

ITEM TITLE: 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.

REQUESTOR: Jacqueline Genson, Manager, Planning and Zoning

AGENDA SECTION: Public Hearings

STRATEGIC PRIORITY: 6) Government Transparency and Efficiency

BACKGROUND:

On September 3, 2025, Council approved Task Order #3 of the Master Agreement with Portland State University to address the Florida Department of Commerce's technical assistance comment from 2023 legislation relative to changes in the required planning periods for comprehensive plans. That legislation, 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. This update requires the City to update certain goals, objectives, and policies within the Future Land Use Element, Transportation Element, Housing Element, Intergovernmental Coordination Element, and Public Participation, Monitoring, Updating, and Evaluation Procedures.

The Planning and Zoning Board, serving as the Local Planning Agency (LPA), heard the request on March 17, 2026 and motioned to find the proposed amendments consistent with the Bonita Springs Comprehensive Plan and recommended approval to City Council; the motion carried 6-0.

STAFF RECOMMENDATION: Staff recommends that the City Council vote to transmit the proposed amendments as included in the Staff Report Transmittal Package Supplement (Exhibit A).

ATTACHMENTS:

- 1) Staff Report
- 2) Transmittal Package, last revised March 24, 2026
- 3) Planning and Zoning Board DRAFT Minutes

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Dept. Director:	John Dulmer

CPA26-130023-BOS

**Bonita Plan
Planning Horizon**

Expedited State Review Process



**City Initiated Application
and Staff Analysis**

*City of Bonita Springs
Planning Division
9200 Bonita Beach Road, Suite 109
Bonita Springs, Florida
(239) 444-6150*

LPA Public Hearing Date: March 17, 2026
City Council Transmittal Date: April 1, 2026
City Council Adoption Date: To be determined
Project Name: Planning Horizon Amendments

City of Bonita Springs
Planning and Zoning Division
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
COORDINATED STATE REVIEW

CPA26-130023-BOS

X **Text Amendment**

X **Map Amendment**

This Document Contains the Following Reviews:	
X	Staff Review
X	Local Planning Agency (LPA) Review and Recommendation
	City Council Hearing for Transmittal
	City Council Hearing for Adoption

STAFF REPORT PREPARATION DATE: March 10, 2026, Rev. March 24, 2026

PART I- BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. Applicant: City of Bonita Springs
2. Request: To amend the Bonita Springs Comprehensive Plan in compliance with comments provided by the FloridaCommerce, the State Land Planning Agency, as part of the previously approved Evaluation and Appraisal Review comprehensive plan amendments for the City of Bonita Springs (Amendment No. 24-01ER). The comment was for the City to update its comprehensive plan to take into account newer / current legislation that took effect in July 2023. That legislation, 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.

This update will require the City to update certain goals, objectives, and policies within the Future Land Use Element, Transportation Element, Housing Element, Intergovernmental Coordination Element, and Public Participation, Monitoring, Updating, and Evaluation Procedures.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. Recommendation: Staff recommends that the City Council vote to transmit the proposed amendments as included in the Transmittal Package Supplement (Exhibit A).
2. Basis and recommended findings of fact:
 - Dr. Margaret Banyan will present the Data and Analysis (Attachment A) to support the comprehensive plan amendments (Exhibit A) to the Local Planning Agency (LPA) on March 17th and to the City Council on April 1, 2026.
 - The City Council authorized Staff to initiate the amendments in response to the FloridaCommerce comments received as part of the previously approved Evaluation and Appraisal Review comprehensive plan amendments for the City of Bonita Springs (Amendment No. 24-01ER).
 - The proposed amendments are limited to those as identified by the FloridaCommerce.
 - The amendments support and complement other goals and policies within the Bonita Springs Comprehensive Plan.

C. SUMMARY/BACKGROUND DISCUSSION:

1. EXISTING CONDITIONS

Due to changes in state legislation, the planning horizons incorporated into the current Bonita Springs Comprehensive Plan are inconsistent with state requirements and requires amendments.

2. AFFECTED ELEMENTS OF THE BONITA PLAN.

The amendments required to ensure that the Bonita Plan is consistent with state requirements affecting the Future Land Use Element, Transportation Element, Housing Element, Intergovernmental Coordination Element, and Public Participation, Monitoring, Updating, and Evaluation Procedures.

PART II- STAFF ANALYSIS

A. ANALYSIS

Please see the attached Transmittal Package Supplement (Attachment A).

CONSISTENCY WITH THE BONITA PLAN

Please see the attached Transmittal Package Supplement (Attachment A). The data and analysis to update the planning horizons is complete. Changes necessary for consistency with state statute and internal comprehensive plan consistency have been identified and proposed for changes (Exhibit A).

NOTICE OF PROPOSED ACTION:

This application and its appearance before the LPA and City Council was noticed for the public. The Planning and Zoning Board, serving as the Local Planning Agency (LPA), heard the request on March 17, 2026 and motioned to find the proposed amendments consistent with the Bonita Springs Comprehensive Plan and recommended approval to City Council; the motion carried 6-0

CONCLUSIONS:

The Bonita Springs Comprehensive plan should be amended to be consistent with state requirements.

STAFF RECOMMENDATION

Commence the transmittal process for comprehensive plan amendments and if approved, transmit to the state's land planning agency through the Expedited State Review Process in accordance with Florida State Statute.

SUBJECT PROPERTY

ATTACHMENTS:

- A. Transmittal Package Supplement

EXHIBITS:

- A. Proposed Comprehensive Plan Amendments

Submitted by:

Jacqueline Genson, AICP
Planning and Zoning Manager

Date: March 24, 2026

**PART III - LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: March 17, 2026

1. **RECOMMENDATION: For** Local Planning Agency to find the request consistent with the City of Bonita Springs Comprehensive Plan.

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Planning and Zoning Board, serving as the Local Planning Agency (LPA), motioned to find the proposed amendments consistent with the Bonita Springs Comprehensive Plan and recommended approval to City Council; the motion carried 6-0.

