

CITY OF BONITA SPRINGS, FLORIDA

ORDINANCE NO. 2026 – 08

AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, AMENDING THE CITY OF BONITA SPRINGS COMPREHENSIVE PLAN, AS ADOPTED BY ORDINANCE NO. 02-16, AS AMENDED; SO AS TO AMEND THE FUTURE LAND ELEMENT, TRANSPORTATION ELEMENT, HOUSING ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, PUBLIC PARTICIPATION, MONITORING, UPDATING AND EVALUATION PROCEDURES, TO REVISE AND UPDATE THE EXISTING GOALS, OBJECTIVES, AND POLICIES, AND DATA AND ANALYSIS IN ACCORDANCE WITH CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City Council of the City of Bonita Springs, Florida recognizes the need to plan for orderly growth and development; and

WHEREAS, Chapter 163, Florida Statutes provides for amendment to adopted Comprehensive Plan; and

WHEREAS, City Council for the City of Bonita Springs adopted the City of Bonita Springs Comprehensive Plan, as amended, in accordance with the Local Government Comprehensive Planning Act; and

WHEREAS, Chapter 163.3177(S)(a), F.S., requires local governments to increase the two required planning periods in their comprehensive plans from 5-year and 10-year planning periods to 10-year and 20-year planning periods; and

WHEREAS, the data and analysis included review of permanent and seasonal population estimates and projections and coordination of and consistency between all of the elements of the Comprehensive Plan; and

WHEREAS, the proposed amendment to the Future Land Use Element, Transportation Element, Housing Element, Intergovernmental Coordination Element, and Public Participation, Monitoring, Updating, and Evaluation Procedures provide consistency with Chapter 163.3177(S)(a), F.S., protect public health safety and welfare and will help accomplish the goals, objectives and policies of the City Comprehensive Plan; and

WHEREAS, the City has received and reviewed the proposed Amendments CPA26-130023-BOS to the City's Comprehensive Plan, and said proposed amendment was

reviewed by the City's Local Planning Agency at a duly advertised meeting on March 17, 2026, who unanimously recommended approval, and

WHEREAS, the City Council finds that that the proposed amendment complies with the requirements of Chapter 163, Part II, Florida Statutes; and

WHEREAS, the City Council of Bonita Springs adopted, pursuant to Chapter 163, Part II, Florida Statutes, after holding statutorily prescribed public hearings for the adoption of the amendment being proposed and at the April 1, 2026, hearing approved a motion to transmit said proposed amendments as more particularly set forth herein.

THE CITY OF BONITA SPRINGS HEREBY ORDAINS:

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

Section 2. Adoption. The City of Bonita Springs Comprehensive Plan is hereby amended, which amendment consists of revising the Future Land Use Element, Transportation Element, Housing Element, Intergovernmental Coordination Element, and Public Participation, Monitoring, Updating, and Evaluation Procedures, which is further described as Exhibit "A", attached hereto and incorporated herein by reference.

Section 3. Severability. In the event that any portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

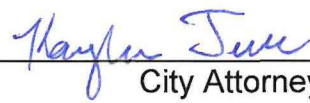
Section 4. Effective Date. This Ordinance shall become effective in accordance with Section 163.3184, Florida Statutes.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 17th day of June, 2026.

AUTHENTICATION:

_____
Mayor

_____
City Clerk

APPROVED AS TO FORM: _____
City Attorney

Vote:

