



October 23, 2014

9101 Bonita Beach Road
Bonita Springs, FL 34135
Tel: (239) 949-6262
Fax: (239) 949-6239
www.cityofbonitasprings.org

Ben L. Nelson, Jr.
Mayor

Stephen S. McIntosh
Council Member
District One

Janet Martin
Council Member
District Two

Steven Slachta
Council Member
District Three

Peter Simmons
Council Member
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Mike Gibson
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William C. Lonkart
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City Clerk
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Public Works
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Code Enforcement
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Parks & Recreation
(239) 992-2556

**Community
Development**
(239) 444-6150

Paul O'Connor
Planning Director
Lee County Planning Division
1500 Monroe Street
Fort Myers, FL 33901

Re: DEO Adoption Transmittal Water Supply Facilities Work Plan (Work Plan) Update,
Comprehensive Plan Amendment Case #14-1ESR

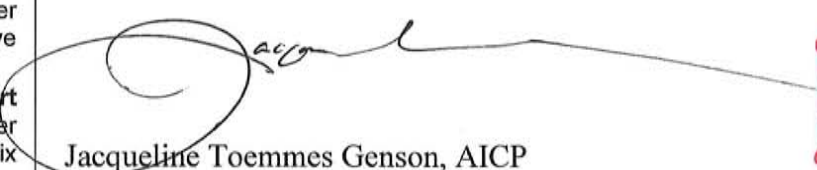
Dear Mr. O'Connor,

Please find enclosed a copy of the Water Supply Facilities Work Plan Update adoption
package.

Please contact me if I can be of further assistance.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT


Jacqueline Toemmes Genson, AICP
Planning and Zoning Manager

CC:

Southwest Florida Regional Planning Council
South Florida Water Management District (SFWMD)
Florida Department of Environmental Protection (DEP)
Florida Department of State (DOS)
Florida Department of Transportation (DOT) District One Office

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Water Supply Plan Update (Amendment No. 14-1ESR), City of Bonita Springs Adopted: October 15, 2014

- 1. DEO Transmittal Letter**
- 2. Text Amendment**
- 3. Data and Analysis**
- 4. Copy of Executed Ordinance: Adoption Ordinance No. 14-24**

DEO Transmittal Letter



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October 23, 2014

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

Re: DEO Adoption Transmittal Water Supply Facilities Work Plan Update, Case #14-1ESR

Dear Mr. Eubanks:

Please find enclosed the formal transmission of the adopted Coconut Village Future Land Use Category and Estero Bay Marina Future Land Use Map Amendments for the City of Bonita Springs. The following information is offered:

In accordance with the provisions of F.S. Chapter 163.3184, this submission package constitutes the adopted Comprehensive Plan Text Amendment to the City of Bonita Springs Comprehensive Plan.

- The DEO Notification Number is: City of Bonita Springs Amendment No. 14-1ESR
- In summary, the adopted Comprehensive Plan Amendment was to update the Water Supply Facilities Work Plan within 18 months of the Governing Board's adoption of the South Florida Water Management District's (SFWMD) Regional Water Supply Plan. The amendment was transmitted on May 7, 2014. Staff received minor revisions by the SFWMD and made those changes accordingly; they were not technical advisory comments.
- No concurrency has been rescinded as part of this amendment.
- The Bonita Springs City Council held the adoption hearing for this amendment on October 15, 2014 starting at 9:00 A.M.
- An electronic copy of the Comprehensive Plan Amendments, Adoption Submission Package and transmittal letter was sent on October 23, 2014 to the following review agencies (a copy of transmittal letters is enclosed):
 - Southwest Florida Regional Planning Council (SWFRPC)
 - South Florida Water Management District (SFWMD)
 - Florida Department of Transportation (DOT) District One Office
 - Florida Department of Environmental Protection (DEP)
 - Department of State (DOS)
 - Lee County Government

- Local 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

If we can provide further assistance, please contact me at 239-444-6163.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

Jacqueline Toemmes Genson, AICP
Planning and Zoning Manager

CC:

Audrey Vance, City Attorney
Dianne Lynn, City Clerk
Bonita Springs Utilities (BSU)
Southwest Florida Regional Planning Council (SWFPRC)
South Florida Water Management District (SFWMD)
Florida Department of Environmental Protection (DEP)
Florida Department of Transportation (DOT) District One Office
Department of State (DOS)
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Margaret Wuerstle
Executive Director
Southwest Florida Regional Planning Council
1926 Victoria Avenue
Fort Myers, FL 33901

Re: DEO Adoption Transmittal Water Supply Facilities Work Plan (Work Plan) Update,
Comprehensive Plan Amendment Case #14-1ESR

Ben L. Nelson, Jr.
Mayor

Dear Ms. Wuerstle,

Stephen S. McIntosh
Council Member
District One

Please find enclosed a copy of the Water Supply Facilities Work Plan Update adoption package.

Janet Martin
Council Member
District Two

Please contact me if I can be of further assistance.

Steven Slachta
Council Member
District Three

Sincerely,

Peter Simmons
Council Member
District Four

DEPARTMENT OF COMMUNITY DEVELOPMENT

Mike Gibson
Council Member
District Five

William C. Lonkart
Council Member
District Six

Jacqueline Toemmes Genson, AICP
Planning and Zoning Manager

Carl L. Schwing
City Manager
(239) 949-6267

CC:

Audrey E. Vance
City Attorney
(239) 949-6254

South Florida Water Management District (SFWMD)
Florida Department of Environmental Protection (DEP)
Florida Department of Transportation (DOT) District One Office
Department of State (DOS)
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Terry Manning, AICP
South Florida Water Management District (SFWMD)
Policy and Planning Analyst, Water Supply Coordination Unit
3301 Gun Club Road
West Palm Beach, FL 33406

Re: DEO Adoption Transmittal Water Supply Facilities Work Plan (Work Plan) Update,
Comprehensive Plan Amendment Case #14-1ESR

Dear Ms. Manning

Please find enclosed a copy of the Water Supply Facilities Work Plan Update adoption
package.

Please contact me if I can be of further assistance.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

Jacqueline Toemmes Genson, AICP
Planning and Zoning Manager

CC:

Southwest Florida Regional Planning Council
Florida Department of Environmental Protection (DEP)
Florida Department of Transportation (DOT) District One Office
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Florida Department of Environmental Protection (DEP)
Office of Intergovernmental Programs
3900 Commonwealth Boulevard, Mail Station 47
Tallahassee, Florida 32399-3000

Ben L. Nelson, Jr.
Mayor

Re: DEO Adoption Transmittal Water Supply Facilities Work Plan (Work Plan) Update,
Comprehensive Plan Amendment Case #14-1ESR

Stephen S. McIntosh
Council Member
District One

Dear Ms. Ray,

Janet Martin
Council Member
District Two

Please find enclosed a copy of the Water Supply Facilities Work Plan Update adoption package.

Steven Slachta
Council Member
District Three

Please contact me if I can be of further assistance.

Peter Simmons
Council Member
District Four

Sincerely,

Mike Gibson
Council Member
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DEPARTMENT OF COMMUNITY DEVELOPMENT

William C. Lonkart
Council Member
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Jacqueline Toemmes Genson, AICP
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Mr. Lawrence Massey c/o Bob Crawley
Florida Department of Transportation
10041 Daniels Parkway
Fort Myers, FL 33913

Re: DEO Adoption Transmittal Water Supply Facilities Work Plan (Work Plan) Update,
Comprehensive Plan Amendment Case #14-1ESR

Dear Mr. Massey,

Please find enclosed a copy of the Water Supply Facilities Work Plan Update adoption
package.

Please contact me if I can be of further assistance.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

Jacqueline Toemmes Genson, AICP
Planning and Zoning Manager

CC:

Southwest Florida Regional Planning Council
South Florida Water Management District (SFWMD)
Florida Department of Environmental Protection (DEP)
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October 23, 2014

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Deena Woodward
Florida Department of State
Bureau of Historic Preservation Division
500 South Bronough Street
Tallahassee, FL 32399-0250

Re: DEO Adoption Transmittal Water Supply Facilities Work Plan (Work Plan) Update,
Comprehensive Plan Amendment Case #14-1ESR

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Dear Ms. Woodward,

Please find enclosed a copy of the Water Supply Facilities Work Plan Update adoption package.

Please contact me if I can be of further assistance.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

Jacqueline Toemmes Genson, AICP
Planning and Zoning Manager

CC:

Southwest Florida Regional Planning Council
South Florida Water Management District (SFWMD)
Florida Department of Environmental Protection (DEP)
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Paul O'Connor
Planning Director
Lee County Planning Division
1500 Monroe Street
Fort Myers, FL 33901

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Dear Mr. O'Connor,

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Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

Jacqueline Toemmes Genson, AICP
Planning and Zoning Manager

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Southwest Florida Regional Planning Council
South Florida Water Management District (SFWMD)
Florida Department of Environmental Protection (DEP)
Florida Department of State (DOS)
Florida Department of Transportation (DOT) District One Office

Text Amendment

Water Supply Projects

Project Name	Water Source	Responsible Agencies	Funding Sources	Estimated Project Cost (\$M)	Estimated O&M (\$M)	Project Capacity (MGD)	Year Water Produced
Brackish Wellfield Phase II - 3 wells	Brackish	BSU		53.80	0.25	3.2700	2008 2020
RO WTP Phase II	Brackish	BSU		2540.00	1.00	3.2700	2010 2020
Brackish Wellfield Phase III - 4 wells	Brackish	BSU		3.40	0.04	4.00	2013
RO WTP Phase III	Brackish	BSU		5.00	0.20	3.70	2011
East WRF Transmission Main (East Phase)	Reclaimed	BSU		8.30	0.00	0.00	NA
Reuse Interconnect to Collier County	Reclaimed	BSU/Collier County		46.25	0.04	2.00	2013
Kehl Canal Raw Water ASR	Surface	Water Management District		9.00	0.18	2.00	2013

Source: SFWMD LWC WSP Update

Potable Water Sub-Element Goals, Objectives and Policies

Goal 1: To provide quality potable water service throughout the City that is compatible with conservation of natural resources.