C. VOTE:

Chairman Ben Hershenson	_____ <u>Aye</u> _____
Steve Lohan	_____ <u>Aye</u> _____
Lynda Waterhouse	_____ <u>Absent</u> _____
Robert Lombardo	_____ <u>Aye</u> _____
Daniel Dhooghe	_____ <u>Aye</u> _____
Raymond Townsend	_____ <u>Aye</u> _____
Jack Brown	_____ <u>Aye</u> _____

**PART IV – CITY COUNCIL
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF PUBLIC HEARING: April 1, 2026

A. CITY COUNCIL REVIEW, RECOMMENDATION AND FINDINGS OF FACT SUMMARY

COUNCIL ACTION: For City Council to find the request consistent with the City of Bonita Springs Comprehensive Plan and transmit the amendment to the State Land Planning Agency.

BASIS AND RECOMMENDED FINDINGS OF FACT: To be completed after the transmittal hearing (first public hearing).

C. VOTE:

Mayor Mike Gibson _____

Jamie Bogacz _____

Jessee Purdon _____

Laura Carr _____

Chris Corrie _____

Nigel Fullick _____

Jim Fitzpatrick _____

**PART V – CITY COUNCIL
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF PUBLIC HEARING: To be updated after the second public hearing.

REQUEST:

TRANSMITTAL:

AGENCY COMMENTS:

STAFF RECOMMENDATION:

B. CITY COUNCIL RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. COUNCIL ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

Mayor Mike Gibson _____

Jamie Bogacz _____

Jessee Purdon _____

Laura Carr _____

Chris Corrie _____

Nigel Fullick _____

Jim Fitzpatrick _____

Attachment A

City of Bonita Springs
Planning Horizon Update
Data and Analysis

SECTION I: BACKGROUND

On March 11, 2024, the City of Bonita Springs transmitted its Evaluation and Appraisal Review (EAR) – based amendments. The EAR-based amendments reflected legislation considered in the 2016-2022 legislative cycle (effective dates July 1, 2016-June 30, 2022). The 2024 amendments were submitted to FloridaCommerce and reviewed in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

On May 10, 2024, the FloridaCommerce completed its review of the proposed comprehensive plan amendments for the City of Bonita Springs (Amendment No. 24-01ER). As part of that review, FloridaCommerce offered a comment that the City of Bonita Springs update its comprehensive plan to take into account newer / current legislation that took effect in July 2023. That legislation, Chapter 2023-31, Laws of Florida, modified section 163.3177(5)(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. As part of that process, the City is required to update the planning periods considering “1) the data and analysis of the permanent and seasonal population estimates and projections; and 2) coordination of and consistency between all of the elements of the Comprehensive Plan; and data and analysis of public facilities (potable water, sanitary sewer, solid waste, stormwater and transportation facilities).”¹

On August 7, 2024, the City adopted the EAR-based amendments with the understanding that it would address the planning horizon over the next several years.²

SECTION II: POPULATION DEMOGRAPHICS

The purpose of this section is to provide the permanent population estimates and projections (data and analysis) that will, in part, form the basis for comprehensive plan updates to meet the required 10- and 20-year planning periods. The map and text changes also ensure coordination of and consistency between all of the elements of the City’s Comprehensive Plan; and the data and analysis of public facilities (potable water, sanitary sewer, solid waste, stormwater and transportation facilities).

Population Demographics Overview

Legislative Requirements

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

¹ Stansbury, James D. 2024. Objections, Recommendations, and Comments Report Objections, Recommendations and Comments Report - Proposed Comprehensive Plan Amendment City of Bonita Springs 24-01ER. Memo and Report. FloridaCommerce: State of Florida.

² Subsequent to the 2024 adoption, the legislature adopted S.B. 180 on 6/26/2025, which prohibits more restrictive or burdensome amendments to a local government’s comprehensive plan or land development regulations until October 1, 2027. The proposed amendments make no changes that are more burdensome or restrictive.

published by the Office of Economic and Demographic Research (EDR)³ ⁴ or generated by the local government based upon a professionally acceptable methodology.”⁵ Section 163.3177 further states 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.”⁶

Analysis Overview

Estimates and projections for Bonita Springs population are comprised of two separate, but related, estimates of the permanent and the seasonal population. Seasonal population estimates are also provided.

To ensure consistency with the 2023 statute for population projections, two planning periods for population and population estimates will be established: 2040 and 2050. These exceed the requirements set forth by statute. The population data upon which the analysis is based uses estimates and projections from the most recent data available (2025 estimates) and within the closest time frames projected (2040 and 2050).

³ “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>).

⁴ 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.ufl.edu/about/>). For the purpose of this report and to comply with state requirements, EDR and BEBR provide the source for the permanent population data.

⁵ F.S., §163.3177(1)(f)(3).

⁶ Ibid.

Existing Permanent Population

The basis for these estimates and projections will be the current data available as of the writing of this analysis in 2026. The most recent data was published by the EDR or the Bureau of Economic and Business Research (BEBR) in Table 1 on October 17, 2025.⁷

The Lee County permanent population as published by the EDR and BEBR is estimated at **839,223**. The permanent population of the City of Bonita Springs is estimated to be **55,801**, as of April 1, 2025.^{8 9}

The City of Bonita Springs proportional share of the total county population is estimated at **0.06649** (or **6.649%** of the total Lee County population).

