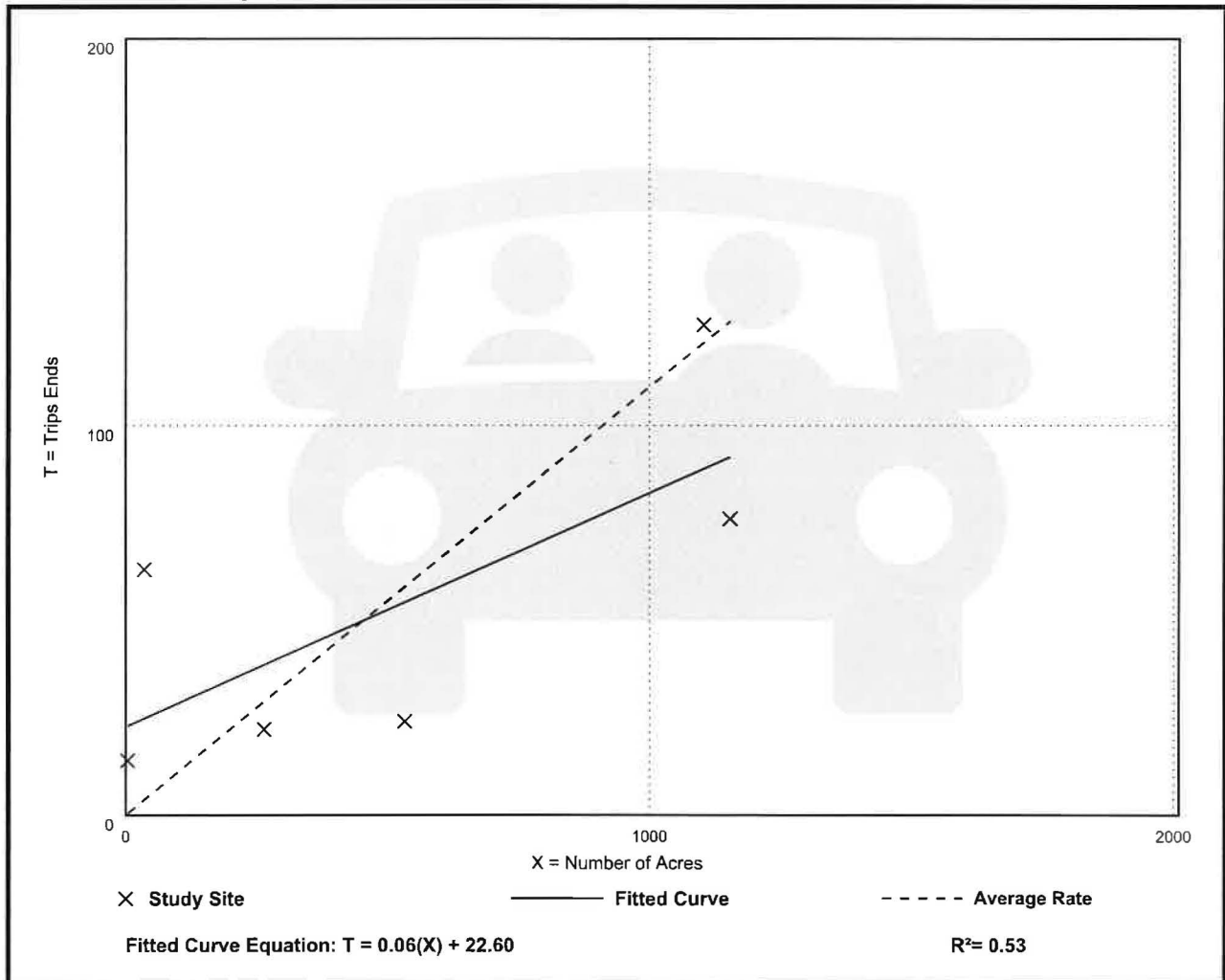
Avg. Num. of Acres: 516

Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.11	0.05 - 3.50	0.24

Data Plot and Equation



REQUESTED MOTION: Discussion regarding selection of a signage family for the City's Wayfinding Signage and Gateway Feature Master Plan and direction to staff.

REQUESTOR: Arleen M. Hunter, City Manager; Carly Sanseverino, Staff Attorney

AGENDA: City Manager's Items

STRATEGIC PRIORITY: #2 Transportation, #3 Community Aesthetics

BACKGROUND:

On February 2, 2022, Council approved a Professional Services Agreement with Stantec Consulting Inc. to design a Wayfinding Signage and Gateway Feature Master Plan for the City. Similar to the City's Bicycle and Pedestrian Master Plan, this master plan will create a road map for future capital improvement project recommendations.