Carr aye
Fitzpatrick aye
Gibson aye
Purdon aye

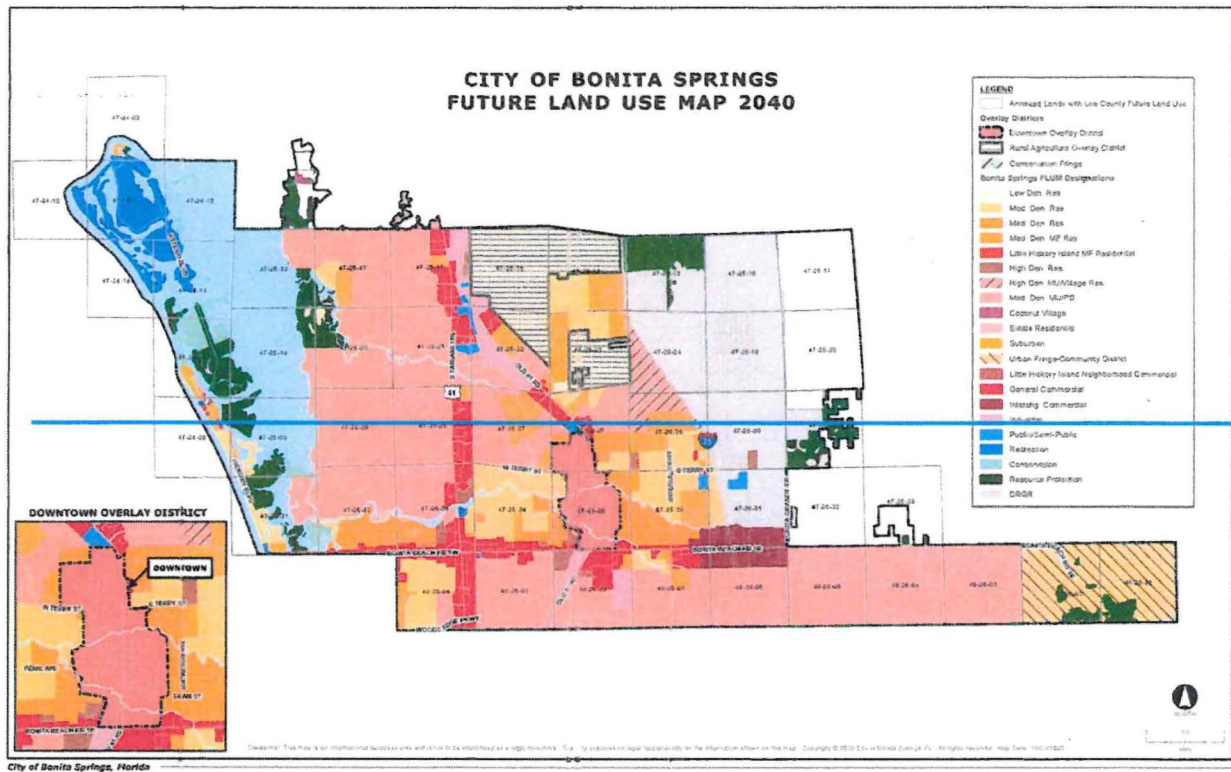
Fullick aye
Bogacz aye
Corrie aye

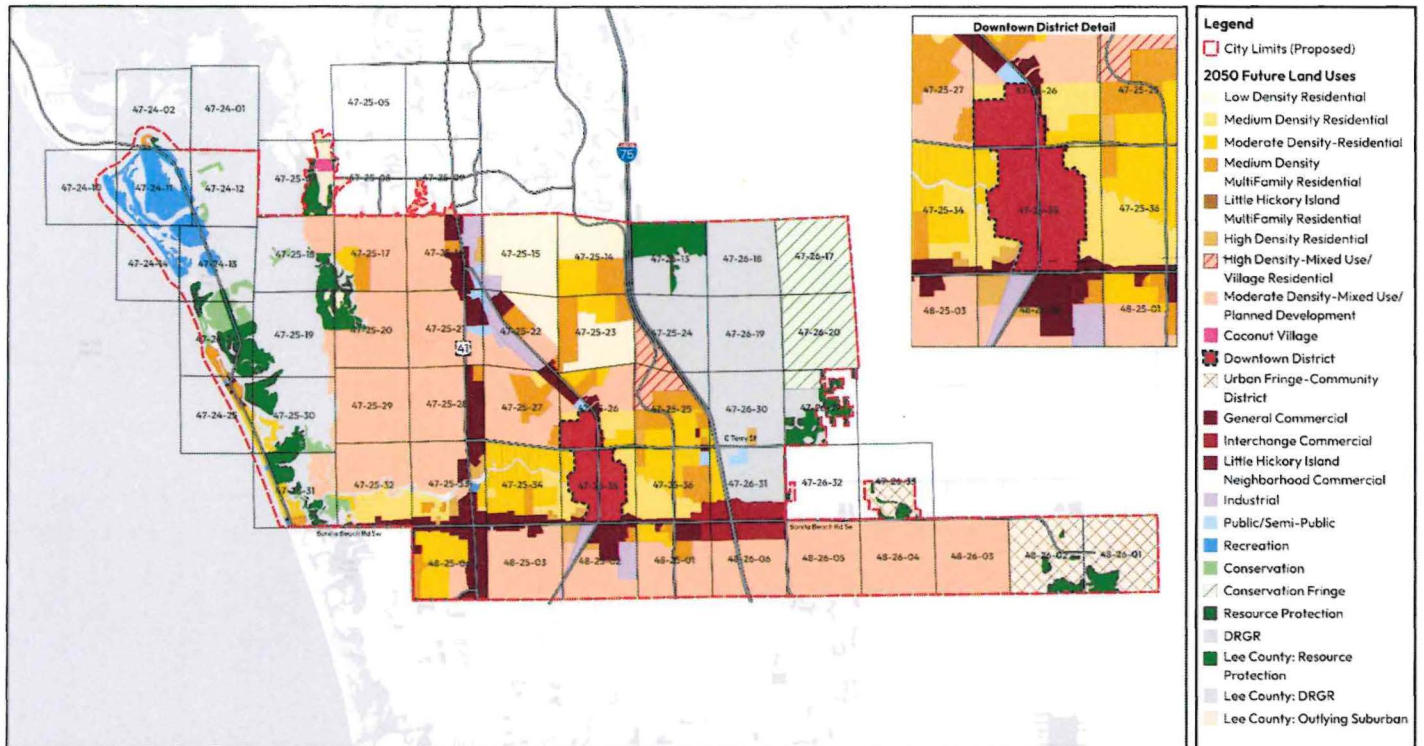
Date filed with City Clerk: 6/18/26



City of Bonita Springs
Comprehensive Plan Amendments
City Council Adoption
June 17, 2026

Future Land Use Element





Transportation Element

Policy 1.1.2: The Lee County MPO's [2045-2050 Financially-Cost](#) Feasible Long Range Transportation Plan series is hereby incorporated as part of the Transportation Map series for this Element of the Comprehensive Plan. Changes to the City's Future Transportation Map series may be necessary from time to time, and the City will work with the MPO to ensure any necessary changes are incorporated into the MPO Plan so that the two plans remain consistent.

Policy 1.5.9: State facilities inside the City limits include I-75 and US 41, as provided in the most recent Lee County MPO Long Range Transportation Plan (LRTP). The Lee County MPO [2045-2050](#) LRTP proposes the addition of managed lanes on I-75 within the City limits. The [Right-of-Way phase for the I-75 Managed Lanes](#) project within the City limits is included in the FDOT Moving Florida Forward Infrastructure Initiative, [FY 2026](#).