Table 1: Bonita Springs Proportionate Population Share

Lee County Population April 1, 2025	City of Bonita Springs Population as of April 1, 2025	Proportionate Share of Total County Population as of April 1, 2025 ¹⁰
839,223	55,801	0.06649

Permanent Population Projections

In addition to estimating current population, BEBR also estimates county-level population growth projections in 5-year increments.¹¹ BEBR provides low, medium, and high projections for growth. Standard practice is to utilize the medium range projections. BEBR does not provide specific municipal population growth projections. However, using guidance from Florida Statutes as described above, the proportion of Bonita Springs is applied to the Lee County projected growth. This yields the following estimates of the future population growth as shown in Table 2 below. The projections provided below reflect the population estimates and projections most recently provided by BEBR.¹²

⁷ BEBR has published its estimates and projections release dates as follows: Florida Population Projections by County: August 31, 2025; Florida Estimates of Population: October 17, 2025 (Table 1 only); and Florida Estimates of Population December 31, 2025 (Publication and additional tables). See: <https://bebr.ufl.edu/population/faq/>. Population projections for Lee County are available in the Projections of Florida Population by County, 2025–2050, with Estimates for 2024.

⁸ EDR and BEBR provide population estimates for Lee County. Published by: Florida Legislature Office of Economic and Demographic Research 111 W. Madison Street, Suite 574 Tallahassee, FL 32399-6588 (850) 487-1402 See: <http://edr.state.fl.us> and https://www.bebr.ufl.edu/wp-content/uploads/2025/12/estimates_2025.pdf. Most recent data available has been memorialized in a static document on file with the City. See also: <https://edr.state.fl.us/Content/population-demographics/data/index-floridaproducts.cfm>

⁹ This estimate of current population includes inmates as part of the estimate. BEBR reports inmate population for revenue sharing only.

¹⁰ The proportional share of the City of Bonita Springs to the total county population is smaller than previously estimated by BEBR and as was estimated in the 2023 EAR.

¹¹ Rayer, Stefan (2026). Projections of Florida Population by County, 2030-2050, with Estimates for 2025. University of Florida Bureau of Economic and Business Research Florida Population Studies. Vol. 59, Bulletin 203. February 2026. Retrieved 2/6/2026 from: <https://bebr.ufl.edu/population/population-data/>

¹² The projections for 2040 and 2050 using the proportionate share of Lee County are more conservative than estimates provided by the Shimberg Center for Housing Studies. The Shimberg Center projects population to be

Table 2: 2040 and 2050 City of Bonita Springs Permanent Population Projections

	2025 Estimate	2040 Projected Population	2050 Projected Population
Lee County	839,223	1,013,800	1,073,200
City of Bonita Springs Proportion (0.06649) ¹³	55,801	67,409	71,358

Seasonal Population

BEBR does not provide seasonal population estimates or projections as part of their standard processes. To conduct these estimates, the Florida Gulf Coast University Regional Economic Research Institute (RERI) at Florida Gulf Coast University has developed a seasonal estimating methodology. This information is available upon request in the Bonita Springs Seasonal Population Estimate document.¹⁴

The RERI estimation methodology developed a multiplier to apply to the current population and upon which the seasonal population can be based. For the current population, the RERI estimate is a seasonal population average of 21,602. The total population, including personal and seasonal residents is based on the Seasonal Population Multiplier (SPM), which was determined by RERI to be 1.39. This results in the following estimates of seasonal population for 2025, 2040 and 2050¹⁵ as shown in Table 3 below.

Table 3: City of Bonita Springs Seasonal Population Estimates: 2025, 2040, and 2050

2025 Seasonal Population Estimate	2040 Seasonal Population Estimate	2050 Seasonal Population Estimate
21,602 ¹⁶	26,289 ¹⁷	27,830

lower than the projections in Table 2: 2040 (64,714) and 2050 (66,977). For more information see: <http://flhousingdata.shimberg.ufl.edu/comprehensive-plan-data/results?nid=3505>

¹³ City of Bonita Springs proportion of Lee County population is precisely 0.0664912663261136, yielding slightly higher estimates due to rounding.

¹⁴ Neto, Amir, John Shannon, and Shelton Weeks. January 2026. Bonita Springs Seasonal Population Estimate. Florida Gulf Coast University Regional Economic Research Institute at the Lutgert College of Business.

¹⁵ The RERI document notes that a seasonal multiplier 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.

¹⁶ Please note that there is a slight discrepancy between the RERI seasonal estimate and that applied as a result of using the multiplier on the current BEBR permanent population. This discrepancy accounts for a small difference of 160 seasonal visitors. These differences are due to the time at which estimates are generated and the variations between the 2020 census, population estimates from the EDR or BEBR, and the American Community Survey.

¹⁷ 2040 and 2050 projected seasonal population based on the proportionate share of population presented in Table 2 * .39 (RERI Seasonal Population Multiplier).

Population Estimate Summary

In summary, Table 4 below summarizes the overall estimates of the permanent and seasonal population based on the discussion above.¹⁸

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

	2025	2040	2050
Permanent	55,801	67,409	71,358
Average Seasonal Visitors	21,602 ¹⁹	26,289	27,830
Total Population	77,563	93,698	99,188

¹⁸ 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 assumptions, despite the researchers’ best efforts to ensure sound and accurate logic.

¹⁹ For the purpose of this analysis, the current RERI seasonal estimate is reported, while future projections are based on the SPM and population projections from EDR and BEBR.

SECTION III: POPULATION ACCOMMODATION

The purpose of this section is to translate population into the land required to accommodate the permanent and seasonal population in a 10- and 20-year planning horizon. To better understand the development potential in the City, this analysis considers the amount of land required to accommodate population projections for a 10-year and 20-year planning period as required by §163.3177, F.S. This section covers the analysis of permanent population, followed by the 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.²⁰ The ACS data also shows the number of housing units that are vacant for seasonal use. These units are subtracted from the available units to accommodate the population. It shows the following:

- Total Housing Units: 39,895²¹
- Vacant for Seasonal Use: 11,877²²
- Average Persons Per Household 2.20²³

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

$$39,895 - 11,877 = 28,018$$

²⁰ The ACS data was compared with estimates from the Shimberg Center for Housing Studies at the University of Florida and were found to be consistent between the two sources.