On February 15, 2023, Stantec presented their preliminary findings as well as multiple signage "families" for Council's consideration. A signage "family" is a hierarchy of signage, to include gateways and monument directories, pedestrian and vehicular wayfinding signage, public facilities markers, etc. The three signage family themes that were presented are: (1) South Florida Coastal, (2) Historic Beach Town, and (3) Colors Reflecting the Environment.

At this time, staff is seeking direction regarding Council's preferred signage family with which Stantec will move forward in developing the City's Wayfinding Signage and Gateway Feature Master Plan.

STAFF RECOMMENDATION: Council's pleasure.

ATTACHMENTS:

1. Signage family concepts

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Debra Filipek
Department Director:	

Council Action: Approved ___ Denied ___ Deferred ___ Other _____

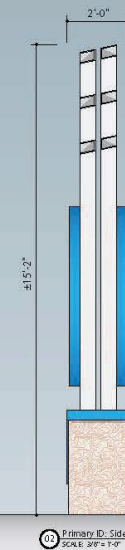
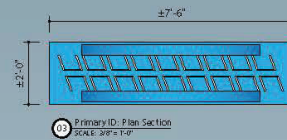


Family One – South Florida Coastal

SECTION 04 | CONCEPT FAMILY 1 Primary Identification



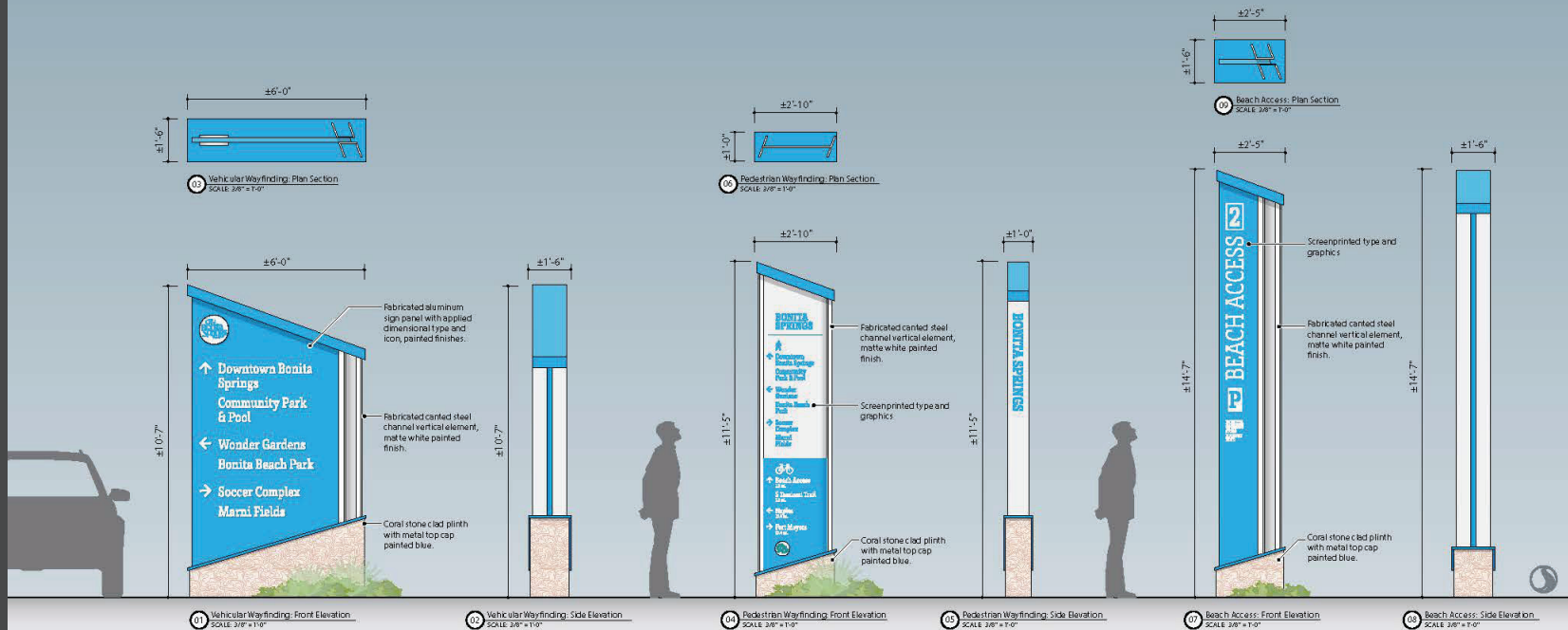
A Coastal Recall of Coral Rock and Standing Seam



