

# Comprehensive Plan Update

City of Bonita Springs

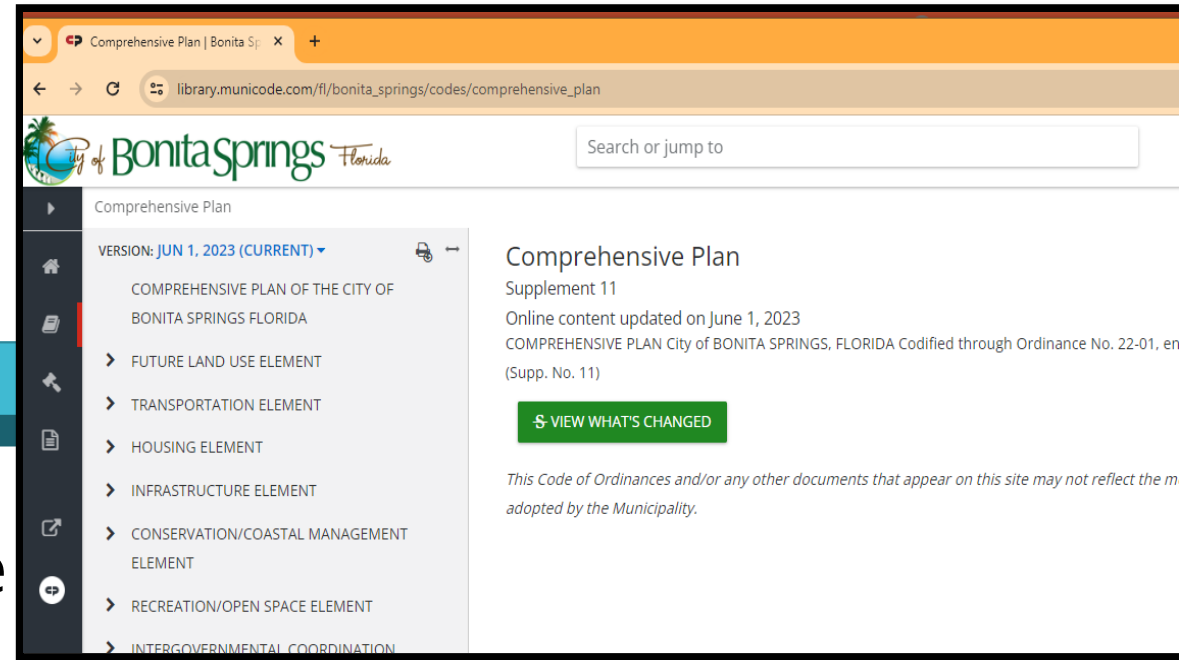
Public Meeting February 1, 2024

## Tonight's Agenda

- Introductions
- Presentation
- Input Session and Questions

# Comprehensive Plan

## - Overview/Purpose and Scope



- Supports the City's vision of the future
- Long range policies, programs & public investments
- Guides the physical development of the City
- Expresses intent through Goals, Objectives & Policies (GOPs)