²¹ U.S. Census American Community Survey Table B25001 – Housing Units 2024: ACS 5-Year Estimates Detailed Tables: Retrieved 2/7/2026 from

<https://data.census.gov/table/ACSDT5Y2024.B25001?q=Bonita+Springs+city,+Florida&t=Housing+Units>

²² 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 2024: ACS 5-Year Estimates Detailed Tables. Retrieved 2/6/2026 from: <https://data.census.gov/table/ACSDT5Y2024.B25004?q=bonita+springs+city&t=Housing>

²³ Table B25010 of American Community Survey of the U.S. Census: Average Household Size of Occupied Housing Units by Tenure: Retrieved 2/7/2026 from:

<https://data.census.gov/table/ACSDT5Y2024.B25010?q=bonita+springs+city&t=Housing>

Existing Population Accommodation

The housing units available to accommodate the current and projected population is calculated by the following:

$$\text{Current Housing Units Available to Accommodate Permanent Population} * \text{Average Persons per Household} = \text{Amount of Population Accommodated in the City's existing units}$$

$$28,018 * 2.20 = 61,640 \text{ population accommodated}$$

Existing Unit Supply and Population Accommodation

Table 5 below summarizes the population, population growth, and the residential units needed to accommodate the population by the year 2040 (10-year planning horizon). The Table also estimates what may be needed in the longer term (20-year) horizon. The unit deficiencies, or needs, are indicated in red font.

Table 5: Existing Units and Permanent Population Accommodation

	2025	2040	2050
Permanent Population	55,801	67,409	71,358
Residential Units Needed	25,364	30,640	32,435
Existing Residential Units	28,018	28,018	28,018
Unit Surplus / Deficiency	2,654	(2,622)	(4,417)

Seasonal population and development potential

To conduct the analysis regarding seasonal population, similar to the permanent population, there is a need to understand the units and/or 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 residential units as defined in the Census 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 units required to accommodate the seasonal population. Using data from multiple sources and focusing on occupancy rate and estimated residential units and available room night units for hotels, motels, resorts, B&B, Condos, Cottages and Vacation Homes, and for RV Parks and Campgrounds, RERI found that the City can support an average seasonal population of 130,634.²⁴

As a result of this discussion, this analysis assumes that the average yearly seasonal population that can be supported in short term units far exceeds the current and future seasonal population estimates. Therefore, the land supply and development potential needs summarized in the Future Unit Availability and Development Potential below does not include the seasonal population.

²⁴ According to the Lee County Visitors Convention Bureau for the period of 2016-2023 the average number of visitors for seasonal quarters (Q1 and Q4) is 65,074.

Table 6, below, summarizes the seasonal population accommodation needs based on the RERI Seasonal Population Multiplier of **1.39**.

Table 6: Future Seasonal Population Accommodation

	2025	2040	2050
Average Seasonal Population	21,602	26,289	27,830
Total Supported Seasonal Population Capacity	130,634	130,634	130,634
Surplus / Deficiency	109,032	104,345	102,804
Total Units Surplus (Average Party Size = 3.21)	33,966	32,506	32,026

Future Unit Availability / Development Potential

There are two components of development potential that supports the conclusion that the development potential in the City is sufficient to accommodate the population projected in the 10-year and 20-year planning periods as required by §163.3177, F.S. These components include an analysis of the existing vacant parcels as well as those developments that currently have a development order, are under construction, or have building permits in place.

Vacant Lands Capacity

Table 7 provides a breakdown of vacant acreage and remaining unit potential within each future land use designation. This is also accompanied by a vacant lands map that appears on page 11 of this document.

The table 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 1,326.30 acres of vacant land within the City boundaries for which there may be remaining development potential.

A snapshot of remaining unit potential is also shown on Table 7, which shows a future potential of 6,879 units.²⁵

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.

²⁵ 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.

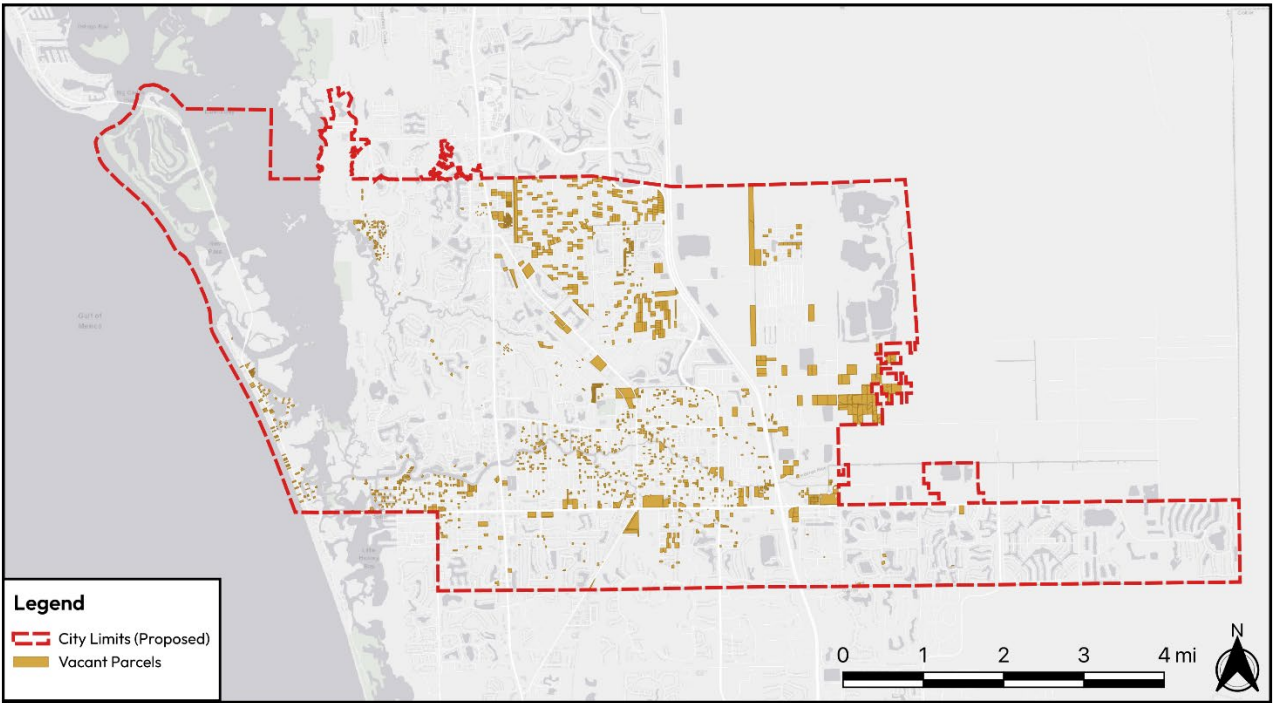
Table 7: Vacant Land by Future Land Use Category

