

# **Appendix B -** CEDS Vital Project Summary

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	West Villages
Organization	City of North Port
Contact	Ruth Buchanan
Contact Phone	941.429.7029
Contact Email	<a href="mailto:rbuchanan@cityofnorthport.com">rbuchanan@cityofnorthport.com</a>
Total Project Cost	\$75 to \$80 million (estimate)
State/Federal Funding	State of Florida: \$21 million
Local Funding	Sarasota County: \$21.2 million City of North Port: \$5 million (estimate)
Private Funding	Atlanta Braves: \$41 million West Villages: \$13 million \$8 million (estimate for the 80 acres) \$17 million (road, utilities, and construction of a separate Academy)
Partners	Atlanta Braves West Villages Improvement District Sarasota County City of North Port
Status/Timeline	In Progress
Project Description	The West Villages of North Port is a new development that was formerly the Taylor Ranch and was used for agricultural purposes. Ranching began on the site in the 30's and currently is the home to about 700 head of cattle. Orange groves and watermelon patches were part of its history. When the buildout is completed it will have 30,000 homes and 3 million square feet of commercial space, as well as parks, greenways, lakes and recreation space. This is all located within a half an hour from the gulf coast and its great beaches. But, it is also the home of Sandhill cranes, cardinals, osprey, song birds and white ibis which make it environmentally special. Local officials are negotiating with the Atlanta Braves to build a spring training facility. The proposed campus would have training facilities, practice fields, and an estimated 6500 seat stadium.
Benefits/Regional Impact	The facility would bring another major league spring training facility which strengthens the growth of the industry in southwest Florida.
Jobs Created or Retained	
Six Pillars	Business Climate and Competitiveness, Quality of Life and Quality Places
Latest Update	Master Planned Community for 30,000 residential units, 3 million SF of Commercial space, parks and recreational space. The first residential phase for 300 SF homes is under construction. The preserve is under construction and the first commercial strip is in permitting. The City is finalizing a deal to move the Atlanta Braves spring training operations to North Port.

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Warm Mineral Springs
Organization	City of North Port
Contact	Ruth Buchanan
Contact Phone	941.429.7029
Contact Email	<a href="mailto:rbuchanan@cityofnorthport.com">rbuchanan@cityofnorthport.com</a>
Total Project Cost	
State/Federal Funding	
Local Funding	City of North Port: \$1 million (gross estimate)
Private Funding	Warm Mineral Springs LLC: \$3.5 million (gross estimate)
Partners	Private development group(s)
Status/Timeline	Pre-Planning
Project Description	<p>Warm Mineral Springs is a destination visited by thousands for its healing mineral waters and health spa like characteristics. The water is trapped underground and is geothermally heated to 97 degrees Fahrenheit and flows from small caves located about 195 to 210 feet deep. When the water gets to the surface, it cools to about 85 degrees. This is what makes the mineral waters so attractive to visitors from around the world. Divers have explored the deep holes and discovered extinct animal bones, stalactite and stalagmite formations, and human remains. Primitive tools used by Paleo Indians dating from three to ten thousand years old have been excavated from the sinkhole and surrounding area over the last 60 years. Warm Mineral Springs is considered one of the most important archeological sites in North America.</p> <p>The City of North Port owns the 81-acre park in which the springs is located. The City is in pre-panning process to enhance the Warm Mineral Springs park to attract more visitors using the facilities within the park. Currently approximately 96,000 visitors come to the springs on an annual basis.</p> <p>A private group owns approximately 17 acres around the city-owned park property. The private group plans on developing some or all of the parcels to create a health and wellness destination to attract recreational and medical services users. In addition, a separate development group is looking at the area to bring in a medical-rehabilitation center that would serve North Port and the region.</p> <p>It is expected that however the development project(s) move forward, a significant infrastructure investment would need to occur to bring in water and sewer facilities to the park, the private sector parcels, and to the residents living in the general area.</p>
Benefits/Regional Impact	Warm Mineral Springs is important to both the tourism industry and health care industry. Analysis is underway to determine how to redevelop the site for maximum benefit.
Jobs Created or Retained	

