

City of Bonita Springs Comprehensive Plan Amendments

Bonita Springs City Council

April 1, 2026



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



March 2023



The EAR Process (2023 Cycle)

City completed analysis (2017-2022)

Completed EAR (2023)

1-Year to complete EAR-based
amendments (2024)

State comment(s) on amendment

Chapter 2023-31, Laws of Florida, modified section 163.3177(S)(a), F.S., to require 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.

Update to maps and text needed to reflect a 20-year planning period

FloridaCommerce
Comment:

Address new
legislation that took
effect on July 1,
2023 (after the EAR
was completed)

Constraints

FL Senate Bill 180 (June 2025)

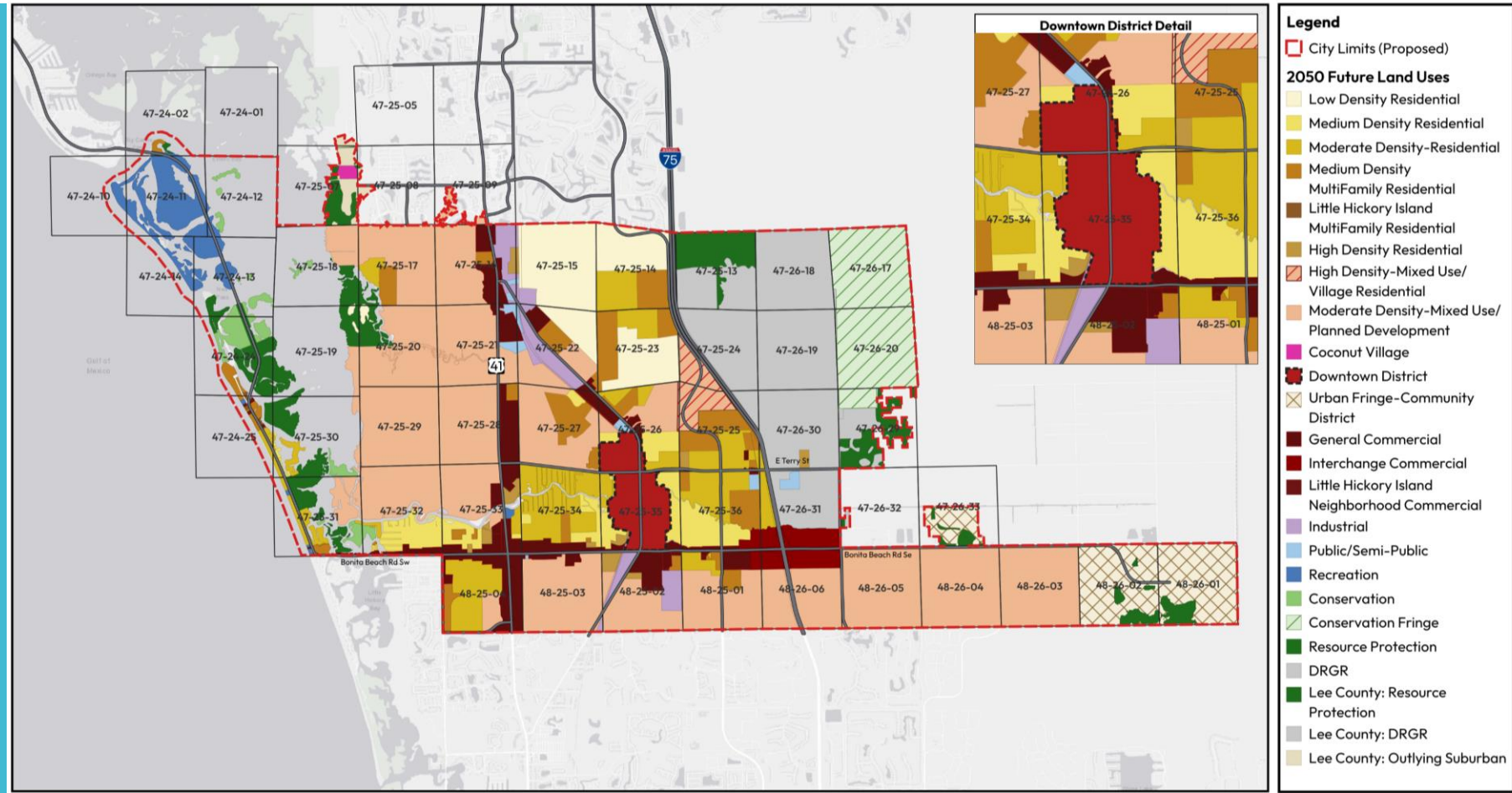
- For one year after a hurricane, local governments **cannot** pass any "**more restrictive or burdensome**" new laws about building, zoning, or land use
- Implication for comprehensive plan and land development code amendments

Scope of Analysis & Amendments

- Data and analysis needed to support increase in required planning period. City is required to accommodate future population.
 1. *Population growth*
 2. *Existing and housing units in development*
 3. *Housing unit availability (vacant land)*
- Plan amendments to reflect planning horizon
- Compliance with SB 180