Future Land Use Designation ²⁶	Vacant Acres	Allowable Density (DU/ac)	Vacant Remaining Unit Potential
Coconut Village	0.00	0.00	0.0
Conservation	0.00	0.00	0.0
Conservation Fringe	0.00	0.00	0.0
DRGR	228.62	0.10	22.9
Downtown District	81.75	20.00	1635.0
General Commercial	116.18	10.00	1161.8
High Density Residential	17.41	10.00	174.1
High Density-Mixed Use/Village Residential	0.62	10.00	6.2
Industrial	50.43	10.00	504.3
Interchange Commercial	63.97	10.00	639.7
Lee County FLUM: DRGR	0.00	0.10	0.0
Lee County FLUM: Outlying Suburban	0.00	3.00	0.0
Lee County FLUM: Resource Protection	0.00	0.10	0.0
Little Hickory Island MultiFamily Residential	0.86	10.00	8.6
Low Density Residential	334.05	1.30	434.3
Medium Density MultiFamily Residential	47.29	6.00	283.8
Medium Density Residential	92.47	11.60	1072.7
Moderate Density-Mixed Use/Planned Development	35.85	6.00	215.1
Moderate Density-Residential	123.15	5.80	714.3
Public/Semi-Public	4.47	0.00	0.0
Recreation	0.06	0.00	0.0
Resource Protection	129.12	0.05	6.5
Urban Fringe-Community District	0.00	2.77	0.0
TOTAL	1326.30		6879.3

Additional units in development

In addition to the vacant acres that have not yet been developed, there are currently 4,041 units for which approvals for residential units have been granted. These are in various stages of approval, such as in planning and zoning, approved development order, under construction, or approved building permits in place. These parcels are not captured in the U.S. Census residential units, or in the vacant lands analysis above.

²⁶ Previous tables in the 2023 EAR have noted a Suburban future land use category. However that future land use category carries no acreage and is not in the current inventory of lands.



City of Bonita Springs - 2026 Comprehensive Plan Update Vacant Land Parcels

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)



Figure 1: Vacant Land Parcels

Population Accommodation Summary

The conclusion of this analysis is that the Future Land Use Map and the Future Land Use categories are sufficient to accommodate the population projected in the 10-year and 20-year horizon. The table below summarizes the estimates, showing that there is capacity through 2050.

Table 8: Population Accommodation Summary

Planning Horizon Year	2025	2040	2050
Permanent Population	55,801	67,409	71,358
Residential Units Needed	25,364	30,640	32,435
Existing Residential Units	28,018	28,018	28,018
Additional Units in Development	4,041	4,041	4,041
Vacant Land Residential Unit Potential	6,879	6,879	6,879
Unit Surplus / Deficiency by Planning Horizon	13,574	8,298	6,503

SECTION IV: COMPREHENSIVE PLAN AMENDMENTS

To ensure that the City of Bonita Springs complies with 163.3177(5)(a), F.S., to increase the two required planning periods to 10-year and 20-year planning periods and to coordinate consistency between all of the elements of the Comprehensive Plan, amendments to the comprehensive plan are proposed:

Future Land Use Element

- Update Future Land Use Map

Transportation Element

- Update Policies 1.1.2 and 1.5.9 and projected LOS for state facilities
- Update Long Range Transportation Plan