The projected LOS for State facilities with the City limits is as follows:

YEAR 2045 DAILY LOS ON STATE ROADWAYS

Roadway	From	To	~~2040~~ 2045				
			No. of Lanes	City LOS Standard	Daily Capacity	Daily Volume ¹	Daily LOS
US 41	Collier County Line	~~CR 865/Bonita Beach Rd~~ Terry St/Bonita Bay Blvd	6	E	56,805	~~62,711~~ 62,617	F
	~~CR 865/Bonita Beach Rd~~	~~Terry St/Bonita Bay Blvd~~	~~6~~	~~E~~	~~56,805~~	~~62,536~~	~~F~~
	Terry St/Bonita Bay Blvd	CR 887/Old US 41 Rd/Pelican Landing	6	E	56,805	55,971	D
	CR 887/Old US 41 Rd/Pelican Landing	City Limits	6	E	56,805	71,179	F
I-75	Collier County Line	CR 865/Bonita Beach Rd	10	D	206,644	168,209	D
	CR 865/Bonita Beach Rd	City Limits	10	D	206,644	169,788	D

Source: [2022-2023](#) FDOT District 1 LOS Tables

1. 2045 Model volumes are based on 2045 Cost Feasible Model, District One Regional Planning Model
2. The daily capacities are based on FDOT LOS D standard from 2023 FDOT Multimodal Q/LOS Handbook