Family One – South Florida Coastal

SECTION 04 | CONCEPT FAMILY 1

Vehicular Wayfinding, Pedestrian Wayfinding & Beach Access Identification





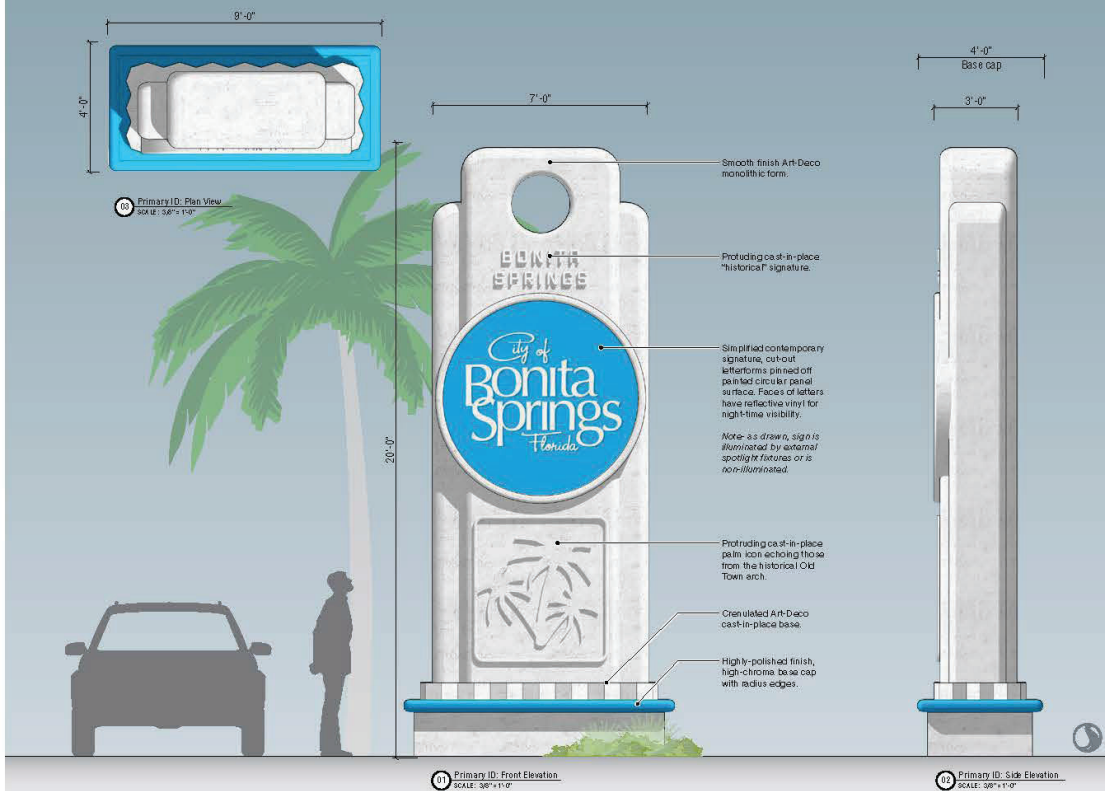
Family Two – Historic Beach Town

SECTION 05 | CONCEPT FAMILY 2

Primary Identification



Reflecting the Lyles Hotel – Simple Art Deco Vernacular