Objective 1.1: The City shall continue to ensure the provision of acceptable levels of potable water service throughout the City, indirectly through franchised utility companies.

Policy 1.1.1: Within certified, franchised or designated service areas an available supply, treatment and delivery of ~~232~~ 235 gallons per day per equivalent residential connection (ERC) and delivery of potable water at a minimum pressure of 20 pounds per square inch (psi) at the meter anywhere in the system (Cross Reference: Capital Improvements Element Policy 1.1.3.a)

Policy 1.1.2: The City shall enforce these levels of service under the concurrency requirements of Florida law by requiring one of the following before issuance of development permits:

- a. Development orders or building permits will be issued subject to the condition that, at the time of issuance of a certificate of occupancy,

the necessary facilities and services must be in place and available to serve the development being authorized; or

- b. At the time development orders or building permits are issued, the necessary facilities and services are guaranteed to be in place and available to serve the development at the time of issuance of a certificate of occupancy through an enforceable development agreement pursuant to Section 163.3220, Florida Statutes, or through an agreement or development order pursuant to Chapter 380, Florida Statutes.

Objective 1.2: To ensure an adequate supply of potable water, the City shall increase its role in influencing private utility providers about service alternatives, facility locations, and conservation of resources.

Policy 1.2.1: The City shall encourage residential uses, and require nonresidential uses, to connect to central potable water utility when potable water lines have been installed immediately adjoining the property and service is available.

Policy 1.2.2: The City shall seek to be involved with the utility company providing potable water when the utility is evaluating alternatives concerning the City's potable water service.

Policy 1.2.3: The City shall collect data from private suppliers of potable water, including reporting of water flows, storage capacity, pressures, number of customers, committed future connections and proposed expansion plans on a yearly basis.

Goal 2: To ensure that future populations have access to potable water by using and strongly encouraging the conservation and resource management measures to reduce the consumption of potable water.

Objective 2.1: To protect its potable water resources.

Policy 2.1.1: The City Council shall encourage privately operated potable water utilities and the ~~Public Service Commission~~ to adopt a "conservation" rate structure for users in their respective service areas.

Policy 2.1.2: The City shall consult with South Florida Water Management District to obtain suggestions on regulations to conserve water before adopting such regulations.

Policy 2.1.3: The City shall develop and implement a water conservation program which shall include:

- a. public education through distribution of information to residents regarding conservation, and involvement with programs encouraging water conservation.
- b. use of drought-tolerant vegetation, xeriscape techniques, recycled water, or other available methods for landscaping publicly owned lands, and encouragement of private landowners to do the same to reduce usage of potable water for irrigation purposes.
- c. providing incentives to encourage developers and property owners to employ techniques such as water recycling, reclamation, and reuse of greywater to reduce demand upon the water and sanitary sewer systems serving the City.

Objective 2.2:

In order to reduce demand for potable water, and consistent with the State's water policy to encourage and promote water conservation and the reuse of reclaimed water, the City shall require the use of reclaimed or other alternative irrigation water for irrigation purposes and other authorized uses in areas where franchised utility companies have constructed or operate a reclaimed or other alternative irrigation water distribution system.

Policy 2.2.1:

For all new residential projects, the City shall evaluate the incorporation of use of reclaimed or other alternative irrigation water for irrigation purposes. When deemed practical and feasible, the City shall require the project to connect to the franchised utility company's irrigation water system in accordance with the terms and conditions of the existing service availability policy.

Policy 2.2.2:

Where reclaimed or other alternative irrigation water distribution facilities are available, the City shall enforce a requirement that no person use potable water, provided by a franchised utility system, for irrigation purposes.

City of Bonita Springs Comprehensive Plan Capital Improvements Element

Adoption Date: December 25, 2002

Amended: June 1, 2005
December 6, 2006
March 7, 2007
September 17, 2008
February 18, 2009
December 15, 2010



Prepared by

**ADLEY
BRISSON
ENGMAN**
PLANNERS &
ECONOMISTS
INCORPORATED

Coordination and Amendments provided by
LaRue Planning & Management Services, Inc.

GOALS, OBJECTIVES AND POLICIES

Goal 1: To provide public facilities and services in the City of Bonita Springs adequate to serve the needs of both existing and future development.

Objective 1.1: **Capital Improvements.** Ensure the provision of public facilities at the adopted Levels of Service by establishing a capital improvements programming and budgeting system and using the City's Levels of Service as the basic gauge of need and compliance through the City's concurrency management system and 5 year schedule of capital improvements.

Policy 1.1.1: **Capital Improvements Program (CIP).** The City shall annually prepare and adopt by resolution a Capital Improvements Program showing all public facility development projects to be undertaken during the ensuing five-year period. The City shall also annually evaluate and update this Capital Improvements element. The following actions shall govern the development of the CIP:

- a. **Preparation of the CIP**
 1. The City Manager or his designee shall annually review existing facilities, level-of-service standards, and current and projected deficiencies using the level-of-service standards contained in this plan, the established geographic units for each facility, and the latest population projections. Based on identified current and projected deficiencies, the City Manager shall prepare a capital improvements program based on facilities needed to meet these deficiencies.
 2. The City Manager and members of the City Council will communicate with the general public in this process to ascertain the perceived need for each kind of public facility in the City.
 3. A proposed CIP shall be presented by the City Manager in conjunction with the presentation of the proposed annual operating budget. The proposed CIP shall be "balanced" (i.e., proposed expenditures shall not be greater than the amount of revenues available to fund the expenditures). Attached to the proposed balanced CIP shall be a report of the projects designated as needed, but which cannot be funded.
 4. The proposed CIP shall consider the consistency of the proposal with the Comprehensive Plan and the effect of the CIP on the growth management objectives of the City.
 5. The proposed CIP shall be reviewed by the City Council. The City Council shall, by resolution, adopt the CIP approximately the same time as the adoption of the annual

operating budget. The annual operating budget shall be consistent with the first year of the adopted CIP.

6. The adopted CIP will be reviewed by the City Council during periodic meetings, called to discuss the status of CIP projects. The City Manager will provide the City Council with a status report on all ongoing CIP projects prior to these meetings. The Council may amend the CIP at these meetings by resolution after making findings of fact that the amendment is consistent with the priorities in this policy and with the City's Comprehensive Plan in general. Where an amendment to the CIP affects the first year, the annual operating budget shall also be amended so as to remain consistent with the CIP.
7. All estimates of facility or service demand used to develop specific facility plans, or an annual update of the capital improvement program, shall be based on the specific volume and location of demand represented by developments for which local and DRI Development Orders were issued prior to the effective date of this plan, as well as more general estimates of population and land use intensity.

b. **Priorities for the CIP**

1. Projects that remove a direct and immediate threat to the public health or safety;
2. Projects are directed by a court order or otherwise by law;
3. Projects that are essential for the maintenance of the City's investment in existing infrastructure;
4. Projects that remove a service level deficiency that affects developed areas;
5. Projects that provide new or additional facility capacity.

Factors that may be considered in ranking projects that are otherwise equal in priority include (in no particular order of significance):

- (a) Whether the project competes with other facilities that have been or could reasonably be provided by other governmental entities or the private sector.
- (b) The revenue-generating potential of the project.

- (c) Offers of donations of lands and/or services by the private sector and/or other governmental entities.
- (d) The availability of grants and other revenue sources from non-city revenues.
- (e) An extraordinary opportunity for the City.
- (f) The flexibility of use of the project.
- (g) Continuation of an ongoing project for which significant funds have been expended by the City in the past.
- (h) Meets the established replacement schedule for the facility/equipment.
- (i) Supports plans of the FDOT, FDEP and SFWMD.

c. Effect of the CIP

1. After adoption of the first year's projects of the CIP, no first-year public facility project shall be constructed by the City, nor shall land be acquired for such project, except in conformity with the adopted first year of the CIP.
2. It is the intent of this plan to actively pursue the development of any public facility project once it has been included in the adopted CIP. Any CIP amendment that delays or cancels a project should only be made after consideration of:
 - (a) Changes in facility needs based on more up-to-date populations projections;
 - (b) Changes in revenues compared with previous projections;
 - (c) Changes in adjusted level of service standards; and.
 - (d) Extraordinary opportunities not previously expected.
3. The City shall consider and may accept dedication of facilities contributed to the City. Where contributed facilities are not provided by city funds, they need not be included in the CIP prior to acceptance. The City may, however, establish procedures for including contributed

facilities in the CIP where inclusion in the CIP is a requirement of the Concurrency Management System.

d. Capital Facility Financing

1. The City should annually prepare revenue estimates to provide information about revenue sources available to support capital facility construction.
2. The City Manager shall prepare estimates of the operating and maintenance costs of each CIP project along with the capital costs of each facility.
3. The City should actively seek grant funds from federal, state, and other sources where available and when appropriate for capital facility construction. Consideration will be given to limitations (including operating restrictions) involved in such grants.
4. The City should investigate the feasibility of charging user fees to offset the cost of each new CIP project for which user fees could reasonably and legally be collected.
5. Capital Improvement Funds shall be anticipated at millages that will generate sufficient revenue to make all required payments.
6. A reserve for contingency should be budgeted in each capital fund. These funds should be available for reallocation by the City Council as needed during the year to fund unexpected increases in capital costs and/or to fund additional projects which could not be anticipated in the annual CIP.
7. A reserve for cash flow will be budgeted in any fund that requires monies to be carried forward into the following year to support needed expenditures until sufficient current revenues are received.
8. The City should prepare an annual analysis of financial condition. This analysis will include consideration of capital facility financing needs and revenues available to finance such needs.
9. Capital Project budgets will only be altered in one of two ways:

- (a) Administrative approval of transfer of funds to reserves for projects funds not required for authorized expenditures; or
- (b) City Council approval of transfer of funds from reserves to increase a project.