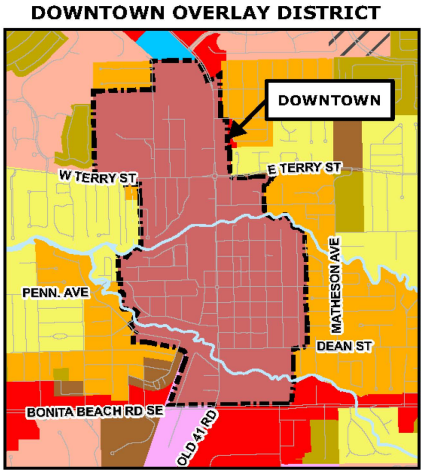
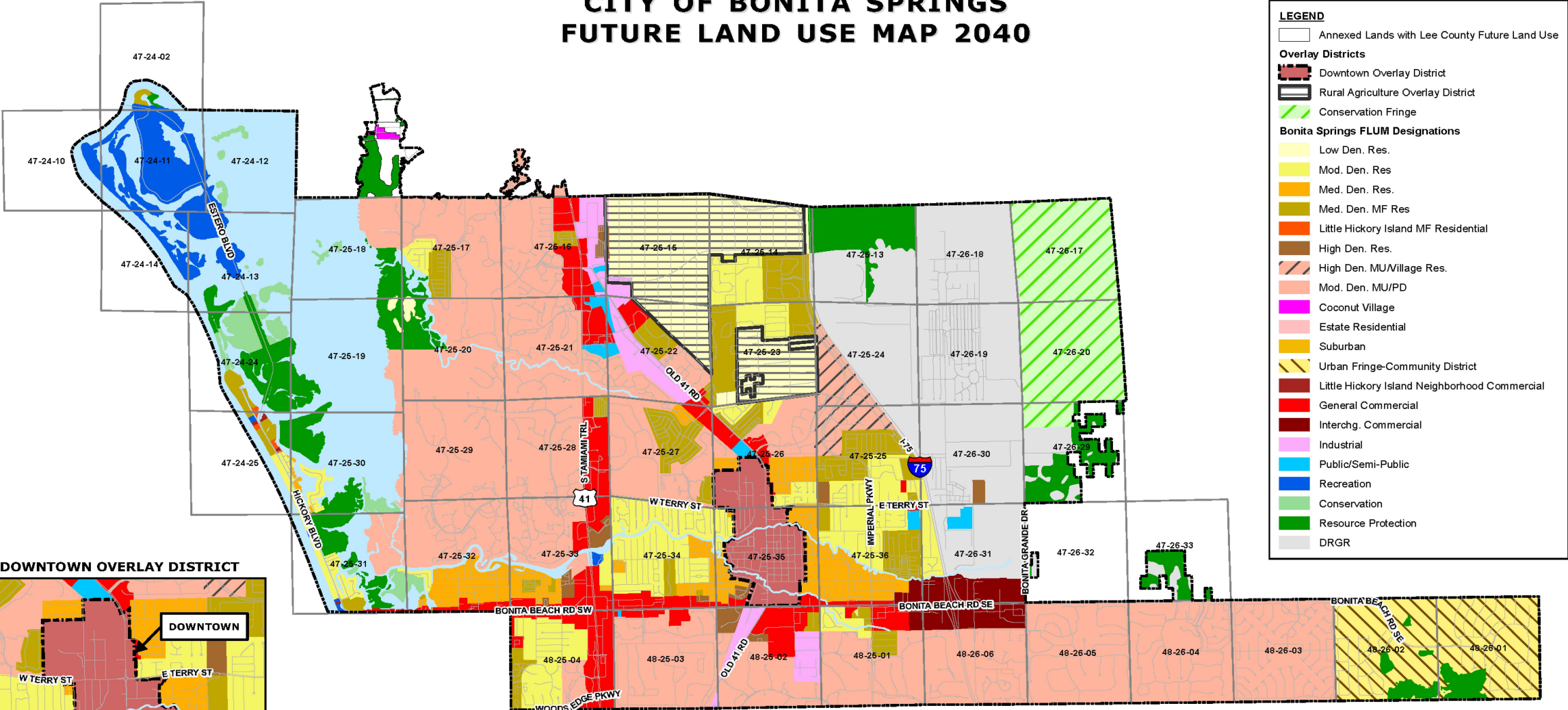
- Full Comprehensive Plan available at:

[https://library.municode.com/fl/bonita\\_springs/codes/comprehensive\\_plan](https://library.municode.com/fl/bonita_springs/codes/comprehensive_plan)

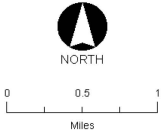
# Comprehensive Plan Relationship to Other Tools



# CITY OF BONITA SPRINGS FUTURE LAND USE MAP 2040



Disclaimer: This map is for informational purposes only and is not to be interpreted as a legal document. The City assumes no legal responsibility for the information shown on this map. Copyright © 2020 City of Bonita Springs, FL. All rights reserved. Map Date: 10/1/2020