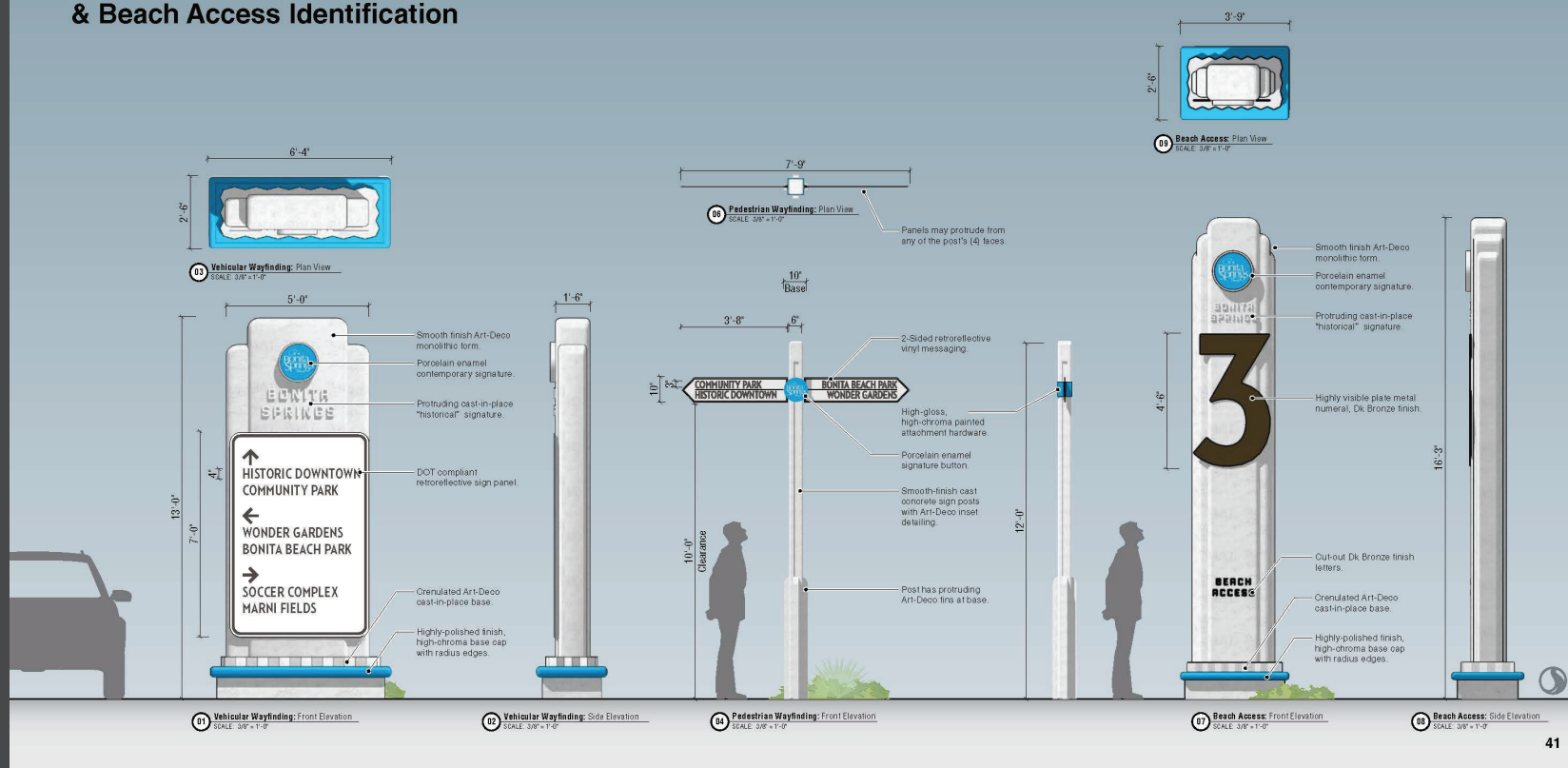




Family Two – Historic Beach Town

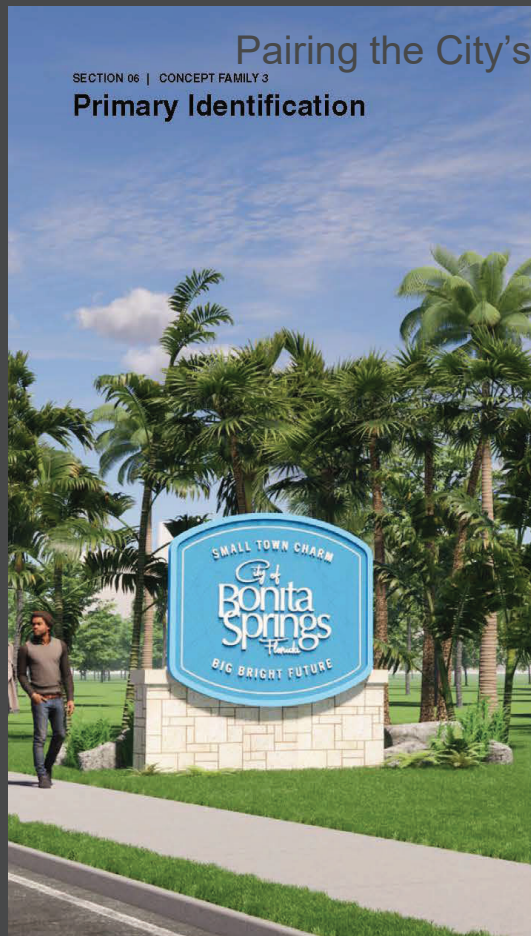
SECTION 05 | CONCEPT FAMILY 2

Vehicular Wayfinding, Pedestrian Wayfinding & Beach Access Identification



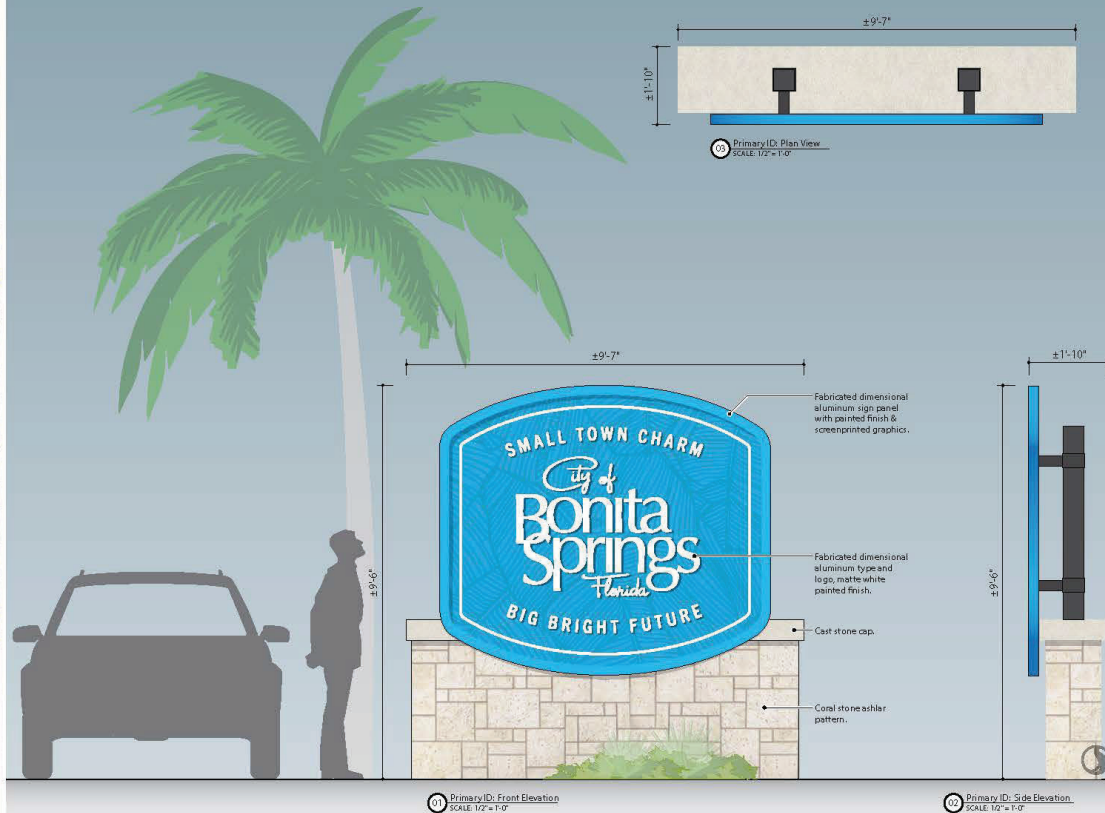