10. At the end of each fiscal year, unexpended fund balances at the project level in each fund will be carried over to the subsequent fiscal year budget in an amount equal to the prior year's unexpended project budget. Any unexpended fund balance in excess of project budget will be redistributed to fund other capital obligations, if necessary. The excess fund balance shall be treated as capital reserves to be allocated in subsequent fiscal years.

11. The City will limit the amount of outstanding long-term liabilities to 10 percent of the assessed property value within the City.

Policy 1.1.2: The City shall establish replacement schedules for each of its major capital facilities and rolling stock.

Policy 1.1.3: **Level-of-Service Standards.** Level-of-service (LOS) standards shall be the basis for facility design, for setting impact fees, and for the operation of the Concurrency Management System (CMS).

- a. Potable Water Facilities: Within certified, franchised or designated service areas an available supply, treatment and delivery of ~~232~~ 235 gallons per day per equivalent residential connection (ERC) and delivery of potable water at a minimum pressure of 20 pounds per square inch (psi) at the meter anywhere in the system (Cross Reference: Infrastructure Element Policy 1.1.1).
- b. Sanitary Sewer Facilities: Within certified, franchised or designated service areas an available capacity to treat and dispose of a volume of wastewater equal to 200 gallons per day per equivalent residential connection (ERC), except that facilities serving only mobile home residential structures shall have a capacity of 150 gallons per day and facilities serving only travel trailer residential structures shall have a capacity of 120 gallons per day.
- c. Facilities for Disposal of Solid Waste: The minimum acceptable level of service standard for availability of solid waste disposal facilities shall be 7 pounds per capita per day.
- d. Stormwater Management Facilities:

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.

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. Storm-water 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.

e. Parks and Recreation Facilities:

1. Regional Parks: 6 acres of developed regional park land open for public use per 1000 total seasonal population.
2. Community Parks: 1 acre of developed standard community parks open for public use per 1000 permanent city population.

f. Roadway Facilities: The minimum acceptable peak hour/peak season/peak direction roadway levels of service shall be as follows:

1-75	D
Freeways (non FIHS)	D
Arterials	E
Collectors	E
Local roads	D

g. **Public School Facilities:** The following Level of Service (LOS) standards for public schools are based upon Permanent Florida Inventory School Houses (FISH) capacity.

- a. **Elementary:** 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- b. **Middle:** 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- c. **High:** 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- d. **Special Purpose:** 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.

Objective 1.2: **Concurrency Management System.** To ensure that public facilities are provided in conformance with the City's adopted level of service standards, the City shall adopt, maintain and enforce a concurrency management system.

Policy 1.2.1: The City shall enforce its facility level of service standards under the concurrency requirements of Florida law upon development orders or building permits which may cause the level of service of any facility to fall below the City's adopted minimum level of service for that facility by:

- a. Withholding approval, or
- b. Proceed with approval, notwithstanding a failure of the development to satisfy transportation concurrency, when all of the following factors enumerated in Florida Statutes §163.3180(11) are met:
 1. The local government with jurisdiction over the property has adopted a local comprehensive plan that is in compliance.
 2. The proposed development would be consistent with the future land use designation for the specific property and with pertinent portions of the adopted local plan, as determined by the local government.

3. The local plan includes a financially feasible capital improvements element that provides for transportation facilities adequate to serve the proposed development, and the local government has not implemented that element.
4. The local government has provided a means by which the landowner will be assessed a fair share of the cost of providing the transportation facilities necessary to serve the proposed development.
5. The landowner has made a binding commitment to the local government to pay the fair share of the cost of providing the transportation facilities to serve the proposed development, or:
 - c. issuing approvals subject, at a minimum, to the latest occurring of the following conditions, provided, however, that no certificate of occupancy or its functional equivalent shall be issued before the necessary facilities and services are in place and available to serve the new developments.

Public facilities and Services			Conditions
Potable water, sanitary sewer, solid waste, and drainage facilities.	Parks and Recreation	Transportation	(Dots indicate that the condition is an available option for meeting the concurrency requirements for the related set of public facilities).
○		○	Necessary facilities and services are in place and available to serve the new development.
	○		Necessary facilities and services are in place or under actual construction no later than one year after issuance of a certificate of occupancy or its functional equivalent. However, acreage for parks and recreation facilities shall be dedicated to or acquired by the City prior to issuance of a certificate of occupancy or its functional equivalent; or, funds in the amount of the developer's fair share shall be committed to the City no later than the City's approval to commence construction.
○		○	The necessary facilities and services are subject to an executed, binding contract which provides for commencement of actual construction of facilities or provision of services within one year of issuance of the development permit.
○		○	Necessary facilities and services are guaranteed in an enforceable development agreement which requires commencement of actual construction of facilities or provision of services within one year of issuance of the development permit

Public facilities and Services			Conditions
Potable water, sanitary sewer, solid waste, and drainage facilities.	Parks and Recreation	Transportation	(Dots indicate that the condition is an available option for meeting the concurrency requirements for the related set of public facilities).
		○	Consistent with the public welfare, and except as otherwise provided in FS 163.3190, transportation facilities needed to serve new development shall be in place or under actual construction no more than 3 years after issuance by the local government of a certificate of occupancy or its functional equivalent.

Policy 1.2.2: The City's concurrency management system shall conform to the provisions of Chapter 163, Florida Statutes and ~~Rule 9J-5.0055~~ by including commitments that:

- a. The City of Bonita Springs will maintain its adopted level of service standards for potable water, sanitary sewer, solid waste, stormwater management, parks and recreations and roads.
- b. The City of Bonita Springs will demonstrate in future Capital Improvement Elements and amendments to this element that the plan is financially feasible and that adopted level of service standards as stated in the Capital Improvement Elements Policy 1.1.3 will be achieved and maintained.
- c. The City's concurrency management system will use a system for monitoring and ensuring adherence to the adopted level of service standards, the schedule of capital improvements, and the availability of public facility capacity. The City shall:
 1. Maintain a listing of all City adopted levels of service as listed in Policy 1.1.3.
 2. Maintain a continuous inventory of "available capacity" for each facility with an adopted level of service. "Available capacity" will consist of each facility's design capacity less the demand on the capacity committed through the issuance of prior development orders.
 3. Allow a comparison of a proposed development project's demand on each facility's "available capacity" to the City's adopted level of service for that facility and thus ascertain if the facility has sufficient available capacity to service the proposed project.
 4. The City shall issue no development orders or development permits without first consulting with Bonita Springs Utilities

(the City's potable water service provider) to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

- d. The City's concurrency management system will include standards for interpreting and using level of service standards to determine when the concurrency test must be met for development orders and permits. The City's concurrency management system will:
1. Consider the impact the development will have on the City's facilities and will consider the type and intensity of use of the proposed development in relation to the demands the use can reasonably be expected to make on those facilities and the times when the demand can reasonably be expected to occur during the course of the development. When measuring the expected impacts of a development, the City will include only the impacts of permanent continuing demands of the development.
 2. Determine whether there will be sufficient capacity considering the "conditions" in Policy 1.2.1 for these facilities to serve the development at the time the impacts of the development will occur without causing the facilities and services to function at a level of service below the minimum levels established for them. The City will add the expected impacts of the development to the levels of use of the facility at the time of the determination. Anticipated additional use will be derived from other reasonably foreseeable factors. If this sum is less than the capacity of the facility in question to operate during the effective period at the minimum adopted levels of service and the development's projected impact is in compliance with the City's Plan, the City will certify the conclusion by a written statement.

At the latest, the test for concurrency is prior to the approval of an application for a development order or permit which contains a specific plan for development including the density and intensity of development.

- e. The City's concurrency management system will be implemented through the City's Land Development Regulations and will ensure that the issuance of development orders and permits will not result

in a reduction in the levels of service beyond the City's adopted level of service for the affected facility.

Policy 1.2.3:

The City's concurrency management system will allow deferrals or exemptions only as specified below.

- a. Deferrals will be allowed only when the development application does not include a specific plan for development including the density and intensity of uses or does not request or require any authorization of development.
- b. Exemptions will include:
 1. Dwelling permits which do not impact upon the City's facilities/services having adopted levels of service.
 2. Building permits for single family, two family, and duplex buildings, as well as move-on permits for mobile homes, and recreational vehicles provided that the building or unit will be located within a subdivision or plat or other development which has a valid Certificate of Concurrency which specifically authorizes the City to issue building permits.
 3. Commercial buildings to the extent that the Certificate of Concurrency for the Final Development Order (FDO) issued prior to adoption of the City's Comprehensive Plan specifically authorized the City to issue the building permits.
 4. Permits which in themselves do not authorize construction of any building or structure which could impact the City's facility/service adopted levels of service.
 5. Exemptions approved for vested rights.
 6. Any other *de minimis* impact consistent with FS 163.3180(6). A *de minimis* impact is an impact that would not affect more than 1 percent of the maximum volume at the adopted level of service of the affected transportation facility as determined by the local government. No impact will be *de minimis* if the sum of existing roadway volumes and the projected volumes from approved projects on a transportation facility would exceed 110 percent of the maximum volume at the adopted level of service of the affected transportation facility; provided however, that an impact of a single family home on an existing lot will constitute a *de minimis* impact on all roadways regardless of the level of the deficiency of the roadway. No impact will

be *de minimis* if it would exceed the adopted level of service standard of any affected designated hurricane evacuation routes.

- c. The City may grant exceptions from the concurrency requirement for transportation facilities if the proposed development is otherwise consistent with the adopted local government comprehensive plan and (1) is a project that promotes public transportation or (2) is located in an area for which the City has adopted an amendment designating the area for urban infill development, urban redevelopment, downtown revitalization, or urban infill and redevelopment, which amendment includes data and analysis demonstrating that the area(s) qualify under ~~Chapter~~ Florida Statutes §163.2517, F.S.