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



March 2023

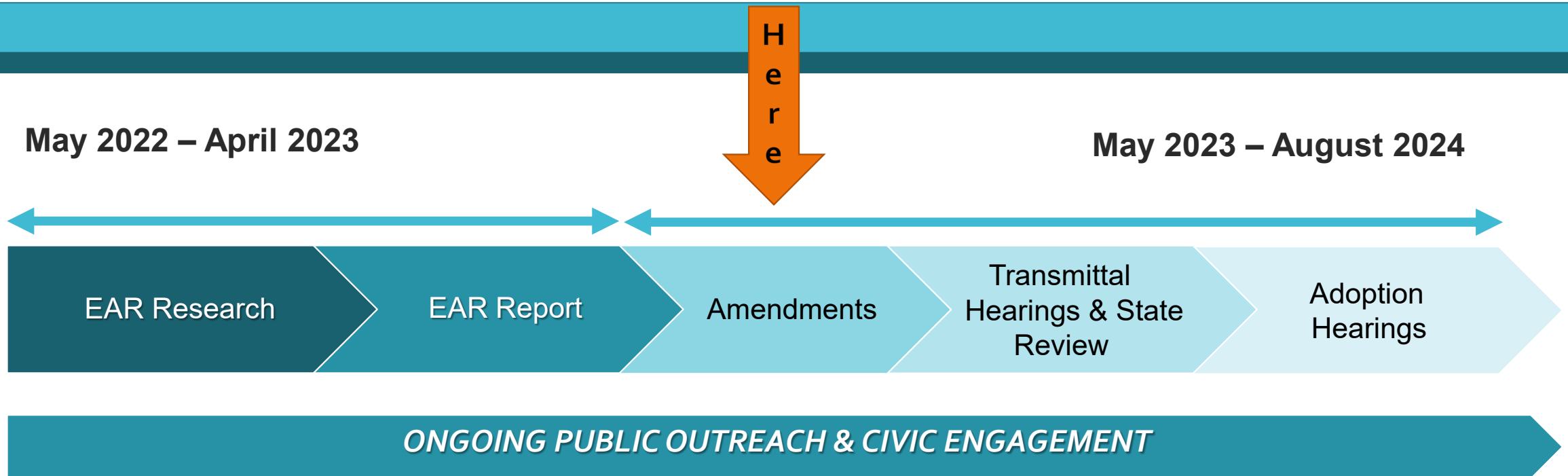


# Process Elements

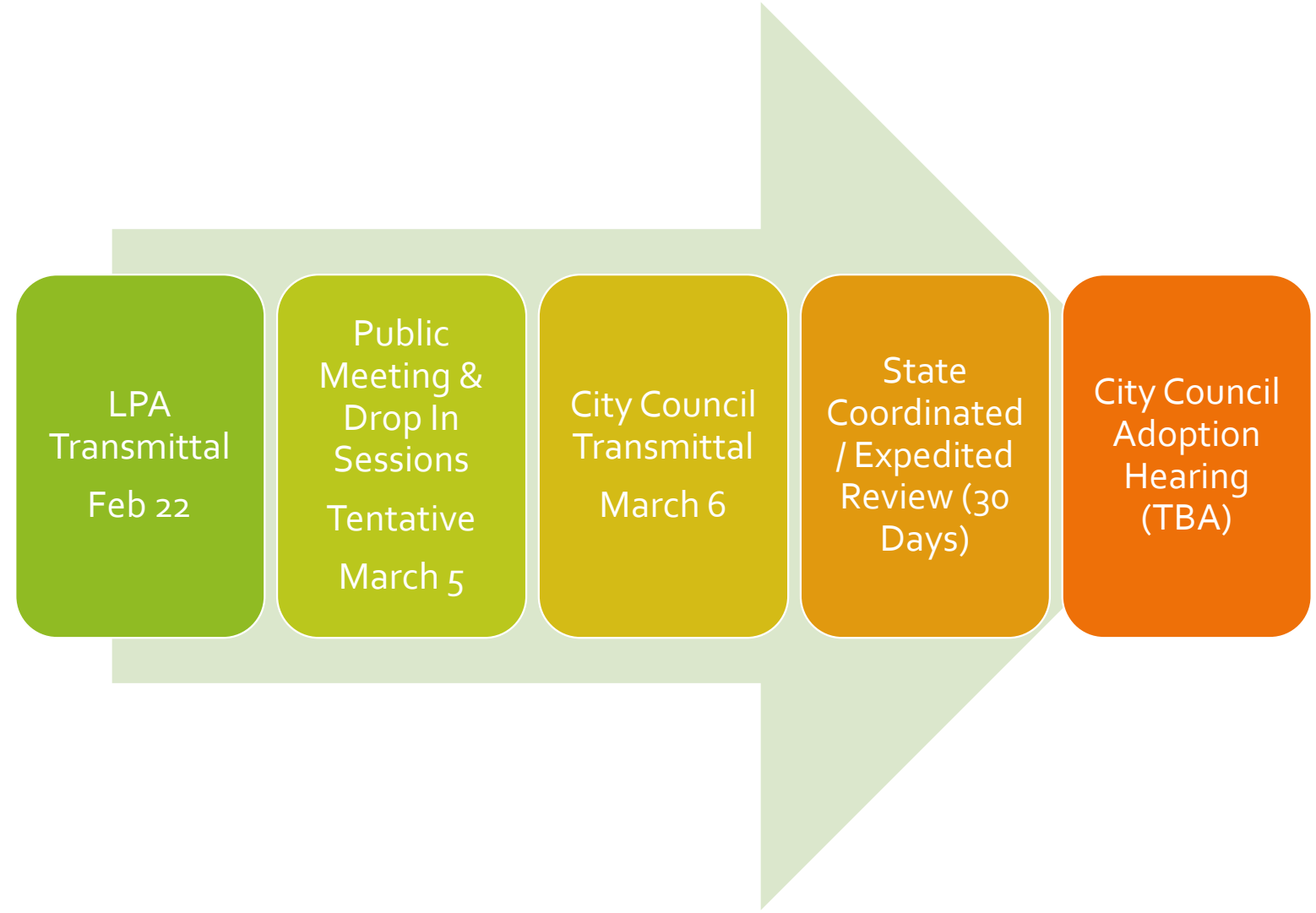
EAR completed in March  
2023 (required deadline  
4/1/2023)

EAR-Based Amendments to  
Comprehensive Plan Due  
April 1, 2024