Family Three – Colors Reflecting the Environment



SECTION 06 | CONCEPT FAMILY 3
Primary Identification

Pairing the City's blue color with textured greens and blues of the area.



01 Primary ID, Front Elevation
SCALE: 1/2" = 1'-0"

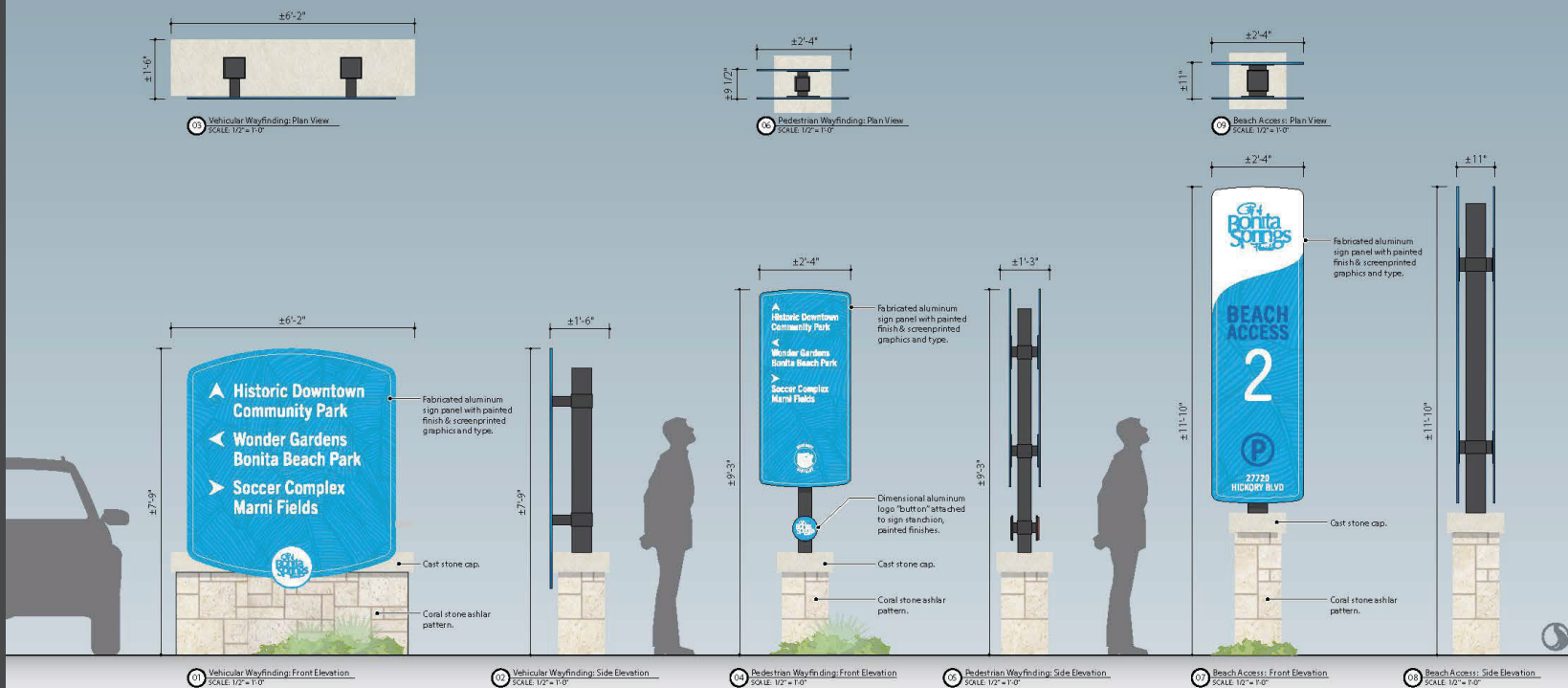
02 Primary ID, Side Elevation
SCALE: 1/2" = 1'-0"