Results

2050 Horizon-Updated Future Land Use Map



City of Bonita Springs
Future Land Use Map

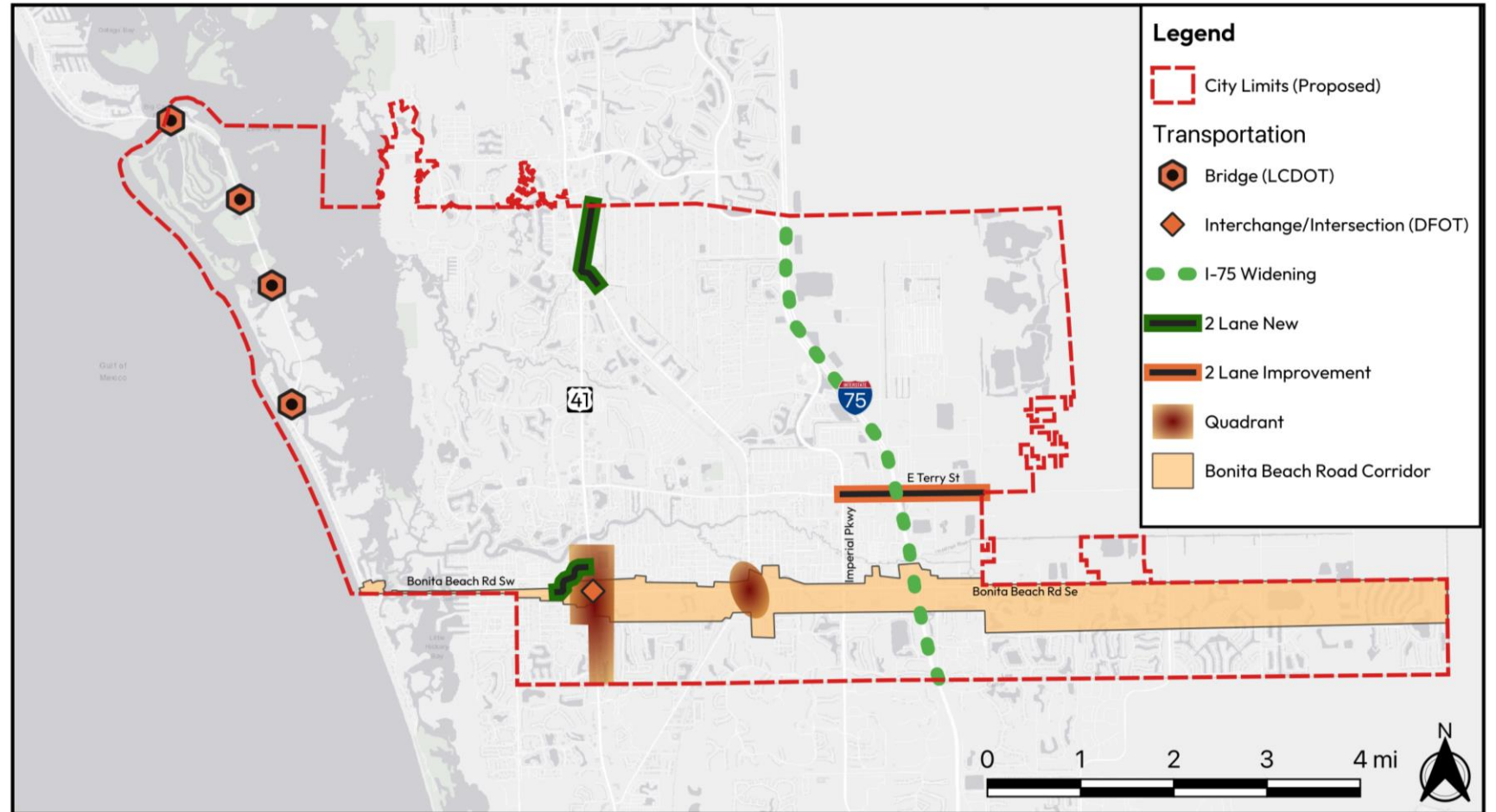
Source data: City of Bonita Springs, Lee County, Center for Public Service
CRS: NAD1983 Florida West (Feet) EPSG: 2882
Imagery: ESRI Light Gray Basemap
Prepared: P. Manson (March, 2026)

Portland State
Center for Public Service

Note: No intensities and densities needed or increased as part of this process

Results

Updated Long Range Transportation Plan Map



City of Bonita Springs Long Range Transportation Plan

Source data: City of Bonita Springs, Lee County, Center for Public Service
CRS: NAD1983 Florida West (Feet) EPSG: 2882
Imagery: ESRI Light Gray Basemap
Prepared: P. Manson (March, 2026)



Results

Amendments by Element

Future Land Use Element

- Update Future Land Use Map

Transportation Element

- Update Policies 1.1.2 and 1.5.9 to reflect external MPO plan dates and projected volume on state facilities
- Update Long Range Transportation Plan Map

Housing Element

- Policy 1.1.3 (update longer planning horizon to 20 years)

Intergovernmental Coordination Element

- Policy 1.6.2 (update longer planning horizon to 20 years)

Public Participation Element

- Text (update longer planning horizon to 20 years)

Coming Up Next

Land Use and Zoning Board (March 17) ✓

Public Meeting (March 31) ✓

City Council Transmittal (April 1)

State Expedited Review (~1 month)

City Council Adoption (~ mid June)

Questions
Comments
Decision