Developments located within urban infill, urban redevelopment, existing urban service, or downtown revitalization areas or areas designated as urban infill and redevelopment areas which pose only special part-time demands on the transportation system may be excepted from the concurrency requirement for transportation facilities. A special part time demand is one that does not have more than 200 scheduled events during any calendar year and does not affect the 100 highest traffic volume hours. Prior to granting an exception the City will consider the impacts on the Florida Intrastate Highway System. The exceptions may be available only within the specific geographic area of the jurisdiction designated in the plan. Any affected person may challenge a plan amendment establishing these guidelines and the areas with which an exception could be granted.

Policy 1.2.4:

The City Manager, as a component of his annual review of facilities and Levels of Service, in preparing the City's annual capital improvements program, shall prepare a formal assessment of the status of the City's adopted level of service standards including:

- a. The existing demand on facilities having adopted levels of service.
- b. The capacity available to meet future demand, and
- c. The capacity of planned facilities.

Using this assessment, the City Council shall, after a public hearing, determine if there is sufficient cause to withhold or condition development orders or permits during the coming year.

Should City Council find that sufficient capacity will be available to serve all development reasonably expected to occur during the coming year, issuance of development permits may continue.

Should the City Council find that sufficient capacity will not be available to serve all development reasonably expected to occur during the coming year, City Council shall take at least one of the following actions:

1. Prepare a comprehensive plan amendment to adjust the adopted failing level of service or,
2. Identify the types of development permits which will have an immediate large demand on the failing levels of service, and direct that permits which depend on these levels of service shall not be granted or shall be granted conditionally so occupancy is dependent upon achievement of the adopted level of service and set a schedule for the reassessment of that level of service, or
3. Immediately amend the first three years of the City's 5 year schedule of capital improvement to provide or accelerate facility improvements or other means to negate or offset any apparent deficiencies in levels of service.

Policy 1.2.5:

To provide for a reasonable economic use of land in those rare instances where a strict application of the concurrency requirements would constitute an unconstitutional taking of property without due process of law, the City may issue a concurrency variance certificate. This certificate may be issued only in the City finds all of the following circumstances to be true:

- a. There are not sufficient facilities available to serve the development without violating minimum concurrency requirements.
- b. No reasonable use can be made of the property unless a development permit is issued.
- c. No reasonable economic use can be made of the property by conditioning the development permit upon sufficient facilities becoming available, and
- d. The request to vary from the concurrency requirements is the minimum variance that would allow any reasonable economic use of the property in question.

Policy 1.2.6:

The City shall enforce concurrency management vested rights through implementation of its Land Development Regulations.

- Policy 1.2.7:** The City's concurrency management system shall be administered by the City of Bonita Springs or its designee.
- Policy 1.2.8:** ~~Reserved. The City shall work with, encourage, and closely review the County's efforts to develop an alternative method that is acceptable to the City and the Department of Community Affairs (DCA) in determining traffic concurrency, particularly for roadways in the City subject to traffic generation by major residential and commercial planned developments having been approved prior to the adoption of the City's Comprehensive Plan.~~
- Policy 1.2.9:** The City shall investigate and initiate, if warranted, a Comprehensive Plan Amendment to designate a Transportation Concurrency Exception Area (TCEA) in order to accommodate redevelopment and infill along Old U S 41 between Bonita Beach Road and Terry Street and through the Comprehensive Plan review process, coordinate the City's designation of its TCEA with the DEO DCA, FDOT, Lee County and the MPO.
- Objective 1.3:** **Other Financing Policies.** Establish a broad-based system of revenue regulations that ensure that new development pays at least 90% of the capital costs of the public infrastructure directly attributable to that new development.
- Policy 1.3.1:** The City's impact fees for and/or fees-in-lieu of private provision of designated public facilities shall be set to capture a substantial proportion of the full and real cost of the designated facility, and shall be reviewed and updated regularly.
- Policy 1.3.2:** Lee County shall assist any duly constituted public agency within its boundaries, at that agency's request, in developing an impact fee program to offset the impacts of new growth on that agency or jurisdiction's capital or facility requirements.
- Policy 1.3.3:** Reserved.
- Objective 1.4:** The City, shall upon adoption of this Comprehensive Plan, limit public expenditures that subsidize development within the coastal high hazard area of the City.
- Policy 1.4.1:** All further City public expenditures for new facilities within the City's coastal high hazard Category 1 hurricane evacuation area shall require a finding by the City Council that such expenditures are necessary to maintain required service levels, to protect existing residents, or to provide for recreation/open space and preservation needs or enhanced water quality measures.

- Objective 1.5:** The City shall coordinate the City's Comprehensive Plan elements' capital requirements with the City's capital improvement program.
- Policy 1.5.1:** The City Manager shall, during his preparation of the proposed Capital Improvements Program for the City Council's consideration, include those capital needs identified in the Comprehensive Plan's elements.
- Policy 1.5.2:** Capital improvements are defined to include at least any major nonrecurring expenditure for physical facilities having an estimated useful life in excess of ten years and an acquisition cost of \$25,000 or more.
- Policy 1.5.3:** The City incorporates into the Capital Improvement's Element the Lee County School District's Five Year Capital Facilities Work Plan as adopted by the Lee County School Board on 9-9-2008. Beginning with an effective date of 2008 and no later than December 1st of each year thereafter, the City shall incorporate the above into its Capital Improvement's Element. The Capital Facilities Work Plan shall identify school facility projects which are necessary to address existing deficiencies and meet future needs. The Plan shall demonstrate that the School District can achieve and maintain the adopted LOS standard for the five-year planning period supported by data and analysis demonstrating financial feasibility. Further, the Lee County School District's "Educational Plant Survey," adopted on July 30, 2008 is hereby incorporated by reference.

Capital Improvement Projects

Proj #	Project Name	Estimated Total Project Cost	Fund Source	Expended To Date	CIP Budget					3 Year Total Cost	Years 6-10; FY 15-16 to 19-20		Total Project Cost
					FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15		Total	Total	
DIST SERVICE-335-411,894 - 20 Year total													
	General Fund		GP=	5,445,720	435,400	431,660	431,400	430,870	430,750	2,160,100	2,146,260	9,752,080	
	City Tax Funds		GT=	2,620,940	725,660	719,480	719,010	718,110	717,910	3,600,170	3,577,060	9,798,170	
	Road Impact Fees		Rd I=	16,127,970	1,741,890	1,726,730	1,723,620	1,721,460	1,722,960	8,640,400	8,384,970	33,333,340	
CITY DIST SERVICE TOTAL				24,194,630	2,903,950	2,877,910	2,874,030	2,871,440	2,871,620	14,400,670	14,108,290	52,903,590	
ROADWAY PROJECTS													
30.201.5176000	Stormwater Improvements- SPW18Q	296,500	GR-SPWM	296,500	-	-	-	-	-	-	-	296,500	
30.201.5376010	Fifth Avenue Stormwater Improvements	608,000	GR-CDBQ	-	214,000	185,000	-	-	-	400,000	-	400,000	
30.201.5376011	Alabama St Stormwater (Michigan Planwork)	133,400	GP	133,400	-	-	-	-	-	-	-	133,400	
			Rd I	2,061,855	-	-	-	-	-	-	-	2,061,855	
			Dev	5,544,407	-	-	-	-	-	-	-	5,544,407	
30.201.5416320	Old 41 Widening-Rosemary to US 41	23,089,423	OT	6,015,875	65,000	-	-	-	65,000	-	-	6,080,875	
			GP	7,660,799	-	-	-	-	-	-	-	7,660,799	
			Bds	932,487	-	-	-	-	-	-	-	932,487	
			Rd I	4,111,215	-	-	-	-	-	-	-	4,111,215	
30.201.5416322	Imperial Parkway *	22,424,195	GP	69,740	-	-	-	-	-	-	-	69,740	
			Bds	18,243,240	-	-	-	-	-	-	-	18,243,240	
30.201.5416329	Entry Signage/Roadway Beautification	49,190	GP	49,190	-	-	-	-	-	-	-	49,190	
30.201.5416340	Street Lighting Improvements	207,607	OT	72,931	5,000	5,000	5,000	5,000	5,000	25,000	25,000	72,931	
			GP	134,676	-	-	-	-	-	-	-	134,676	
			Rd I	548,997	-	-	-	600,000	2,600,000	3,600,000	2,130,000	6,278,997	
30.201.5416341	West Terry Street Improvements	7,432,775	OT	934,226	120,000	-	-	-	-	-	-	1,054,226	
			Bds	21,315	-	-	-	-	-	-	-	21,315	
			GP	76,237	-	-	-	-	-	-	-	76,237	
30.201.5416351	Implementation of Storm Water Master Plan	487,450	GP	37,450	90,000	100,000	100,000	100,000	100,000	450,000	-	487,450	
			OT	211,254	160,000	-	-	-	-	-	-	3,321,254	
30.201.5416364	Shanger-In Peving-Windley Key to Turso Oaks (RCW \$1.6m/ll, Design \$0.6m/ll, Construction \$4.5m/ll)	6,919,977	GP	545,146	-	-	600,000	600,000	1,750,000	2,950,000	-	545,146	
			Rd I	103,375	-	-	-	-	-	-	-	3,053,375	
	to be assigned Bonita Beach Rd- Vanderbilt Dr to US 41 **	-	Rd I	-	-	-	-	-	-	-	-	-	
			Loc City	-	-	-	-	-	-	-	-	-	
	to be assigned US 41 Overpass on Bonita Beach Rd (Iyover) **	-	Rd I	-	-	-	-	-	-	-	-	-	
			Loc City	-	-	-	-	-	-	-	-	-	
	to be assigned Bonita Beach Rd- Ph III-US 41 to Old 41	24,667,146	Rd I	-	-	-	-	-	-	-	12,343,573	12,343,573	
			Loc City	2,087,145	-	-	-	-	-	-	10,256,423	12,343,573	
30.201.5416361	Bonita Beach Rd- Ph II-Old 41 to Lino St	11,571,381	Dev	3,300,000	-	-	-	-	-	-	-	3,300,000	
			GP	-	3,650,000	-	-	-	-	2,630,000	-	2,650,000	
			OT	-	1,100,000	-	-	-	-	1,100,000	-	1,100,000	
			Loc City	771,381	3,750,000	-	-	-	-	3,750,000	-	4,521,381	
30.201.5416368	ITS/Bonita Beach Road Interchanges	3,342,503	Fnd	500,000	2,837,500	-	-	-	-	2,837,000	-	3,337,000	
			GP	61,503	-	-	-	-	-	-	-	61,503	
	to be assigned Bonita Beach Rd-195 to Bonita Grande Dr. **	7,500,000	Rd I	-	-	-	-	-	-	-	3,750,000	3,750,000	
			Loc City	-	-	-	-	-	-	-	3,750,000	3,750,000	