Family Three – Colors Reflecting the Environment

SECTION 06 | CONCEPT FAMILY 3

Vehicular Wayfinding, Pedestrian Wayfinding & Beach Access Identification



REQUESTED MOTION: Approve Design/Build Proposal from Wright Construction to construct additional parking on the Banyan Tree Parcel and approve budget transfer to provide necessary funding in the amount of \$982,195.04.

REQUESTOR: Arleen Hunter, City Manager

AGENDA: Consent

STRATEGIC PRIORITY: #5 Community Aesthetics

BACKGROUND:

On May 18, 2022, the City Council directed staff to engage DPZ to provide conceptual plans for the entire Banyan tree parcel. On August 3, 2022, DPZ presented three conceptual schemes with various components for Council's consideration. One of the components included additional parking to address concerns regarding the need for sufficient parking availability downtown.

On September 21, 2022, City Council directed staff to engage a design/build firm from the City's continuing services list to develop a proposal to implement parking on the eastern boundary of the Banyan Tree parcel as outlined in DPZ's Concept, Option #2.

Staff received a proposal from Wright Construction in the amount of \$982,195.04.

STAFF RECOMMENDATION: Approve

ATTACHMENTS:

1. Wright Construction Proposal
2. DPZ Concept Option 2
3. Resolution

REVIEWERS:

City Manager: Arleen Hunter
City Attorney: Derek Rooney
City Clerk: Debra Filipek
Department Director:

Council Action: Approved ___ Denied ___ Deferred ___ Other _____



February 16, 2023

City of Bonita Springs
9101 Bonita Beach Road
Bonita Springs, Florida 34134

Attention: Matt Feeney
Assistant City Manager

Felts Avenue Parking Lot Improvements – Design Build
Mr. Feeney

Wright Construction Group would like to thank you for the opportunity to provide you with our proposal to perform the work required for the above referenced project. Pursuant to your request, we propose to provide all design, equipment, labor, materials, subcontractor participation, and supervision as required to provide the following scope of work:

- All safety and temporary devices for traffic control
- All necessary erosion control devices and BMP during construction
- Maintain project appearance, safety, and cleanliness throughout construction.
- Construction of new parking and access roadway along Felts Avenue
- Design of parking and roadway access

Our proposed price to perform the scope of work identified in this proposal is \$982,195.04 (Nine hundred eighty-two thousand one hundred ninety five dollars and four cents).

Please contact me with any questions or comments regarding this proposal.

Respectfully Submitted;

A handwritten signature in blue ink, appearing to read 'Robbie Powell'.

Robbie Powell
Vice President of Civil Preconstruction



February 16, 2023

City of Bonita Springs
9101 Bonita Beach Road
Bonita Springs, Florida 34134

Attention: Matt Feeney
Assistant City Manager
Felts Avenue Parking Lot Improvements – Design Build
Mr. Feeney

Qualifications and Clarifications

- Our proposal does not include handling or disposal of unclassified or hazardous material (trash, rock, muck, asbestos, etc.). If encountered the owner or his representative will be notified, and construction will be suspended until all parties are in agreement on how to continue construction.
- All construction will begin after acquisition of all necessary permits (if necessary).
- The intent of this proposal is to provide the City of Bonita Springs with a new parking area and road access in the location of Felts Avenue west of the library and existing parking.
- The anticipated design / construction includes:
 - Survey (Design and Construction)
 - Removal of existing trees, concrete, brick pavers, fence, grass, and miscellaneous landscaping
 - Installation of 24" perforated drainage pipe with associated stone back fill and connection to existing catch basin and drainage system.
 - Installation of road base and stone for non-pervious parking spaces and previous paver roadway access.
 - Landscaping and sod as necessary for restoration
 - Brick Pavers in similar size and color to existing (non-pervious within parking area and pervious pavers within roadway area)

Exclusions

- We have not included cost associated with obtaining regulatory or environmental studies.
- No specific utility improvements or replacements have been included with this proposal.
- There is no cost included for any abandonment of existing services (wells, electrical, sanitary, etc.)