Housing Element

- Policy 1.1.3

Intergovernmental Coordination Element

- Policy 1.6.2

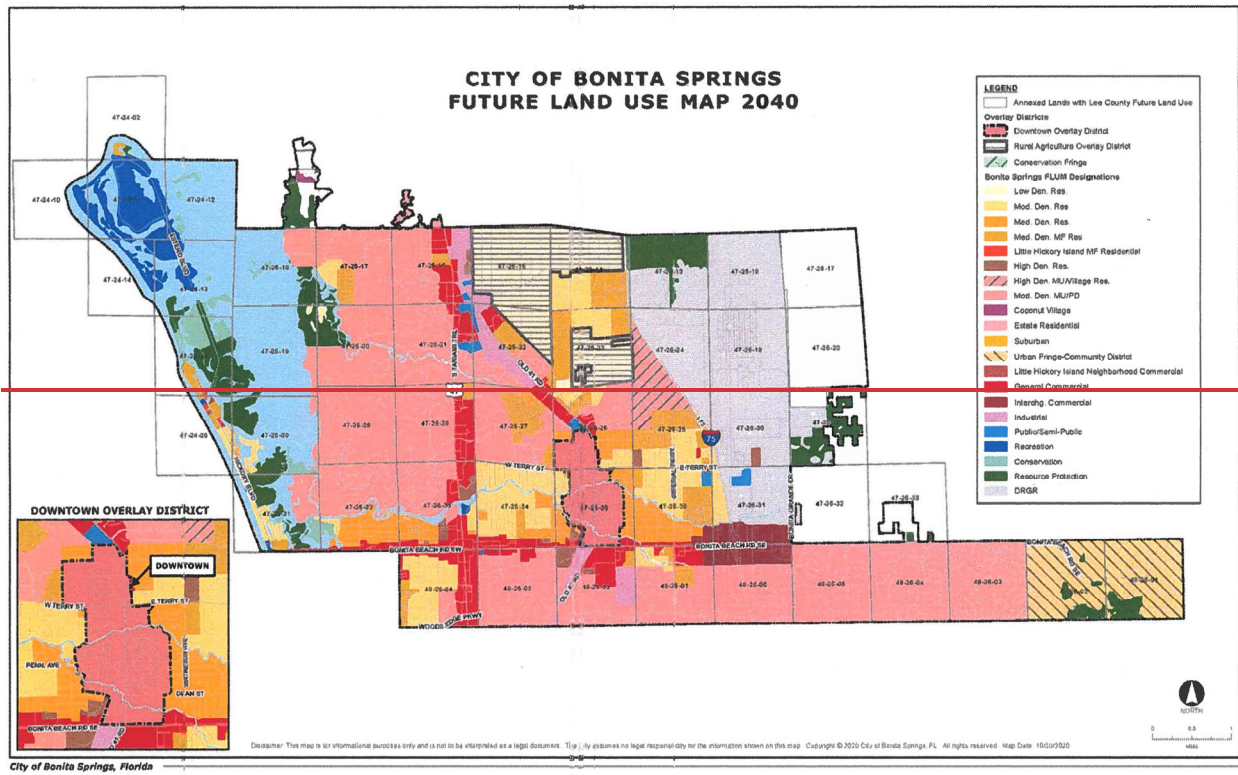
Public Participation Element

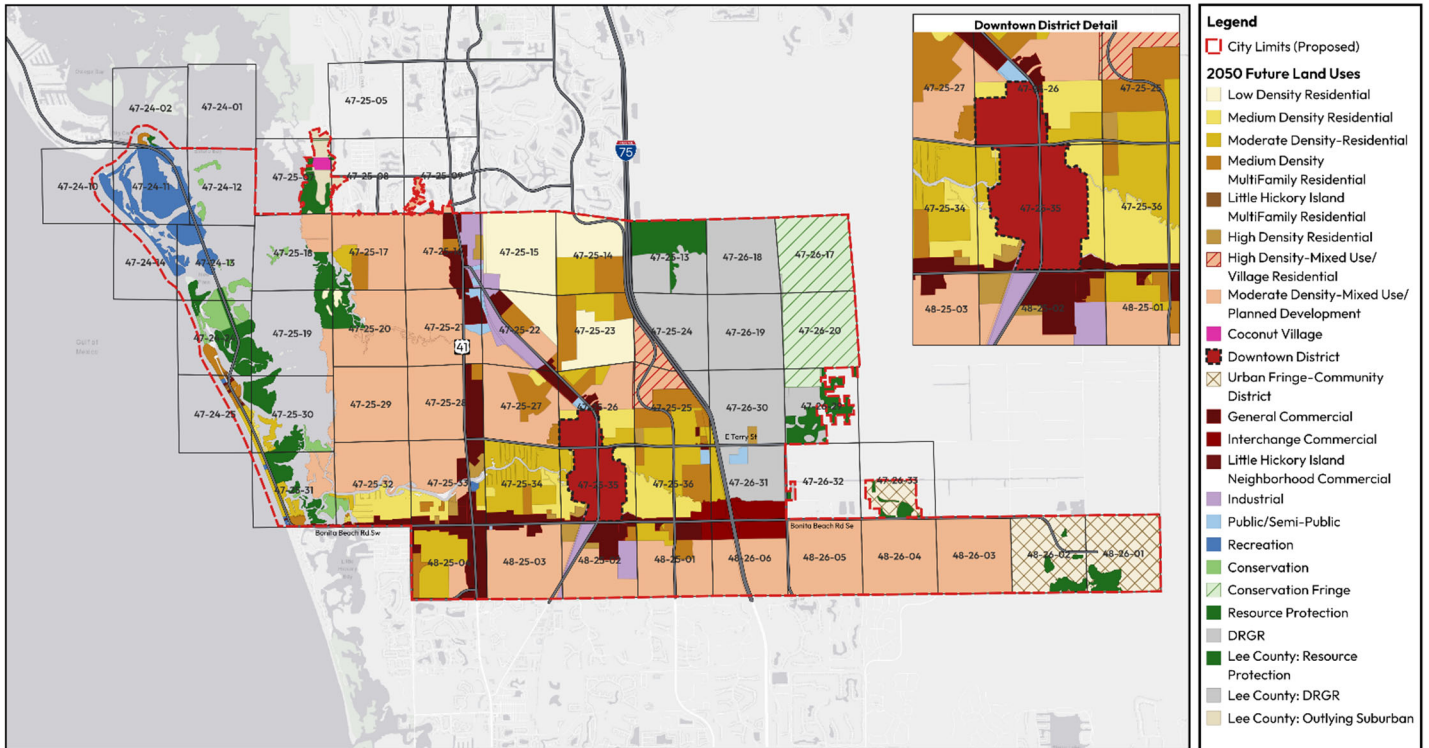
- Text

Exhibit B

City of Bonita Springs
Proposed Comprehensive Plan Amendments
City Council
April 1, 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