* Imperial Parkway has site land acquisition for which final judgment has not yet been determined. For this acquisition, the City has deposited \$386,000, an amount equal to the City's appraisal; however, the owner's appraisal totals \$2,633,000. Elected 1/11
 ** Lee County Capital Improvements plan includes only Phases II (Old 41 to Lino St) & III (US 41 to Old 41) of Bonita Beach Road widening; therefore, the other phases of Bonita Beach Road widening are not reflected in the Lee County CIP.
 Rd I=Road Impact Fee, Dev=Developer Agreement Fee, GT=Gas Tax, GR=Grant, GP=General Fund

City Of Bonita Springs, Florida
Fiscal Year 2010-2011
Capital Improvement Projects

Proj #	Project Name	Estimated Total Project Cost	Fund Source	Expended To Date	CIP Budget FY 10-11	CIP Budget FY 11-12	CIP Budget FY 12-13	CIP Budget FY 13-14	CIP Budget FY 14-15	5 Year Total Cost	Years 6-10; FY 15-16 to 19-20 Total	Total Project Cost
30.201.5416371	Old 41 Banner Point	10,000	OF	10,000	-	-	-	-	-	-	-	10,000
30.201.5416372	Old 41 Pedestrian Friendly Improvements	202,000	GR-CDBG	20,000	182,000	-	-	-	-	182,000	-	202,000
30.201.5416373	Dean St/Oldm St. Paving & Driveway	184,381	OF	184,381	-	-	-	-	-	-	-	184,381
30.201.5416374	CDBG Eligible Projects	245,000	GR-CDBG	-	-	30,000	215,000	-	-	245,000	-	245,000
30.901.5416133	Road Improvements - Minor Capital Projects	110,000	OT	10,000	20,000	20,000	20,000	20,000	20,000	100,000	-	110,000
30.901.5416134	Bonita Delta-CDBG	110,940	GR-CDBG	94,580	-	-	-	-	-	-	-	94,580
			GF	16,360	-	-	-	-	-	-	-	16,360
	to be assigned Old 41 4 Lanes-Bonita Bch Rd to Collier Cty Line	1,270,000	Rd I	-	70,000	-	-	600,000	600,000	1,270,000	-	1,270,000
	to be assigned Old 41 RR Xing-Bonita Bch Rd to Collier Cty Line	1,200,000	Rd I	-	-	-	25,000	700,000	475,000	1,200,000	-	1,200,000
	to be assigned Kentucky Street RR Crossing	320,000	OT	-	-	-	-	20,000	300,000	320,000	-	320,000
30.000.5199930	Coastalway	-	GR	-	-	-	-	-	-	-	-	-
	Roadway Projects Total	112,246,068		53,617,067	11,224,000	340,000	1,365,000	4,845,000	6,400,000	24,374,000	32,255,001	112,246,068
	Less County Participation		Loc Cty=	(2,838,526)	(3,750,000)	-	-	-	-	(3,750,000)	(14,006,428)	(20,614,954)
	Less Refund from 3 Oaks TRIP Grant (net aside \$1.3mill Imperial)		TRIP=	-	-	-	-	-	-	-	-	-
	Less Federal Participation		Fed=	(500,000)	(2,397,000)	-	-	-	-	(2,897,000)	-	(3,337,000)
	Less State Participation		State=	-	-	-	-	-	-	-	-	-
	CITY ROADWAY PROJECTS TOTAL			52,258,541	4,637,000	340,000	1,365,000	4,845,000	6,400,000	17,787,000	18,248,573	88,294,114

Rd=Roads, RdI=Road Impact Fees, Dev=Developer Agreements Fees, OT=On Tax, GR=Grant, GF=General Fund

Road Capital Projects By Funding Source		Funding Provided Through September 30, 2009	Funding Provided FY 10-11	Funding Provided FY 11-12	Funding Provided FY 12-13	Funding Provided FY 13-14	Funding Provided FY 14-15	Funding Required	Funding Required	Funding Required
								October 1, 2009 Through September 30, 2014	Years 6-10 FY 15-16 to 19-20	Years 1 - 10
Road Impact Fees	Rd I=	7,625,642	70,000	-	625,000	2,700,000	5,625,000	9,020,000	18,223,573	27,243,573
2001 Revenue Bonds	Bds=	19,197,042	-	-	-	-	-	-	-	-
Development Agreement Impact Fees	Dev=	8,844,407	-	-	-	-	-	-	-	-
Gas Tax Funds	GT=	7,196,288	1,470,000	25,000	625,000	2,045,000	675,000	4,840,000	25,000	4,865,000
Grant Funds	GR=	411,080	397,000	215,000	215,000	-	-	827,000	-	827,000
General Fund	GF=	8,994,082	2,700,000	100,000	100,000	100,000	100,000	3,100,000	-	3,100,000
Total City Funded Road Capital Projects		52,258,541	4,637,000	340,000	1,365,000	4,845,000	6,400,000	17,787,000	18,248,573	36,036,573

City Of Bonita Springs, Florida
Fiscal Year 2010-2011
Capital Improvement Projects

Proj #	Project Name	Estimated Total Project Cost	Fund Source	Expended To Date	CIP Budget					3 Year Total Cost	Years 6-10; FY 15-16 to 19-20 Total	Total Project Cost
					FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15			
PARKS, RECREATION & COMMUNITY FACILITIES												
31.201.5726199	Property Acquisitions-Grobs Space	400,000	CPI		200,000	100,000	100,000			400,000		400,000
31.201.5176302	Silt Removal/Impound River & Oak Creek	250,000	GR-State	117,551	132,450					132,450		250,000
			GR-State	200,000								200,000
			GF	43,098								43,098
			Coatr	11,000	40,000					40,000		51,000
31.201.5726101	Riverside Park Phase V-Depot Park Improvements	842,935	RPI	197,568								197,568
			CPI	251,269	100,000					100,000		331,269
31.201.5726103	Bonita Nature Place	1,059,287	GF	967,287								967,287
			CPI	33,310	56,696					56,696		90,000
			RPI	141,510								141,510
31.602.5726303	Carpenter Lane River Park	255,220	CPI	10,237								10,237
			GF	75,259								75,259
			GR-State	25,194								25,194
31.602.5726373	River Trail	530,943	RPI		75,000	100,000	100,000			275,000		275,000
			GF	255,943								255,943
31.602.5726380	Kear Road Canoe/Kayak	25,000	RPI		25,000					25,000		25,000
			GF	21,926								21,926
31.602.5726300	Upriver Canoe/Kayak Launch Pick (to be relocated to North side of River-Kear Rd)	131,649	RPI	36,723								36,723
			GR-TDC	75,000								75,000
31.602.5726378	FPL Transmission Line R/W/Ped. Pathway	20,000	CPI		20,000					20,000		20,000
31.201.5726300	Beach Renourishment	1,642,770	GF	733,140	50,000	69,370	772,260			909,630		1,642,770
			GF-Coast	149,905								149,905
			Coatr	405,000								405,000
			CPI	902,000		150,000				150,000		1,052,000
			GF	2,027,693								2,027,693
			RPI	38,000								38,000
31.602.5726200	Bonita Springs River Park	3,250,132	GR-TDC	1,159,715								1,159,715
			GR-State	64,724								64,724
31.602.5724300	Bamboo Utilities	222,732	GF	187,732	35,000					35,000		222,732
31.602.5726360	Bamboo Master Plan & Re-zoning	3,493,415	GF	3,493,415								3,493,415
31.602.5726301	BS Soccer Complex Playing Field Improvements	2,500,000	CPI					2,500,000		2,500,000		2,500,000
			CPI									
31.602.5726376	Recreation Center Improvements	132,000	CPI	132,000								132,000
31.602.5726379	Energy Efficiency & Conservation Block Grant	179,600	GR-Fed	179,600								179,600
31.602.5726381	Pool Restrooms	40,000	CPI		40,000					40,000		40,000
31.602.5726382	Shore Park Enhancements	25,000	CPI		25,000					25,000		25,000
	to be assigned Recreation Center Olympian Floor	50,000	CPI					50,000		50,000		50,000
31.980.5346302	Renovations @ Rosemary Park RPD	506,323	GF	367,945								367,945
			Allford	139,078								139,078
	Non-Roadway Projects Total	16,903,918		12,145,148	799,140	417,370	992,260		2,530,000	4,798,770		16,903,918
	Less County Participation		Leo Cty*									
	PARKS, RECREATION & COMMUNITY FACILITIES TOTAL			12,145,148	799,140	417,370	992,260		2,530,000	4,798,770		16,903,918
	TOTAL ALL CITY CAPITAL PROJECTS			64,403,289	5,436,149	787,579	2,557,260	4,843,080	8,990,000	22,545,770	18,248,573	105,198,032

GR-General Fund, CPI-Community Park Impact Fees, RPI-Regional Park Impact Fees, GR-Coast, GF-Coast-General Fund Capital Projects Contingency Funds, Coatr-Contribution by Private Citizens

City Of Bonta Springs, Florida
Fiscal Year 2010-2011
Capital Improvement Projects