# Timeline for Completion



# Process Timeline





# EAR Findings

Options developed  
in the 2023 EAR

## No Comment

- Sufficient to meet the goals of the City

## State Required (EAR)

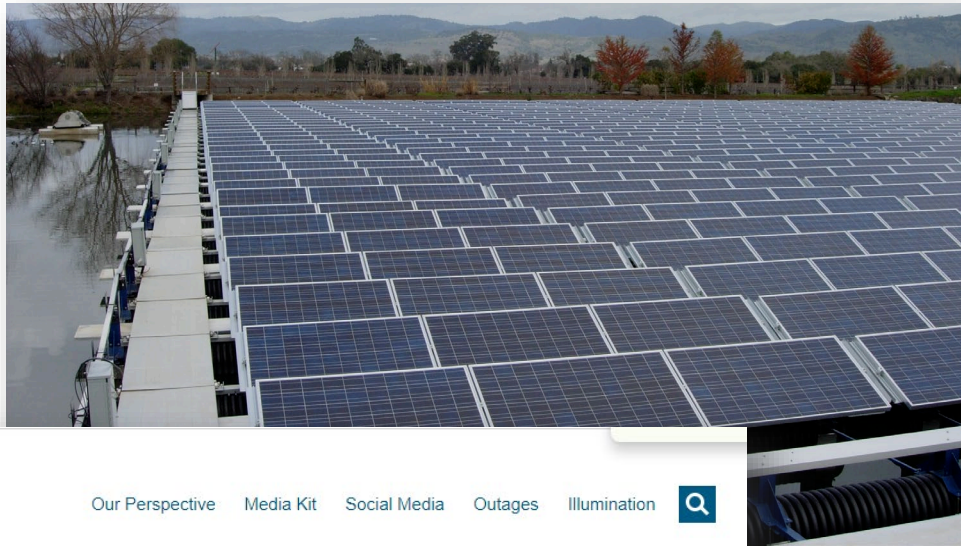
- Amendment required - changes in state law
- Consistency with state statute