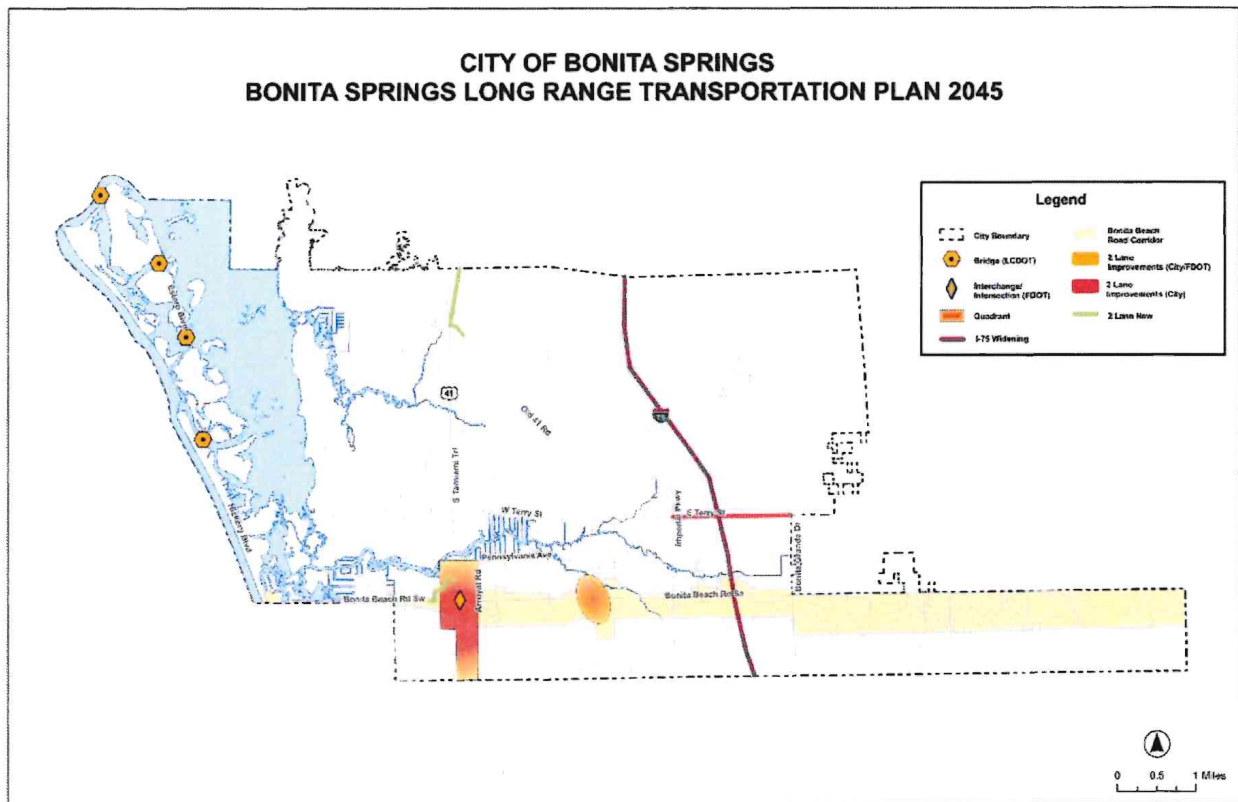
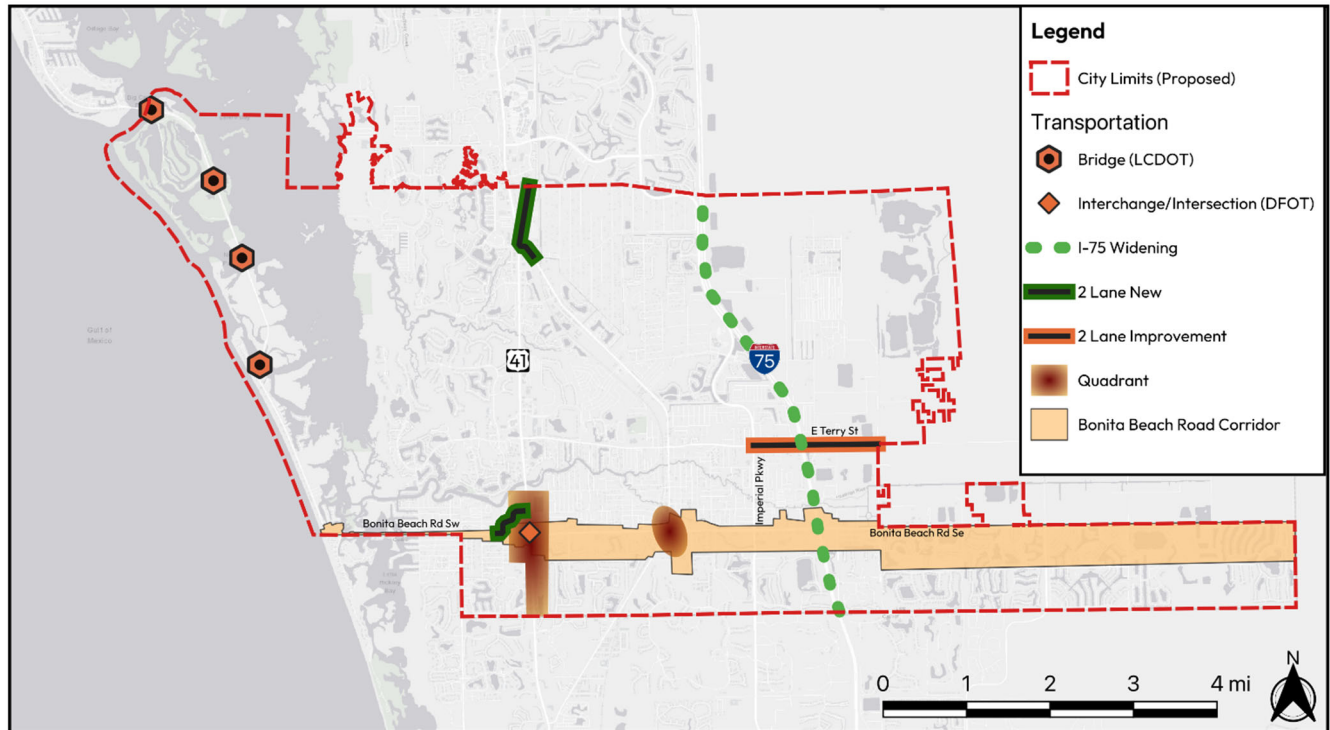


Figure 3: City of Bonita Springs Long Range Transportation Plan 2045



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)

Portland State
 Center for Public Service

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 and one covering at least a 20-year period~~ 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 and 20-year 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 and one covering at least a 20-year period ~~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 periods.