		Funding Provided Through September 30, 2009	Funding Provided FY 10-11	Funding Provided FY 11-12	Funding Provided FY 12-13	Funding Provided FY 13-14	Funding Provided FY 14-15	Funding Required October 1, 2009 Through September 30, 2014	Funding Required Years 6-10 FY 15-16 to 19-20	Funding Required Years 1 - 10
Other Capital Projects By Funding Source										
Community Park Impact Fees	CFI=	1,328,841	441,690	200,000	100,000	-	2,550,000	3,341,690	-	3,341,690
Regional Park Impact Fees	RPI=	413,201	100,000	100,000	100,000	-	-	300,000	-	300,000
Contribution by Private Citizens	CONTR=	116,000	40,000	-	-	-	-	40,000	-	40,000
Grants Funds	GR=	1,824,785	132,450	-	-	-	-	132,450	-	132,450
Affordable Housing Trust Fund	AH=	139,078	-	-	-	-	-	-	-	-
General Fund	GF=	3,322,643	85,000	67,370	792,260	-	-	944,630	-	944,630
Total City Funded Other Capital Projects		12,145,148	799,140	417,370	992,260	-	2,550,000	4,758,770	-	4,758,770

City of Bonita Springs, Florida
Fiscal Year 2013-2014
Capital Improvement Projects

Proj #	Project Name	Estimated Total Project Cost	Fund Source	Estimated Expenses To Date	CIP Budget FY 13-14	CIP Budget FY 14-15	CIP Budget FY 15-16	CIP Budget FY 16-17	CIP Budget FY 17-18	\$ Year Total Cost	Years 6-10; FY 16-19 to 22-23 Total	Total Project Cost
CITY DEBT ZERO-OUT TOTAL												
30.201.5376010	Fchs Avenue Stormwater Improvements	413,472	GR-CDBG	413,472	-	-	-	-	-	-	-	413,472
30.201.5376012	Implementation of Storm Water Master Plan	3,280,813	GP	27,251	200,000	633,562	250,000	270,000	400,000	1,731,542	1,500,000	3,231,542
30.201.5416300	Oak Creek Dredging	250,000	GR-State	-	250,000	-	-	-	-	250,000	-	250,000
30.201.5416313	Road Improvements - Minor Capital Projects	200,000	GT	-	20,000	20,000	20,000	20,000	20,000	100,000	100,000	200,000
30.201.5416340	Street Lighting Improvements	181,536	GT	21,660	5,000	1,000	5,000	5,000	5,000	25,000	-	46,660
30.201.5416341	West Tarry Street Improvements	1,872,398	GP	134,676	-	-	-	-	-	-	-	134,676
			Rd I	548,997	-	-	-	-	-	-	-	548,997
			GT	1,015,849	210,000	-	-	-	-	210,000	-	1,225,849
			Bids	21,315	-	-	-	-	-	-	-	21,315
			GP	76,237	-	-	-	-	-	-	-	76,237
			GT	1,160,583	-	-	-	-	-	-	-	1,160,583
30.201.5416364	Shoreline Paving-Windley Key to Imperial (ROW 12.0eal, Design \$0.9mill, Construction \$1.4mill)	3,871,426	3 Oaks	1,000,000	-	-	-	-	-	-	-	1,000,000
			GP	1,367,550	-	-	-	-	-	-	-	1,367,550
			Rd I	804,354	1,141,710	397,215	-	-	-	1,538,925	-	2,943,279
30.201.5416374	W. Seagrass-Lee Sidewalk-to Old 41	275,000	GT	-	275,000	-	-	-	-	275,000	-	275,000
to be assigned	Bonita Beach Rd- Vanderbilt Dr to Old 41 **	-	Rd I	-	-	-	-	-	-	-	-	-
to be assigned	US 41 Overpass on Bonita Beach Rd (Reover) **	-	Rd I	-	-	-	-	-	-	-	-	-
			Lee Cty	-	-	-	-	-	-	-	-	-
to be assigned	Bonita Beach Rd- Ph 01-US 41 to Old 41	23,000,000	Rd I	-	-	-	-	-	-	-	11,500,000	11,500,000
			Lee Cty	-	-	-	-	-	-	-	11,500,000	11,500,000
to be assigned	Bonita Beach Rd-4-75 to Bonita Grande Dr. **	-	Rd I	-	-	-	-	-	-	-	-	-
			Lee Cty	-	-	-	-	-	-	-	-	-
30.201.5416374	CDBG Eligible Project	103,030	GR-CDBG	-	103,030	-	-	-	-	103,030	-	103,030
30.201.5416375	Old 41 & Leaning-Grouse Bch Rd to Collier Cty	14,280,109	Rd I	76,534	500,000	-	200,000	500,000	800,000	2,000,000	12,200,000	14,276,534
			GT	-	-	-	-	-	-	-	-	-
			GP	103,575	-	-	-	-	-	-	-	103,575
30.201.5416376	Res. Sidewalk/Drainage	2,094,301	GT	354,301	600,000	200,000	200,000	100,000	100,000	1,000,000	700,000	2,054,301
			GR-CDBG	10,000	-	-	-	-	-	-	-	10,000
30.201.5416377	Asphalt Overlay	3,769,997	GT	419,997	300,000	300,000	300,000	350,000	350,000	1,600,000	1,750,000	3,769,997
30.201.5416380	Paving Unpaved Street	270,000	GP	120,000	150,000	-	-	-	-	150,000	-	270,000

** Lee County's capital improvements plan includes only Phases II (Old 41 to Lane Rd) & III (US 41 to Old 41) of Bonita Beach Road widening; therefore, the other phases of Bonita Beach Road widening are not reflected in the Lee County CIP inventory. Rd=Road Improv Fund, Dev=Developer Agreement Fund, GT=Gas Tax, GR=Grant, GP=General Fund, 3 Oaks Refund

City of Bonita Springs, Florida
Fiscal Year 2013-2014

Capital Improvement Projects

Proj. #	Project Name	Estimated Total Project Cost	Fund Source	Estimated Expended To Date	CIP Budget FY 13-14	CIP Budget FY 14-15	CIP Budget FY 15-16	CIP Budget FY 16-17	CIP Budget FY 17-18	\$ Year Total Cost	Years 6-10, FY 18-19 to 22-23 Total	Total Project Cost
ROADWAY PROJECTS (Continued)												
<i>Landscape Projects:</i>												
to be assigned	Bonita Beach Rd-PH III-US 41 to Old 41 Enhanced Landscape	-	GP	-	-	-	-	-	-	-	-	-
30.201.5416365	Bonita Beach Rd-PH U-Old 41 to Lane St Enhanced Landscape	125,000	GP	125,000	-	-	-	-	-	-	-	125,000
30.201.5416343	Imperial Parkway-E. Terry North to City Limits Upzone Irrigation	40,000	GP	40,000	-	-	-	-	-	-	-	40,000
30.201.5416379	Imperial Parkway-E. Terry South to Bonita Beach Rd Enhanced Landscape	157,463	GP	157,463	-	-	-	-	-	-	-	157,463
to be assigned	Imperial Parkway-Bonita Beach Rd South to City Limits Landscape	-	GP	-	-	-	-	-	-	-	-	-
30.201.5416341	E. Terry-Old 41 to Imperial Parkway Landscape	150,000	GP	-	150,000	-	-	-	-	150,000	-	150,000
to be assigned	Old 41-Rosemary Dr to US 41 Landscape	400,000	GP	-	-	400,000	-	-	-	400,000	-	400,000
to be assigned	US 41-Bonita Beach Rd South to City Limits Landscape	-	GP	-	-	-	-	-	-	-	-	-
to be assigned	US 41-Bonita Beach Rd North to Old 41 Enhanced Median Landscape	-	GP	-	-	-	-	-	-	-	-	-
30.201.5416182	Median Landscape Enhancements	4,000,000	GP	-	1,150,000	150,000	300,000	100,000	100,000	3,700,000	300,000	4,000,000
to be assigned	Logan Boulevard Landscape/Buffering	300,000	GP	-	-	-	-	300,000	-	300,000	-	300,000
Total Landscape Projects:				323,463	3,100,000	550,000	200,000	400,000	100,000	4,550,000	300,000	5,173,463
Roadway Projects Total:				61,166,545	8,061,028	6,854,740	2,105,777	1,175,000	1,645,000	13,555,517	39,550,000	61,166,545
Less County Participation											(11,500,000)	(11,500,000)
CITY ROADWAY PROJECTS TOTAL:				8,061,028	6,854,740	2,105,777	1,175,000	1,645,000	1,775,000	13,555,517	28,050,000	49,666,545

Rd=Road, Bldg=Build, Impact Fees, Dev=Developer Agreement Fee, GT=Gas Tax, GR=Grant, GP=General Fund

Road Capital Projects By Funding Source	Funding Provided Through September 30, 2013	Funding Provided FY 13-14	Funding Provided FY 14-15	Funding Provided FY 15-16	Funding Provided FY 16-17	Funding Provided FY 17-18	Funding Required October 1, 2013 Through September 30, 2016	Funding Required Years 6-10 FY 18-19 to 22-23	Funding Required Years 1-16	
							3,538,925	23,700,000	27,238,925	
Road Impact Fees	Rd I-	1,429,845	1,641,710	397,215	200,000	500,000	800,000	3,538,925	23,700,000	27,238,925
2021 Revenue Bonds	Bldg-	21,215	-	-	-	-	-	-	-	-
Refund from 3 Oaks Parkway	3 Oaks-	1,000,000	-	-	-	-	-	-	-	-
Gas Tax Funds	GT-	2,972,993	1,210,000	525,000	525,000	475,000	475,000	3,210,000	2,550,000	5,760,000
Grant Funds	GR-	481,472	353,030	-	-	-	-	353,030	-	353,030
General Fund	GP-	2,155,761	3,630,000	1,183,562	450,000	670,000	500,000	6,453,562	1,800,000	8,253,562
Total City Funded Road Capital Projects		8,061,028	6,854,740	2,105,777	1,175,000	1,645,000	1,775,000	13,555,517	28,050,000	41,605,517