## Optional Amendment

- Goals, objectives, and policies that may be insufficient to meet the goals of the City

# 2024 Amendment Scope

1. Amend plan as required by state
2. Amend plan for high priority goals, objectives, policies for amendment



# State-Required Update Examples

Solar

Floating Solar

Name change(s)



News Center

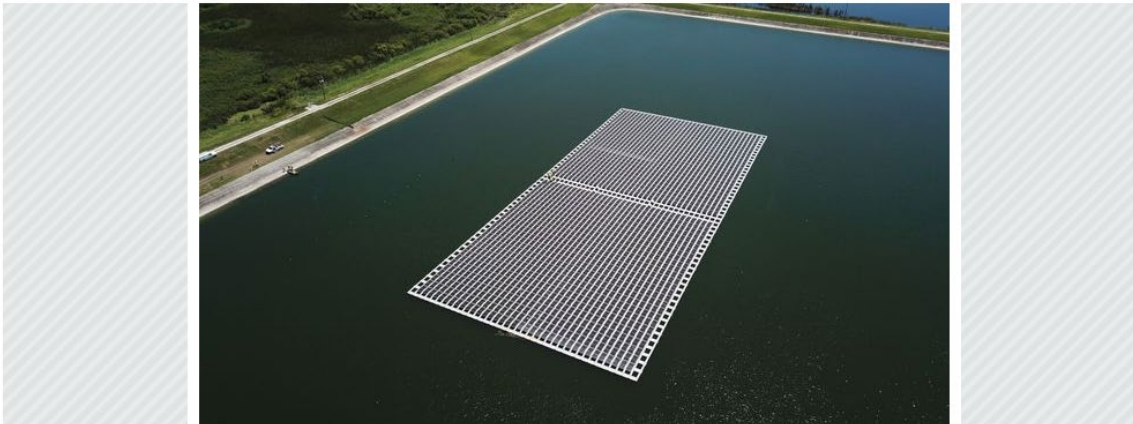
[Our Perspective](#)

[Media Kit](#)

[Social Media](#)

[Outages](#)

[Illumination](#)



## Duke Energy completes its first floating solar project in Florida

🕒 December 14, 2023

- Pilot is part of Duke Energy's Vision Florida program, which is designed to test innovative projects to prepare the power grid for a cleaner energy future

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## Scope of Optional Updates of Goals, Objectives, and Policies (GOPS)

1. Comprehensive Plan Update
  - A. Inconsistencies
  - B. GOPs that are no longer consistent with the City's practice
  - C. GOPs that refer to completed actions
  - D. Outdated information / document titles
2. Amend higher priority GOPs that would better accomplish the City's goals
3. Update Public Participation Element