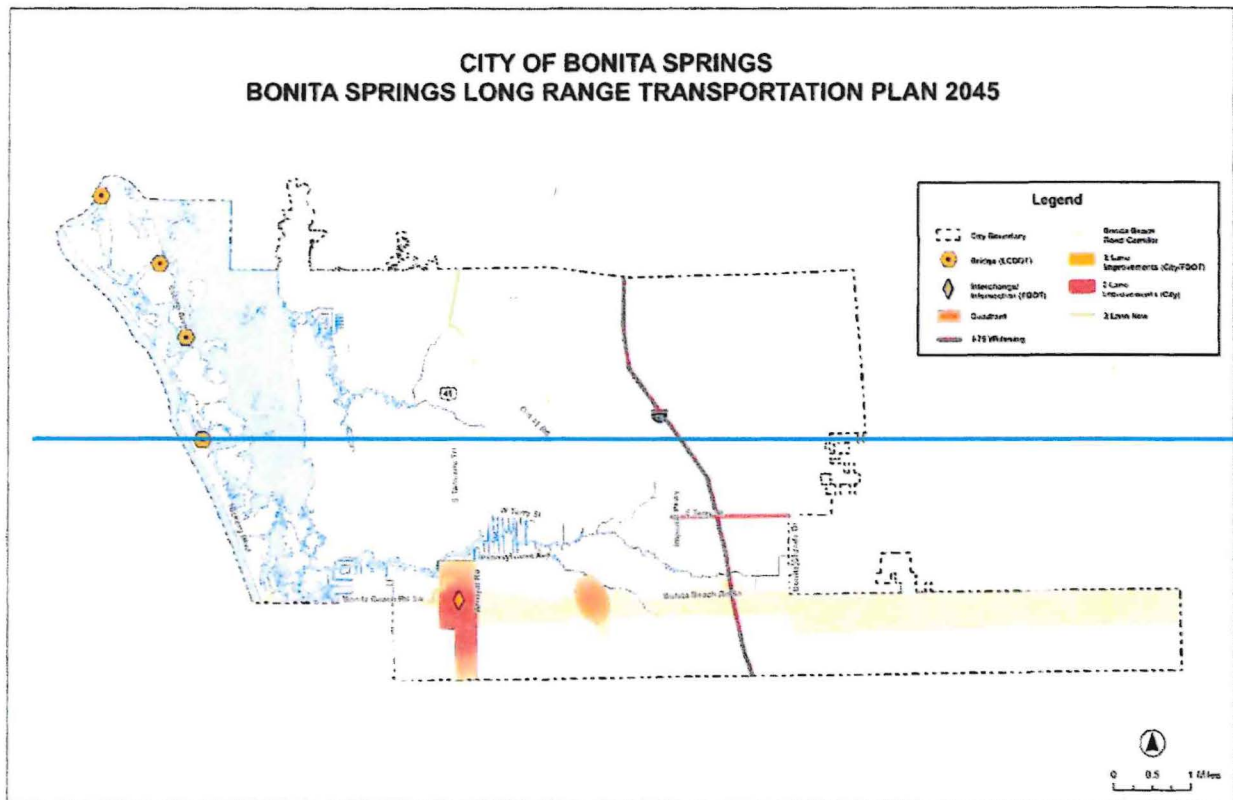


Figure 3: City of Bonita Springs Long Range Transportation Plan 2045

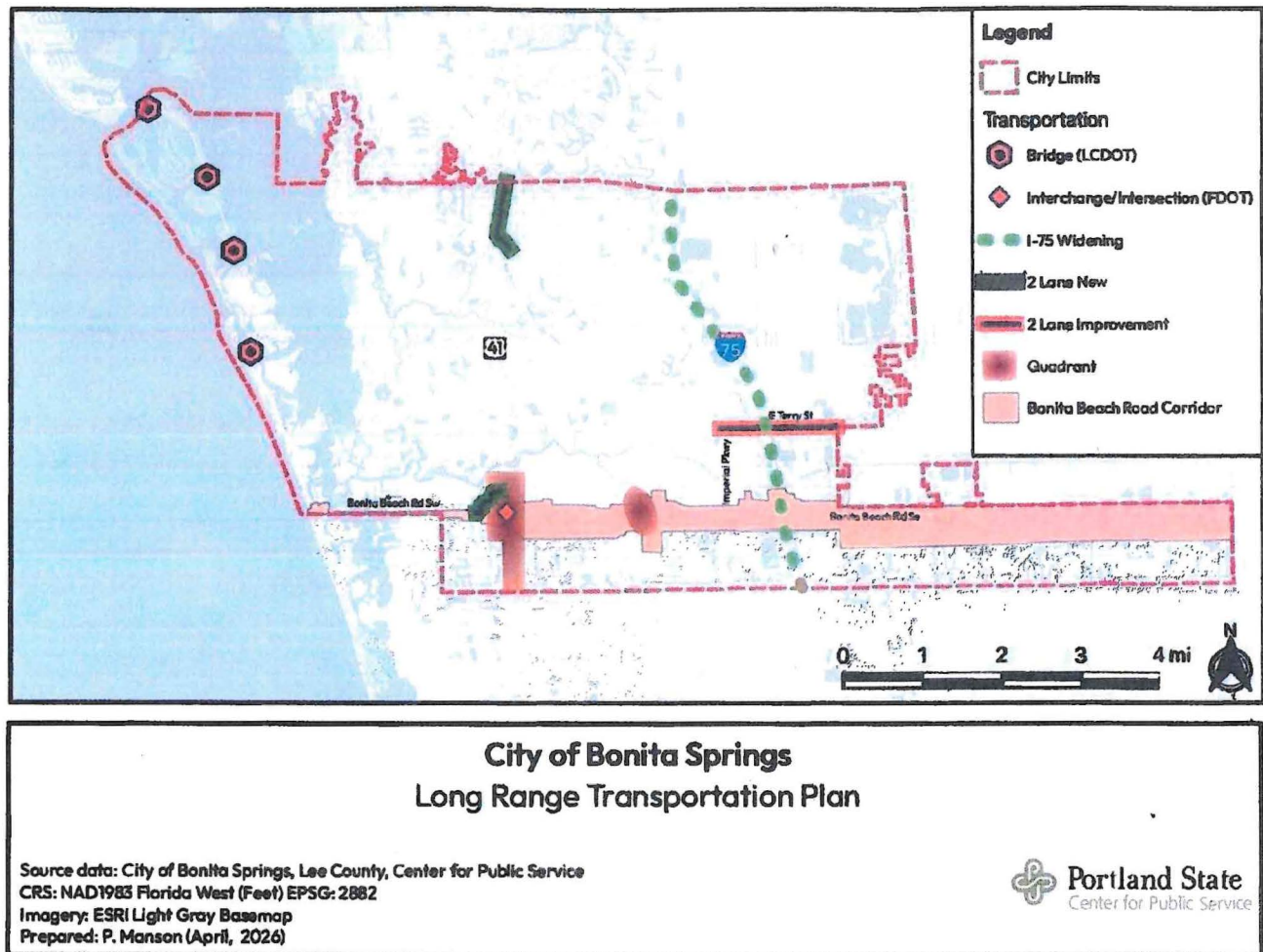


Figure 3: City of Bonita Springs 2050 Long Range Transportation Map

Housing Element

Policy 1.1.3: The City shall utilize ~~minimum 10-year planning horizon~~ two planning periods, one covering at least the first 10-year period until 2040 and one covering at least a 20-year period until 2050 to forecast for housing needs.

Intergovernmental Coordination Element

Policy 1.6.2: The City shall provide the School District with its Comprehensive Plan, along with ~~the five-year Land Use~~ its 10-year (2040) and 20-year (2050) and land use and population projections, to facilitate development of school enrollment projections and shall annually update this information. The City shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District's long-range facilities plans to ensure consistency and compatibility between the District and the City plans.

Public Participation Element

The City will comply with §163.3191, F.S., requiring that at least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect a two planning periods, one covering at least the first 10-year period until 2040 and one covering at least a 20-year period until 2050 ~~minimum planning period of at least 10 years~~ as provided in §163.3177(5)(a) or to reflect changes in state requirements since the last update of the comprehensive plan, and notify the state land planning agency as to its determination. This notification will be known as the evaluation and appraisal notification letter or EAR Notification Letter. The EAR Notification Letter will include a separate affidavit, signed by the mayor, attesting that all elements of the comprehensive plan comply with §163.3177(5). The affidavit must also include a certification that the adopted comprehensive plan contains the minimum planning period ~~of 10 years~~, as provided in §163.3177(5), and must cite the source and date of the population projections used in establishing the ~~10-year~~ planning period~~s~~.