City of Bonita Springs, Florida
Fiscal Year 2013-2014
Capital Improvement Projects

Project #	Project Name	Estimated Total Project Cost	Fund Source	Estimated Expended To Date	CP Budget FY 13-14	CP Budget FY 14-15	CP Budget FY 15-16	CP Budget FY 16-17	CP Budget FY 17-18	5 Year Total Cost	Years 6-10, FY 16-19 to 20-23 Total	Total Project Cost	
PARKE, RECREATION & COMMUNITY FACILITIES													
31.001.5326100	Economic Development		GP-	-	-	-	-	-	-	-	-	-	
31.001.5326300	Downstream Redevelopment (Roads 85.7 mil, Drainage 88.4 mil, Sidewalks 80.8 mil, Land 81.1 mil)	16,000,000	LOAS-	-	-	13,000,000	-	-	-	13,000,000	-	13,000,000	
			OT-	-	1,000,000	-	-	-	-	1,000,000	-	1,000,000	
			OT-	-	1,000,000	1,000,000	-	-	-	2,000,000	-	2,000,000	
31.002.5726300	Beach Renourishment	2,156,000	OT-	33,000	1,133,000	110,000	110,000	110,000	110,000	1,573,000	580,000	2,156,000	
31.002.5726376	Recreation Center Improvements (602) Remodel Locker Room Facility Replace Roof (required) Replace Exterior Doors Replace Flooring Lobby & Hallways Fitness Room Expansion Remodel Restrooms @ Old Kee Bldg	633,000	GP-	-	-	73,000	-	-	-	73,000	-	73,000	
			GP-	-	200,000	-	-	-	-	200,000	-	200,000	
			GP-	-	25,000	-	-	-	-	25,000	-	25,000	
			GP-	-	20,000	-	-	-	-	20,000	-	20,000	
			CP-	-	-	100,000	-	-	-	100,000	-	100,000	
			GP-	-	-	-	35,000	-	-	35,000	-	35,000	
31.002.5726385	Community Park Improvements (603) Replace Safety Net on Ball Fields Ball field Improvements	53,408	GP-	-	20,000	-	-	-	-	20,000	-	20,000	
			CP-	15,408	-	10,000	10,000	-	-	20,000	-	35,408	
31.002.5726384	Community Park Shade Structure (603)	9,019	CP-	9,019	-	-	-	-	-	-	-	9,019	
31.002.5726394	Reverade Park Improvements (605) Remodel Depot Park Restrooms Ficus Standing Fitness Stations-Island Park Ficus Structure-Island Park Additional Restroom Facility	202,000	GR-CDMO-	10,000	60,000	-	-	-	-	60,000	-	70,000	
			CP-	15,000	-	-	-	-	-	15,000	-	15,000	
			CP-	12,000	-	-	-	-	-	12,000	-	12,000	
			CP-	-	-	100,000	-	-	-	100,000	-	100,000	
31.002.5726700	Venues Modernizers (607)	93,414	Cont-	93,414	-	-	-	-	-	-	-	93,414	
31.002.5726365	Community Hall Improvements (609) Community Hall Facade Landscaping Property Tot Lot Playground Remodel Community Hall Restrooms	80,000	GP-	-	20,000	-	-	-	-	20,000	-	20,000	
			GP-	-	-	-	-	-	-	-	-	-	
			GR-CDMO-	-	30,000	-	-	-	-	30,000	-	30,000	
			GR-CDMO-	-	30,000	-	-	-	-	30,000	-	30,000	
31.002.5726314	Mayhood Property Improvements (610) Dog Park	305,561	CP-	5,561	300,000	-	-	-	-	300,000	-	305,561	
31.002.5726308	Bonita Springs Soccer Complex Improvements (611) Renov 22 Soccer Fields New Playground	70,000	GP-	16,500	16,500	17,000	-	-	-	33,500	-	50,000	
			RPI-	-	20,000	-	-	-	-	20,000	-	20,000	
31.002.5726383	Soccer Complex Shade Structure (611)	21,568	CP-	21,568	-	-	-	-	-	-	-	21,568	
31.002.5726300	Bonita Springs River Park (601)	3,619,208	GP-	2,027,693	-	-	-	-	-	2,027,693	-	2,027,693	
			CP-	59,589	-	-	-	-	-	59,589	-	59,589	
			GR-TDC-	1,269,202	200,000	-	-	-	-	200,000	-	1,469,202	
			GR-FRIDA-	64,724	-	-	-	-	-	64,724	-	64,724	
31.002.5726373	Bonita Trail (602)	149,401	RPI-	163,081	-	-	-	-	-	163,081	-	163,081	
			GR-Stat-	160,000	-	-	-	-	-	160,000	-	160,000	
			GF-	26,350	-	-	-	-	-	26,350	-	26,350	
31.002.5726378	FPL Transmission Line Biker/Ved. Pathway	515,000	CP-	-	-	215,000	300,000	-	-	515,000	-	515,000	
31.002.5724300	Hanshaw Ditch	261,986	GP-	261,986	-	-	-	-	-	-	-	261,986	
Non-Roadway Projects Total				24,194,599	4,263,095	4,079,500	14,727,000	555,000	110,000	110,000	19,561,500	530,000	24,794,595
Less County Participation													
PARKE, RECREATION & COMMUNITY FACILITIES TOTAL					4,263,095	4,079,500	14,727,000	555,000	110,000	110,000	19,561,500	530,000	24,794,595
TOTAL ALL CITY CAPITAL PROJECTS					12,334,123	10,934,240	16,813,777	1,730,000	1,735,000	1,285,000	33,137,017	28,640,000	74,067,140

GP-General Fund, CP-Community Park Impact Fee, RPI-Regional Park Impact Fee, GR-General, GP-Grant, GP-Grant-Fund Capital Projects Courtesy Funds, Cont-Contribution by Private Citizens

City of Bonita Springs, Florida
Fiscal Year 2013-2014
Capital Improvement Projects

		Funding Provided Through September 30, 2013	Funding Provided FY 13-14	Funding Provided FY 14-15	Funding Provided FY 15-16	Funding Provided FY 16-17	Funding Provided FY 17-18	Funding Required October 1, 2013 Through September 30, 2018	Funding Required Years 6-10 FY 18-19 to 22-23	Funding Required Years 1 - 10
<i>Other Capital Projects By Funding Source</i>										
Community Park Impact Fees	CPF	139,145	300,000	525,000	410,000	-	-	1,235,000	-	1,235,000
Regional Park Impact Fees	RPI	163,041	20,000	-	-	-	-	20,000	-	20,000
Contribution by Private Citizens	CONTR	91,616	-	-	-	-	-	-	-	-
Loan	LOAN	-	-	13,000,000	-	-	-	13,000,000	-	13,000,000
Org. Fee Funds	OTF	-	1,000,000	-	-	-	-	1,000,000	-	1,000,000
Grant Funds	GRF	1,581,926	125,000	-	-	-	-	328,000	-	328,000
General Fund	GF	2,365,529	2,434,500	1,200,000	145,000	110,000	110,000	4,001,500	550,000	4,551,500
Total City Funded Other Capital Projects		4,283,095	4,079,500	14,727,000	555,000	110,000	110,000	19,581,500	550,000	20,131,500

Project Name	Water Source	Responsible Agencies	Funding Sources	Estimated Project Cost (\$M)	Estimated O&M (\$M)	Project Capacity (MGD)	Year Water Produced
Brackish Wellfield Phase II - 3 wells	Brackish	BSU		53.80	0.25	3.2700	2008 2020
RO WTP Phase II	Brackish	BSU		2540.00	1.00	3.2700	2010 2020
Brackish Wellfield Phase III - 4 wells	Brackish	BSU		3.40	0.04	4.00	2013
RO WTP Phase III	Brackish	BSU		5.00	0.20	3.70	2011
East WRF Transmission Main (East Phase)	Reclaimed	BSU		8.30	0.00	0.00	NA
Reuse Interconnect to Collier County	Reclaimed	BSU/Collier County		46.25	0.04	2.00	2013
Kehl Canal Raw Water ASR	Surface	Water Management District		9.00	0.18	2.00	2013

Source: SFWMD LWC WSP Update

Data and Analysis

The amendment was transmitted on May 7, 2014. Staff received minor comments by the SFWMD and made those changes accordingly; they were not technical advisory comments. The City of Bonita Springs did not receive any other technical advisory comments relative to amendment; therefore, no additional data and analysis is required as the city is relying on previously submitted data and analysis.

Copy of Executed Ordinance

Adoption Ordinance No. 14-24

CITY OF BONITA SPRINGS, FLORIDA

ORDINANCE NO. 14 – 23

AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; AMENDING THE CITY OF BONITA SPRINGS COMPREHENSIVE PLAN, SO AS TO CREATE THE COCONUT VILLAGE FUTURE LAND USE CLASSIFICATION CATEGORY; FURTHER TO AMEND THE FUTURE LAND USE MAP FOR THAT EXPEDITED STATE REVIEW COMPREHENSIVE PLAN AMENDMENT KNOWN AS ESTERO BAY MARINA, WHICH IS LOCATED IN SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, TO REDESIGNATE APPROXIMATELY 17.34± ACRES OF LAND FROM LEE COUNTY OUTLYING SUBURBAN (12.07 ACRES) AND WETLANDS (5.27 ACRES) TO COCONUT VILLAGE (13.69 ACRES) AND RESOURCE PROTECTION (3.65 ACRES), AND PROVIDING FOR AN EFFECTIVE DATE.