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Six Pillars	Quality of Life and Quality Places, Innovation and Economic Development
Latest Update	Health and Wellness center (private) moving forward, submitting and EDA grant for Water/Sewer

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## PROJECT SUMMARY

Project Title	Promise Zone
Organization	SWFRPC
Contact	Jason Stoltzfus
Contact Phone	239-938-1813 x241
Contact Email	<a href="mailto:jstoltzfus@swfrpc.org">jstoltzfus@swfrpc.org</a>
Total Project Cost	N/A
State/Federal Funding	N/A
Local Funding	N/A
Private Funding	N/A
Partners	Collier County, Glades County, Hendry County
Status/Timeline	In Progress, 10 Year Designation
Project Description	The Southwest Florida Promise Zone (SFPZ), which covers Glades, Hendry, and the Immokalee portion of Collier counties, was designated by President Barack Obama in June 2016. The SFPZ is one of only four rural areas within the country that have received this competitive designation since 2014. The designation was received due to the SFPZ's high rates of poverty and unemployment (31.2% and 15.65% respectively), the strength of community partnerships, and a strategic plan aimed at improving the quality of life and providing new opportunities for residents.
Benefits/Regional Impact	Eligible organizations within the Promise Zone region receive referential consideration for federal grant programs, state and federal liaisons to assist in navigating federal programs/agencies, technical assistance from federal agencies, an allocation of VISTA volunteers to assist in capacity building activities.
Jobs Created or Retained	Job creation and enhancing economic activity are primary goals of the Promise Zone initiative.
Six Pillars	Civic & Governance Systems
Latest Update	Federal Designation awarded to Hendry County, Glades County and Immokalee for their strategy. Organization of steering committee and task force committees underway with the identification of projects.

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## PROJECT SUMMARY

Project Title	Southwest Florida International Airport Improvements
Organization	Lee County Port Authority
Contact	Ellen Lindblad
Contact Phone	(239) 590-4620
Contact Email	<a href="mailto:ellindblad@flylcpa.com">ellindblad@flylcpa.com</a>
Total Project Cost	\$90,133,060
State/Federal Funding	\$45,066,530 (State)
Local Funding	\$45,066,530
Private Funding	
Partners	
Status/Timeline	In Progress
Project Description	<p>Southwest Florida International Airport is a major economic engine to the Southwest Florida region. The proposed project will provide for infrastructure improvements to accommodate the continued growth of passenger and cargo movement into and out of the region. These infrastructure improvements will also serve an area that is projected to be the future technology and research employment center for Lee County. Projects include:</p> <ul style="list-style-type: none"> <li>• Air Traffic Control Tower</li> <li>• Skyplex Boulevard Construction</li> <li>• Northside Road Improvements</li> <li>• Re-Alignment of Chamberlain</li> <li>• Non-Aviation Site Prep</li> </ul>
Benefits/Regional Impact	
Jobs Created or Retained	585
Six Pillars	Innovation & Economic Development
Latest Update	<p>LCPA continues to move forward with design and construction of many infrastructure improvements at RSW including a new Air Traffic Control Tower, roadway improvements, and non-aviation development:</p> <ul style="list-style-type: none"> <li>• Air Traffic Control Tower (Design and permitting currently underway)</li> <li>• Skyplex Boulevard Construction (Design complete, bidding scheduled for 2018)</li> <li>• Northside Road Improvements (Preliminary design in progress)</li> <li>• Re-Alignment of Chamberlain (Design schedules for 2018)</li> <li>• Non-Aviation Site Prep (permitting currently underway)</li> </ul>