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

**City of Bonita Springs
Planning and Zoning Board**

draft Meeting Minutes

March 17, 2026

9:00 am

1. **Call to Order:** *Chairman Hershenson called the meeting to order at 9:00 a.m.*

2. **Pledge of Allegiance**

3. **Roll Call by City Clerk**

Members Present: Hershenson, Brown, Dhooghe, Lohan, Lombardo, Townsend

Members Absent: Waterhouse (excused)

*Staff Present: Mike Sheffield, John Dulmer, Jacqueline Genson, Mike Fiigon,
Nathan Cochran (for Mr. Rooney)*

4. **Public Comment:**

Chairman Hershenson announced that public comment for each case will be heard following the presentations.

5. **Public Hearings (Not Quasi-Judicial)**

A. Case Name: PLANNING PERIOD COMPREHENSIVE PLAN AMENDMENTS (CPA26-130023 BOS)

AMENDMENTS TO THE COMPREHENSIVE PLAN TO ADDRESS THE 2023 FLORIDA DEPARTMENT OF COMMERCE TECHNICAL ASSISTANCE COMMENTS RELATIVE TO CHANGES IN THE REQUIRED PLANNING PERIODS (CPA26-130023-BOS)

Jacqueline Genson, Planning and Zoning Manager, introduced the item and then introduced Dr. Margaret Banyan who appeared and presented via Zoom. Dr. Banyan opened with an overview of the purpose and scope of the Comprehensive Plan, and explained how it aligns with other City plans and regulations. She then outlined the Evaluation and Appraisal Review (EAR) process and timeline, followed by an analysis of the proposed amendments and their scope. (Presentation on file in the City Clerk's office).

*Chairman Hershenson called for public comment. With no speakers coming forward, and no comments or questions from the Board, he motioned to find the proposed amendments consistent with the Bonita Springs Comprehensive Plan and to recommend approval to City Council; Seconded by Member Lombardo. The Clerk conducted a roll-call vote; **the motion carried 6-0.***

6. Public Hearings (Quasi-Judicial)

A. Case Name: HUNTER'S RIDGE PLANNED DEVELOPMENT AMENDMENT (PD25-124697-BOS)

AN AMENDMENT TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD) TO AMEND THE SCHEDULE OF USES TO ALLOW A 149 FT MONOPOLE WIRELESS FACILITY AND RELATED INFRASTRUCTURE.

The City Clerk read the case title into the record and administered the oath to those individuals intending to provide testimony. Mike Fiigon, Senior Planner with Community Development, opened the item with an overview of the request, and then introduced Mattaniah Jahn, representing the applicant, Diamond Communications, LLC. Ms. Jahn's presentation included maps showing the proposed tower location, along with images of similar pine-camouflage style monopoles which she referred to as "monopine." Her presentation also reviewed the proposed tower elevation, the distance to the nearest residence (233 feet), the wireless carriers planning to co-locate on the facility, and the demonstrated need for the tower. (Applicant presentation on file in the Clerk's office).

Board members posed questions to Ms. Jahn regarding 9-1-1 emergency call routing, the appearance of the artificial branches, tower height (150 ft), and the need for a long-term maintenance and branch replacement schedule.

Mr. Fiigon then presented the staff analysis. Staff is recommending approval of the PD amendment. Mr. Fiigon noted the applicant met the standards of review requirements for both a special exception request (wireless facility over 35ft) and for the PD amendment (addition to the schedule of uses). His presentation included current coverage maps, the demonstrated need for the tower, and a review of the conditions of approval. He emphasized that, if approved, the amended schedule of uses is limited to this single wireless facility. (Staff presentation on file in the Clerk's office).

Chairman Hershenson called for public comment. The City Clerk announced six registered speakers, and called them in order, as follows:

Francie Morad - Spoke in opposition, citing the proximity of the tower to her home and neighborhood, and potential health and environmental impacts.

Don Huprich - General Manager at Hunter's Ridge, spoke in support, citing the need for the tower.

Adriana Bonifer - Spoke in opposition, citing the location of the tower and concerns over negative impacts to nearby homes.

Brad Wehman - Spoke in opposition, citing the location and concerns about potential impacts on health and property values.

Kevin Keane - Spoke in opposition, describing the proposed tower as an eyesore and citing concerns about potential health effects and impacts on property values.

Jack Wieland - Spoke in opposition, citing the location and proximity to homes.

The City Clerk called for any additional public comments. With no additional speakers coming forward, he invited the applicant to respond to comments made by the public speakers. Ms. Jahn provided rebuttal and introduced Cameron Lee, Project Manager with Diamond Communications, who addressed the site selection process and lease negotiations with the Hunter’s Ridge Homeowners Association.

*With no further questions from the Board, Member Townsend motioned to recommend approval of the PD amendment to City Council with the addition of a condition requiring a continual maintenance schedule; Seconded by Member Dhooghe. The Clerk conducted a roll-call vote; **the motion carried 6-0.***

7. Election of a Vice-Chair

*Chairman Hershenson motioned to select Ray Townsend as Vice Chair; Seconded by Member Lombardo. Seeing no additional nominations, the Clerk conducted a roll-call vote. **The motion carried 6-0.***

8. Approval of Minutes from the Training Workshop held on March 5, 2026

*Chairman Hershenson motioned to approve the March 5, 2026 minutes; Seconded by Member Lombardo. **The motion carried 6-0.***

9. Adjournment: *With no further business, Chairman Hershenson adjourned the meeting at 10:33 a.m., and announced that the next meeting is tentatively scheduled for 9:00 a.m., April 14, 2026.*

Prepared and attested by:

Michael J. Sheffield, City Clerk

Approved by the Planning and Zoning Board

Date: _____

Dr. Ben Hershenson, Chairman