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 an amendment process for adopted Comprehensive Plans; and

WHEREAS, the City of Bonita Springs Comprehensive Plan was adopted pursuant to Bonita Springs Ordinance No. 02-16 as amended in accordance with the Local Government Comprehensive Planning Act; and

WHEREAS, the City has reviewed proposed amendments to the City's Comprehensive Plan and to the Map Series of the Future Land Use Element of the City's Comprehensive Plan, and said proposed amendments being reviewed by the City's Local Planning Agency at a duly advertised meeting on July 17, 2014, and submitted by staff reports, which determined such applications to be consistent with the Comprehensive Plan and appropriate to the future land uses within the City; and

WHEREAS, the City Council has agreed with the recommendations of the Local Planning Agency that the proposed amendment complies with the requirements of Chapter 163, Florida Statutes, Part II, and that the proposed amendment is consistent with the Comprehensive Plan and appropriate to the future land uses within the City; and

WHEREAS, City Council held a public hearing for the transmittal of the proposed amendment on August 6, 2014; and

WHEREAS, the City has received and responded to the Objections, Recommendations, and Comments Report; and

WHEREAS, a public hearing was held by the City Council for adoption of this Ordinance on October 15, 2014; and

WHEREAS, the City Council of Bonita Springs adopted, pursuant to Chapter 163, Part II, Florida Statutes, after holding a statutorily prescribed public hearing for the adoption of the amendment being proposed on October 15, 2014 and at said hearing approved a motion to adopt said proposed amendment as more particularly set forth herein.

THE CITY OF BONITA SPRINGS HEREBY ORDAINS

SECTION ONE: COCONUT VILLAGE FUTURE LAND USE CLASSIFICATION CATEGORY

The Bonita Springs Comprehensive Plan Future Land Use Element, as currently applicable in the City of Bonita Springs, is hereby amended by this ordinance by add the Coconut Village future land use classification category pursuant to the provisions of Florida Statutes §163.3187, as described in the application for the Comprehensive Plan Amendment to create the Coconut Village Future Land Use Classification Category (CPA14-13761-BOS). The text for the Coconut Village is in Exhibit A to this Ordinance.

In addition, the above-mentioned Application and Analysis, along with all attachments and the original Bonita Springs Comprehensive Plan Amendment Application for this amendment are hereby adopted as Support Documentation for the Comprehensive Plan, as currently applicable in the City of Bonita Springs.

In addition, the above-mentioned Staff Report and Analysis, along with all attachments and the original Bonita Springs Plan Amendment Application for this amendment are hereby adopted as Support Documentation for the Bonita Springs Comprehensive Plan.

SECTION TWO: FUTURE LAND USE MAP AMENDMENT

The Bonita Springs Comprehensive Plan Future Land Use Map, as currently applicable in the City of Bonita Springs, is hereby amended by re-designating the subject

property from and amending the Future Land Use Map (CPA14-13761-BOS Estero Bay Marina) from Lee County Outlying Suburban (12.07 acres) and Wetlands (5.27 acres) to Coconut Village (13.69 acres) and Resource Protection (3.65 acres) for a parcel of land consisting of approximately 17.34± acres, in Bonita Springs, Florida, being more particularly described as follows:

Legal Description
Parcel in
Government Lot 2
Section 7, Township 47 South, Range 25 East,
Lee County, Florida

A tract or parcel of land lying in Government Lot 2, Section 7, Township 47 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows:

Commencing at the Northeast Corner of said Government Lot 2 run S89°06'47"W along the North line of said Government Lot 2 for 1,279.00 to the POINT OF BEGINNING;
From said POINT OF BEGINNING run S01°34'27"E parallel with the East line of said Government Lot 2 for 142.00 feet; thence run N89°06'47"E parallel with said North line of Government Lot 2 for 173.50 feet; thence run S01°34'27"E parallel with said East line of Government Lot 2 for 149.87 feet to an intersection with the South line of Draine Street (50 feet wide right of way); N89°06'47" E along said South line, also being parallel with said North line of Government Lot 2 for 300.00 feet; thence run S01°34'27" E parallel with said East line of Government Lot 2 for 215.00 feet to an intersection with the North line of Mamie Street (50 feet wide right of way); thence run N89°06'47" E along said North line of Mamie Street, also being parallel with said North line of Government Lot 2 for 177.23 feet; thence run S01°34'27"E parallel with said East line of Government Lot 2 for 50.00 feet to an intersection with the South line of said Mamie Street; thence run N89°06'47" E along said South line, also being parallel with said North line of Government Lot 2 for 422.77 feet; thence run S01°34'27"E parallel with said East line of Government Lot 2 for 105.35 feet an intersection with the North line of the South Half (S 1/2) of said Government Lot 2; thence run N89°06'16"E along said North line for 205.50 feet to the Northeast corner of the South Half (S 1/2) of said Government Lot 2; run S01°34'27"E along the East line of said Government Lot 2 for 198.00 feet to an intersection with the Northerly right of way line of Coconut Road, (width varies) as described in deed recorded in Official Record Book 3421 at Page 1095, Lee County Records; thence run the following three (3) courses along said Northerly right of way line: S89°06'16"W for 264.00 feet; S89°09'28"W for 666.26 feet and S89°06'16"W for 247.50 feet to the Southwest Corner of lands described in deed recorded in Official Record Book 2750 at Page 3666, Lee County Records; thence run N09°16'44"W along the Westerly line of said lands for 199.50 feet to an intersection with the North line of the South Half (S 1/2) of said Government Lot 2; thence run S89°06'16"W along said North Line for 549 feet, more or less, to an intersection with the Westerly face of a

Concrete Bulkhead; thence run Northeasterly along the face of said Bulkhead for 102 feet, more or less, to an intersection with the approximate Historic Mean High Water Line of Estero Bay; thence run Northeasterly along said approximate Historic Mean High Water Line for 114 feet, more or less, to an intersection with the Mean High Water Line of Estero Bay; thence run Northerly along said Mean High Water Line for 622 feet, more or less, to an intersection with the North line of said Government Lot 2; thence run N89°06'47"E along said North line for 386 feet, more or less, to the POINT OF BEGINNING.
Containing 17.34 acres, more or less

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the East line of Government Lot 2 of said Section 7 to bear S01°34'27"E.

In addition, the above-mentioned Staff Report and Analysis, along with all attachments and the original Bonita Springs Plan Amendment Application for this amendment are hereby adopted as Support Documentation for the Bonita Springs Comprehensive Plan.

SECTION THREE: EFFECTIVE DATE

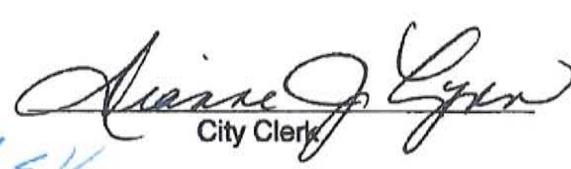
The effective date for the enactment of this Ordinance shall be the date a Final Order of Compliance is issued by the Department of Economic Opportunity finding this Amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes; or the date a Final Order is issued by the Administration Commission finding this Amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes, or thirty (30) days from its adoption date, which ever occurs later. No development orders, development permits, or land uses dependent on this Comprehensive Plan Amendment may be issued or commence before it has become effective. If the Administration Commission issues a Final Order of Noncompliance is issued by the Administration Commission, this Comprehensive Plan may nevertheless be made effective by adoption of a Resolution affirming its effective status, a copy of which Resolution shall be sent to the Florida Department of Economic Opportunity, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, FL 32399-2100.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 15th day of October, 2014.

AUTHENTICATION:



Mayor



City Clerk

APPROVED AS TO FORM:



City Attorney


Vote:

Nelson	Aye	Simmons	Aye
McIntosh	Aye	Gibson	Aye
Martin	Aye	Lonkart	Aye
Slachta	Aye		

Date filed with City Clerk: 10-17-14

**I CERTIFY THAT THIS IS A CORRECT
AND TRUE COPY OF AN OFFICIAL
PUBLIC RECORD FILED WITH THE
CITY CLERK OF BONITA SPRINGS,
FLORIDA.**

BONITA SPRINGS CITY CLERK



City Clerk
10-17-14

Exhibit A
Coconut Village Future Land Use Classification

CPA14-13759-BOS, Text Amendment

Policy 1.1.11: Coconut Village. Intended to accommodate marine, retail, hotel and office uses designed to enhance and protect the public use of, and access to, the marina and waterfront areas of Estero Bay. Development of wet and dry slips, boat ramps and other marine related uses will provide access for public and private club members. This future land use category is applicable to areas along Estero Bay, and shall not be located on any barrier island. Proposed development within this and future land use category shall adhere to innovative design and planning principles that incorporate the protection of the natural resources of Estero Bay while providing the recreational and boating opportunities to the City of Bonita Springs.

- a. All new development within the Coconut Village category shall be required to be zoned Planned Development. All density, intensity, height and types of uses will be established during the planned development rezoning process.
- b. Appropriate uses within the Coconut Village future land use category include the following:
 - i. Marina and marine accessory uses. Marina uses shall not be solely for private use.
 - ii. Limited private club use as defined in planned development process may be allowed.
 - iii. Hotels/resorts and ancillary retail, cultural, and public and private recreational uses.
 - iv. Residential dwellings when incorporated into a resort complex.
- c. Development Standards:
 - i. Development shall be located to minimize loss of environmentally sensitive areas.
 - ii. Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 1.2.
 - iii. Residential uses with a resort character and lifestyle may be integrated into resort use and may share in resort amenities.
 - iv. Residential density shall be limited to not more than 6 dwelling units per acre.
 - v. Residential density calculations shall be considered for the gross project acreage regardless of other uses on the project.
- d. Height
 - i. Buildings over 75' from the base flood elevation to the eaves shall be limited to a locations that do not negatively impact adjacent property view corridors or neighborhood compatibility.

ii. Compatibility with surrounding buildings.

e. Locations shall have access to a transportation network with adequate capacity and sufficient and navigable access to waters of Estero Bay.

f. Coastal High Hazard. Impacts on sheltering and evacuation resulting from development/redevelopment activities within the CHHA shall be mitigated through cooperation and coordination with Lee County Emergency Management Operations at time of local development order. If the shelter and evacuation mitigation has been provided through the Development of Regional Impact process then no further mitigation is required at the time of local development order.

Exhibit B Future Land Use Map Amendment