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Murdock Village
Organization	Charlotte County
Contact	Debrah Forester
Contact Phone	941-764-4943
Contact Email	<a href="mailto:debrah.forester@CharlotteCountyFL.gov">debrah.forester@CharlotteCountyFL.gov</a>
Total Project Cost	To Be Determined
State/Federal Funding	\$40,000 DEO Grant
Local Funding	Infrastructure - \$11.6 million
Private Funding	As outlined in Purchase and Sales Agreement
Partners	Private Equity Group
Status/Timeline	In Progress
Project Description	Murdock Village is a Community Redevelopment Area (CRA) was established in 2003 to assemble and redevelop an antiquated subdivision in the center of Charlotte County. The Murdock Village Community Redevelopment Agency acquired approximately 870 acres to create a mixed-use project in partnership with one or more developers. The area is expected to contain single- and multi-family homes, condominiums and apartments in varying price ranges. Commercial uses are anticipated to create an entertainment destination to serve both County residents and visitors. An employment center is also anticipated to provide employment opportunities in light industrial and flex office space. The location is also suitable for Health and Wellness facilities.
Benefits/Regional Impact	Overall quality of life is expected to increase dramatically in the Community Redevelopment Area not only through redevelopment of new housing and delivery of utility infrastructure, but by creating a destination in the center of Charlotte County.
Jobs Created or Retained	To Be Determined.
Six Pillars	Innovation & Economic Development
Latest Update	In November 2016, the Agency entered into a Purchase and Sale Agreement with Private Equity Group to redevelop approximately 453 acres to develop a mix of housing product and approximately 100,000 square feet of commercial uses. In November 2016 a Technical Planning grant was received from FDEO to update Murdock Village CRA Plan. - Plan update in Process.

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Glades County Regional Training Center (formerly Material Handling Industry of America (MHIA) Training Center for Logistics/manufacturing)
Organization	Glades County Board of County Commissioners/Glades County Economic Development Council
Contact	Glades County Manager Paul Carlisle/Glades EDC executive director Tracy Whirls
Contact Phone	(863) 946-6000/(863) 946-0300
Contact Email	PCarlisle@myglades.com/twhirls@gladescountyedc.com
Total Project Cost	\$10,082,000
State/Federal Funding	\$4,850,000 state of Florida
Local Funding	\$1,800,000 from Glades County; \$94,000 school board and county funds
Private Funding	\$66,000 private funds
Partners	Career Source Southwest Florida, Glades County School District, Hendry County School District, Florida Southwestern State College, Polk State College, Palm Beach State College, I-Tech, Collier County School District, Glades County EDC, Hendry County EDC, Community Foundation of Southwest Florida
Status/Timeline	In Progress
Project Description	Glades and Hendry Counties and the Immokalee area of Collier County have historically been agriculture and natural resource-based economies. The increasingly mechanized harvesting and automated processing/manufacturing of these resources into usable products requires that new and incumbent workers receive training in a variety of disciplines including information technology, robotics, mechanics, welding, CNC machining and other skills. This need is exacerbated by the aging out of the baby boomer generation employed by these businesses as they approach retirement. At the same time, all of those agricultural and natural resource products, must be packaged, labeled or assigned a barcode, entered into a database, shipped and often tracked, creating a need for training in warehousing, logistics and transportation. Many of these skills are then transferrable to other advanced manufacturing and logistics operations.
Benefits/Regional Impact	Although the Glades County regional training center is located in Glades County, it is expected to serve students and businesses in Glades and Hendry Counties as well as residents of the community of Immokalee who may elect to attend training here as similar programs in Immokalee have waiting lists and in some cases (as in a CDL program) acquire training which otherwise isn't available in their local community.
Jobs Created or Retained	Existing businesses have identified a need to hire in excess of 300 people per year to replace employees as they approach retirement. Other companies which have been recruited to the area since 2009 have seen their workforces double and foresee an additional need to hire additional employees as they expand.
Six Pillars	Talent supply and education
Latest Update	Building is substantially complete. Construction to complete the first 3800 square feet of the working warehouse to accommodate a diesel mechanics class and a welding class as well as to complete the loading docks and truck parking area behind the training center is