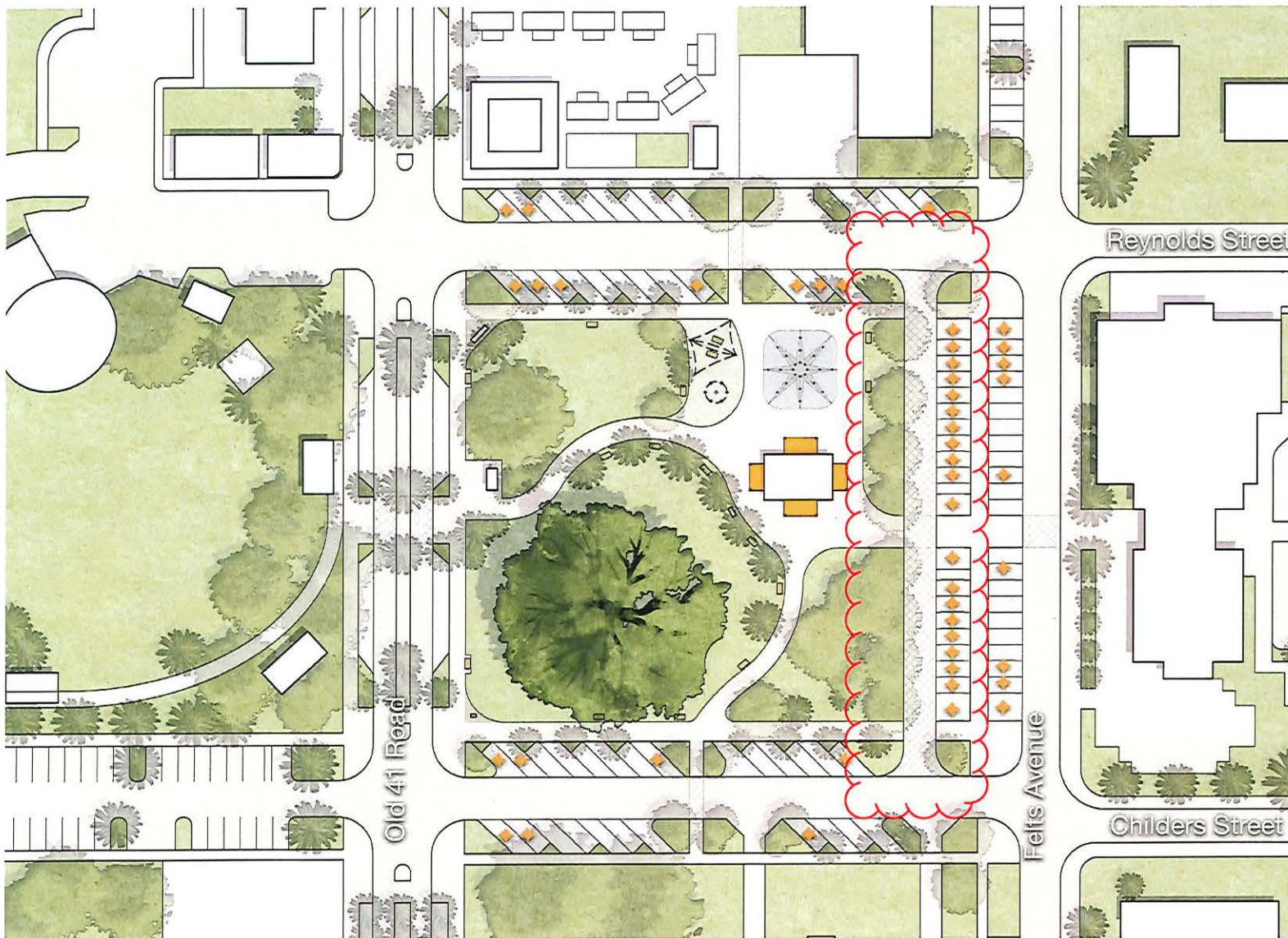


Date: February 15, 2023
 Project: Felts Avenue Parking Improvements
 Design Build