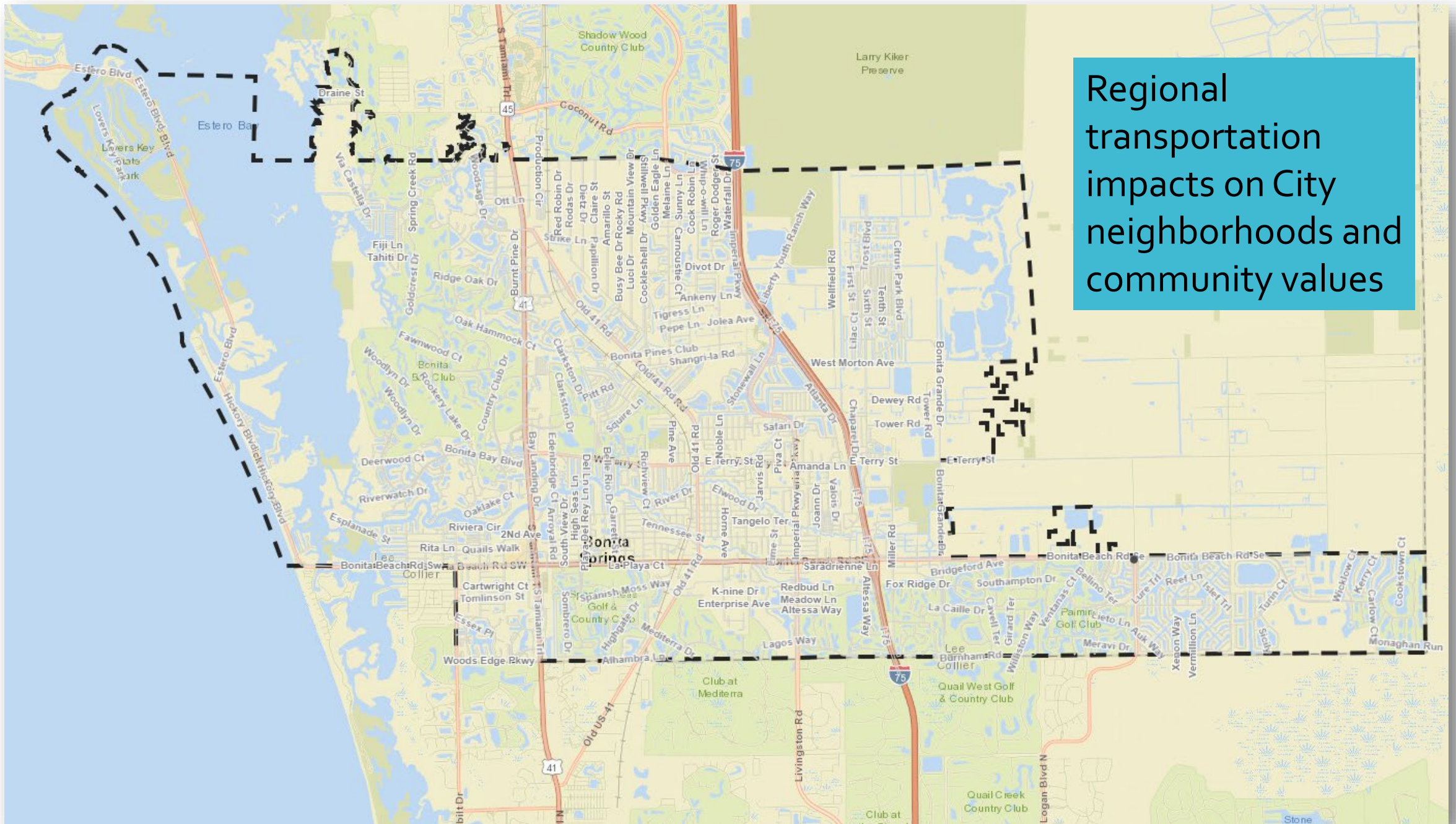
**NOTE: NO** changes to density, height restrictions, or future land use map

# Existing Plan Policies & Affordable Housing Trust Fund

Policy 1.3.4 and Policy 1.3.5 originally placed the City at the center of affordable housing where the City would:

- Establish an affordable housing trust fund
- Meet with lenders to develop incentives for reduced closing costs or interest rates or home rehabilitation
- Provide grants low cost loans, or deferred payment loans to cover infrastructure and/or land development costs associated with new affordable housing
- Support administrative costs of the Bonita Springs Area Housing Development Corporation (no longer exists)
- Acquire land or provide low cost loans to purchase land for affordable housing





Regional  
transportation  
impacts on City  
neighborhoods and  
community values

# Public Participation Past Engagement Efforts

## Input Tools

- Online surveys
- Public meeting comments
- Emailed comments
- Drop In Sessions

## Notifications

- E-Blast
- Legal Notices
- Word of Mouth

# Input Prompts

What is your feedback on public outreach tools and notice regarding Plan updates?

Which, if any, future land use categories are appropriate for floating solar facilities?

Input

How should the City provide opportunities for partners to lead in affordable housing implementation?

How should the City address external pressures on its roadways to protect neighborhoods and community values?



# Process Timeline



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