# CEDS Vital Projects



	<p>ongoing and will be complete by summer 2017. The county hopes to secure an additional \$1m to finish capital construction of additional warehouse/classroom space, \$600k for equipment for welding and diesel mechanics classes and \$72,000 for office furnishings and furnishing for the student lounge area of the building.</p>
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# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Logistics Center (Americas Gateway Logistics Center-Phase I) and Glades County Business and Commerce Park permanent roadway and stormwater construction
Organization	Glades County Board of County Commissioners/Glades County Economic Development Council
Contact	Glades County Manager Paul Carlisle/Glades EDC executive director Tracy Whirls
Contact Phone	(863) 946-6000/(863) 946-0300
Contact Email	<a href="mailto:PCarlisle@myglades.com">PCarlisle@myglades.com</a> / <a href="mailto:twhirls@gladescountyedc.com">twhirls@gladescountyedc.com</a>
Total Project Cost	\$5,804,967; amount requested \$2,000,000
State/Federal Funding	\$350,000 DEP wastewater grant; \$1,154,967 CDBG, \$300,000 DEO feasibility grant, \$700k FDOT US 27 improvements
Local Funding	\$1.3 million Glades County
Private Funding	
Partners	Career Source Southwest Florida, Southwest Florida Regional Planning Council, Florida Department of Transportation, Florida Department of Economic Opportunity, Glades County EDC
Status/Timeline	Engineering and design are complete. County is seeking \$2 million in grant funds to complete the project. In progress.
Project Description	<p>In 2014 Glades County provided \$1.3 million in reserves and a \$350,000 Florida Department of Environmental Protection grant for sewer service to bring in water, sewer, electricity, telecommunications services and completed a temporary entrance and stormwater systems to support new businesses locating in the Glades County Business Park and the first phase of Americas Gateway Logistics Center. In 2015, via a public private partnership with A Duda &amp; Sons, (owners of the AGLC phase I) the county secured a \$300,000 rural infrastructure fund feasibility grant from the Department of Economic Opportunity to complete the necessary engineering to link the county property to Americas Gateway Logistics Center, to serve the first tenant, a Love’s Travel Stop. In October 2016, using a \$1, 154,967 Community Development Block grant, work began to extend water, sewer, electricity infrastructure to the entrance of AGLC and the new Love’s Travel Stop. The new \$11 million travel stop opened March 23, 2017, creating 46 jobs for low and moderate income residents in Glades and Hendry County and making 1.2 million square feet of industrial space between the AGLC and 15-acre county owned business and commerce park effectively shovel ready.</p> <p>The final step in the first phase of the AGLC/Glades County Business Park project involves extending the existing temporary road and stormwater system through the business park to the travel center, reconfiguring the entrance and constructing a dogleg out onto US 27 to connect with a right out only exit from the business park to a merge lane already constructed by FDOT.</p>
Benefits/Regional Impact	By completing the permanent roadway and stormwater improvements linking the Glades County Business and Commerce Park to AGLC, the frontage road allows students attending the training center and employees of future businesses which site in the commerce park the ability to access restaurants and other amenities planned in the

# CEDS Vital Projects



	<p>commercial frontage at AGLC, creating trip capture on site to help with traffic on US 27. Similarly, construction of the dogleg connecting the US 27 exit from the business park to the turnlane on US 27 constructed by FDOT to serve that purpose is intended to relieve future anticipated traffic stacking on SR 78 as the business park and AGLC continue to expand, and was required by FDOT as part of the permitting process.</p>
Jobs Created or Retained	<p>46 new jobs at the Love’s Travel Stop alone. More anticipated as new commercial and industrial development occurs once the permanent roadway and stormwater improvements are in place.</p>
Six Pillars	<p>Innovation and economic development</p>
Latest Update	<p>Need \$2 million to finalize road improvements in business park linking to AGLC, including the frontage road and drainage system between the two properties, a dog leg connecting the exit from the business park to US 27 and finalizing the entrance road off SR 78.</p>