COST CODES	DESCRIPTION	TYPE 2 LABOR	TYPE 4 RENTAL	TYPE 5 MATERIAL	TYPE 6 SUB	TYPE 7 OTHER	TYPE 8 OUTSIDE	Subcontractor
DIVISION 1 - GENERAL REQUIERMENTS								
1-0018	Current Design Fee				\$22,000.00			RMEC
1-0020	Design Fees (work already performed)				\$2,861.00			M. Grady Minor
1-0021	Construction / Design - Contingency 10%					\$80,000.00		
1-2116	Contingency - Owner 10%					\$80,000.00		
1-3100 Project Management								
1-3101	Project Superintendent	\$ 58,195.20						
1-3103	Project Manager	\$ 40,736.64						
1-3104	Project Estimator	\$ 3,611.22						
1-3105	Project Administrator	\$ 4,754.34						
1-3107	General Superintendent	\$ 7,222.44						
1-3500 Special Procedures								
1-3526	Safety Training / Inspections					\$1,600.00		
1-4100 Regulatory								
1-4126	Permit Fees					\$1,950.00		
1-4500 Quality Control								
1-4523	Quality Control - Allowance					\$7,500.00		
1-5200 Construction Facilities								
1-5219	Sanitary Facilities					\$1,600.00		
1-5500 Vehicular Access / Parking								
1-5523	Temp. Roads							
1-5526	Traffic Control					\$2,388.00		
1-5529	Staging Areas							
1-5700 Temporary Controls								
1-5713	Temporary Erosion Control							
1-5719	Temporary Environmental Control				\$1,950.00	\$390.00	\$5,461.85	Kates Enviro Fencing
1-5723	Temporary StormWater Control							
1-7100 Examination / Preparation								
1-7113	Mobilization							
1-7123	Survey / Layout (Design and Construction)					\$28,000.00		AA Surface Pro
1-7300 Project Execution								
1-7310	Equipment Rental					\$12,988.00		
1-7320	Fuel - Field (Fleet)					\$1,948.20		
1-7325	Work Truck							
1-7330	Misc. Tools & Equip.							
1-7340	Misc. Field Expenses					\$3,200.00		
1-7400 Cleaning / Waste Management								
1-7413	Progress Cleaning					\$4,222.00		
1-7419	Waste Removal							
1-7423	Final Cleaning							
DIVISION 31 - EARTHWORK								
31-0100	General - Earthwork				\$194,381.00			KBJ Development
31-1100	Clearing and Grubbing				\$22,000.00	\$5,000.00		CSA Land Clearing
DIVISION 32 - EXTERIOR IMPROVEMENTS								
32-1400	Unit Paving - Brick				\$127,700.00			MAJ Contracting
32-1600	Concrete Driveways				\$34,470.00			CMS Concrete
32-9100	Plantings - Allowance					\$15,000.00		
32-9200	Turf and Grasses					\$3,250.00		
DIVISION 33 - SITE UTILITIES								
33-4400	Storm Drains				\$102,579.97			MAJ Contracting

TOTAL JOB COST ANALYSIS	\$114,519.84	\$0.00	\$0.00	\$507,941.97	\$249,036.20	\$5,461.85	
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PHASE TYPE:2	\$114,519.84
PHASE TYPE:4	\$0.00
PHASE TYPE:5	\$0.00
PHASE TYPE:6	\$507,941.97
PHASE TYPE:7	\$249,036.20
PHASE TYPE:8	\$5,461.85
Subtotal	\$876,959.86
Performance Bond	\$8,769.60
General Liability and Other Ins.	\$8,769.60
Contractors Fee	\$87,695.99
TOTAL CONTRACT	\$982,195.04



Option 2

- ◆ Principal existing **Police Station building retained** as a community space with **four new porches**.
- ◆ **Banyan Plaza** occupies the northeast corner of the square with a playground and splash fountain.
- ◆ In addition to the extra spaces from Option 1, a new lane of parking adds **20 more parking spaces** in front of Library.

CITY OF BONITA SPRINGS, FLORIDA

RESOLUTION NO. 23-

A RESOLUTION OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING THE BUDGET AMENDMENT FOR FISCAL YEAR 2022-2023; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 21, 2022, the City of Bonita Springs adopted the budget for the fiscal year ending September 30, 2023, Fiscal Year 2022-2023; and

WHEREAS, Section 46 (d) of the City Charter allows the transfer for all or part of any unrestricted appropriations from one department to another; and

WHEREAS, as outlined in City Council agenda item 23-03-038 Banyan Tree Parcel, Wright Construction contract requires additional funding; and

WHEREAS, funding for the additional budgeted expenditures of \$482,195.04 is available in the General Fund, unassigned fund balance;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bonita Springs, Florida:

1. The above "Whereas" clauses are true, correct, and incorporated herein by reference.
2. The City Council authorizes a budget amendment to line item 30.609.572.6025 Banyan Tree Parking in \$482,195.04 additional budgeted expenditures funding from the General Fund, unassigned fund balance.
3. Effective date. This Resolution shall become effective immediately upon its adoption by City Council.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 1st day of March, 2023.

AUTHENTICATION:

Mayor City Clerk

APPROVED AS TO FORM: _____
City Attorney

Vote:

Bogacz
Purdon
Carr
Corrie

Fullick
Forbes
Steinmeyer

Date filed with City Clerk: _____