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Charlotte Harbor Redevelopment Catalyst Project
Organization	Charlotte County
Contact	Lucienne Pears
Contact Phone	941-764-4941
Contact Email	Lucienne.Pears@CharlotteCountyFL.gov
Total Project Cost	TBD
State/Federal Funding	\$5,500,000
Local Funding	\$7,500,000
Private Funding	
Partners	
Status/Timeline	In Progress: Property Purchased and Zoning In place
Project Description	There are two sites within the Charlotte Harbor Community Redevelopment Area identified as catalyst projects. Funds invested to date have created the Live Oak Point Park located adjacent to the Charlotte Harbor National Estuary. The County owns property adjacent to the park and is seeking a partner to redevelop the site.
Benefits/Regional Impact	The site has been vacant since Hurricane Charley. There is an opportunity to create a new destination in the community and region taking advantage of the location. Development of the site will create jobs and tax base.
Jobs Created or Retained	TBD
Six Pillars	Quality of Life and Quality Places
Latest Update	June 22, 2017

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Charlotte County Incubator
Organization	Charlotte County
Contact	Debrah Forester
Contact Phone	941-764-4943
Contact Email	<a href="mailto:debrah.forester@CharlotteCountyFL.gov">debrah.forester@CharlotteCountyFL.gov</a>
Total Project Cost	To Be Determined
State/Federal Funding	
Local Funding	\$40,000
Private Funding	
Partners	Western Michigan University, Southwest Florida College, University of Florida
Status/Timeline	In Progress
Project Description	The proposed Smart Technology Center and Business Incubator will provide a unique opportunity to bring about the convergence of technologies surrounding smart home, smart building, and intelligent technology with research and business incubation that will lead to the development of new marketable products.
Benefits/Regional Impact	Support Small Business Development in the region
Jobs Created or Retained	To Be Determined
Six Pillars	Innovation & Economic Development
Latest Update	Feasibility Analysis and Business Plan scope of services being drafted.

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Immokalee Culinary Arts and Production (ICAP) Campus
Organization	Collier County
Contact	Jace Kenter
Contact Phone	239-252-8990
Contact Email	<a href="mailto:JaceKentner@colliergov.net">JaceKentner@colliergov.net</a>
Total Project Cost	\$6,600,000
State/Federal Funding	State- \$2 million awarded
Local Funding	\$3,250,000
Private Funding	
Partners	
Status/Timeline	In Progress. January 2018
Project Description	<p>The purpose of the I-CAP Campus is to embrace economic and business development by providing access to a world-class high-tech shared commercial food and beverage facility that provides hands-on developmental and production assistance with business, products and innovation, combined with educational programs, student mentoring, and a wide-range of internship opportunities across a broad spectrum of the culinary arts and high tech food production systems. The keystone to be a 50,000-100,000 sq. ft. shared multi-focused kitchen, production and education and research facility that will serve as the hub for private sector investment and build-out of the campus park. Currently Immokalee has various Local Food Businesses as defined in section 1.2 of the USDA LFPP Request For Application (RFA). However, there are still extremely low linkages with the local agro-economy. The Heifers 2016 Locavore Index ranks Florida as 50<sup>th</sup> out of 52 states ranked. Florida has consistently skimmed the bottom of this ranking since its inception in 2012 demonstrating low local food consumption. In 2016, Florida's Local Food Businesses contributed only 20% of the Farm to school budget (vs 83% for 1<sup>st</sup> ranked Vermont); \$1 per capita local farm spending (vs \$44 in Vermont); and 42 cents per capita for USDA Know Your Food (KYF) spending (vs \$21 in Vermont). Therefore, the project will address low domestic consumption of and access to locally and regionally produced agricultural products and exhort developing new market opportunities for farm and ranch operations serving local markets.</p>
Benefits/Regional Impact	<p>There are various benefits that are expected for the following stakeholders:</p> <ul style="list-style-type: none"> <li>• Non-Profits – provides students hands on experience in all aspects of business, mentorship, leadership opportunities and scholarships around all aspects of the food industry and the global food market place.</li> <li>• Economic Development (Accelerators) – provides a high end technological opportunity for businesses development through state the art facilities, mentoring, networking and financial and operational assistance.</li> <li>• Educational Institutions – provides curriculum, proof of concept analysis, research and development assistance, a high level of expertise in food analysis and testing, internships, collaborative development and experimentation.</li> <li>• Private Sector – provides production, education, product development, marketing,</li> </ul>

# CEDS Vital Projects



	internship, jobs and testing opportunities.
Jobs Created or Retained	The Southwest Florida Regional Planning Council has conducted a REMI Policy Insight Model analysis on the construction and operation of the Immokalee Culinary Arts and Production Campus(I-CAP), which is expected to add 117 jobs by the fifth year of operation, an average increase in gross county output of \$25.46 million for the first five years of operation.
Six Pillars	Innovation & Economic Development
Latest Update	Collier/Workforce/Culinary Commercial Kitchen (Imm), Food Science Lab. State funded \$2,000,000 for the Naples Accelerator. The related Florida Culinary Accelerator @ Immokalee (FCA@I) has completed design review and is now in construction with a groundbreaking ceremony held March 2 (see <a href="http://www.naplesnews.com/story/news/2017/03/02/construction-underway-immokalee-culinary-business-accelerator/98653032/">http://www.naplesnews.com/story/news/2017/03/02/construction-underway-immokalee-culinary-business-accelerator/98653032/</a> , <a href="http://swfl.naturalawakeningsmag.com/SWFL/October-2016/Immokalees-Florida-Culinary-Accelerator-is-an-Organic-Game-Changer/">http://swfl.naturalawakeningsmag.com/SWFL/October-2016/Immokalees-Florida-Culinary-Accelerator-is-an-Organic-Game-Changer/</a> , <a href="http://www.nbc-2.com/story/34651495/immokalee-culinary-accelerator-almost-ready-for-business">http://www.nbc-2.com/story/34651495/immokalee-culinary-accelerator-almost-ready-for-business</a> and <a href="http://www.holaciudad.com/fort_myers/telemundo/marcha-proyecto-acelerador-culinario-Immokalee_2_1004619540.html#">http://www.holaciudad.com/fort_myers/telemundo/marcha-proyecto-acelerador-culinario-Immokalee_2_1004619540.html#</a> . A USDA Local Food Promotion Program (LFPP) Planning Grant is now being pursued for the I-CAP Campus.

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Regional Economic Development Opportunity Map
Organization	SWFRPC/Economic Development Directors
Contact	Margaret Wuerstle
Contact Phone	239-938-1813 x222
Contact Email	<a href="mailto:mwuerstle@swfrpc.org">mwuerstle@swfrpc.org</a>
Total Project Cost	\$360,000
State/Federal Funding	\$300,000 has been requested
Local Funding	\$60,000
Private Funding	
Partners	CEDS working Committee, Economic Development Directors from Charlotte County, Collier County, Lee County, Hendry County, Glades County, and The Southwest Florida Economic Development Alliance.
Status/Timeline	Gathering the information and structuring the map layers will take 2 years. Updating the information will be ongoing to ensure that the map has current data.
Project Description	<p>Project Concept: To develop a regional interactive map to enable local leaders, developers and site selectors to quickly identify key locations for economic development in Southwest Florida. The funds will be spent to develop an interactive GIS map for Hendry, Glades, Charlotte, Lee, Collier and Sarasota counties showing development opportunity sites. The map will include shovel ready sites as well as potential development sites along with pertinent information on each site. Potential development sites will include a description of what is needed to make the site shovel ready, thereby informing local Capital Improvement Plans. The map will include identified clusters, utility availability/capacity data, preliminary soils report, floodplain data, wetlands identification, site map &amp; aerial depiction, if a brownfield: environmental status and/or reports, Information on area colleges, Information on top employers in the City, City and County demographics and Links to City and County websites. As improvements are made to sites, the map will be updated with current information. At a recent meeting, the Economic Development Directors from the six county region strongly supported the need for development of a Regional Economic Development Opportunity Map.</p> <p>The Southwest Florida Regional Planning Council will provide a \$60,000 match consisting of \$30,000 cash and \$30,000 in-kind services for a total project cost of \$360,000. The funds will be used to hire consultants and for staff salaries to perform the necessary research, gather the data, and development the map.</p>
Benefits/Regional Impact	The map will enable local leaders, developers and site selectors to quickly identify key locations for economic development in Southwest Florida. Additionally this tool will inform local Capital Improvement Plans and provide a regional understanding of economic development potential.
Jobs Created or Retained	0



# CEDS Vital Projects



Six Pillars	Infrastructure & Growth Leadership
Latest Update	A legislative appropriation is being pursued for the 2017 State budget

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Regional Transportation Plan
Organization	SWFRPC/MPOs
Contact	Margaret Wuerstle
Contact Phone	239-938-1813 x222
Contact Email	<a href="mailto:mwuerstle@swfrpc.org">mwuerstle@swfrpc.org</a>
Total Project Cost	TBD
State/Federal Funding	\$250,000 has been requested for Phase 1
Local Funding	\$62,500
Private Funding	
Partners	FDOT, Southwest Florida Economic Development Alliance, Lee County MPO, Collier County MPO, Charlotte County-Punta Gorda MPO, Sarasota/Manatee MPO; Heartland TPO.
Status/Timeline	Year 1: Coordinate existing information and GIS layers from FDOT District 1
Project Description	<p>The Southwest Florida region includes six counties (Charlotte, Collier, Glades, Hendry, Lee and Sarasota), that are represented by four separate MPOs (Charlotte, Collier, Lee and Sarasota/Manatee). Two counties (Glades and Hendry) are represented by a TPO. Those counties and MPOs prepare long range transportation plans for their individual county and / or MPO. While there has been on-going coordination between counties and MPOs, until recently, this interaction and interconnection has not been formally addressed, except by the Florida DOT. While some jurisdictions have made significant efforts to reflect adjacent jurisdictions, the shortage of transportation funds makes this more and more difficult.</p> <p>Today, with population growth, the expanding economy, and changes in technology, jurisdictional boundaries in reality get blurred and the interactions and interconnections between jurisdictions become more significant. What happens in one county can have a significant impact on adjacent counties or jurisdictions. In addition, many of the land use and transportation decisions made today will have a significant impact on future generations throughout the region. For these reasons, the Southwest Florida Regional Planning Council believes that it is becoming increasingly important to develop a Regional Transportation Plan that addresses these interactions and interconnections among jurisdictions in Southwest Florida. The Regional Transportation Plan is intended to build upon what has already been accomplished by those counties and MPOs in developing their long range transportation plans.</p> <p>With the region’s population expected to continue to grow, the Plan will chart the course for accommodating this growth while fostering an innovative, prosperous and competitive economy; preserving a healthy and safe environment; and allowing all residents and visitors to share the benefits of vibrant, sustainable communities connected and supported by an efficient and well-maintained transportation network. The Plan will address all modes of transportation – auto, truck, transit, para-transit,</p>

# CEDS Vital Projects



railroad, pedestrian, bicycle, air and water, plus intermodal facilities, ports and goods movement. It will consider land use, technology, economic opportunities, environmental features, and interactions between our region and other regions. The Plan will build upon prior planning efforts, such as:

- Regional Planning Council's Strategic Regional Policy Plan
- Local plans and strategies
- MPO plans and strategies
- State plans and strategies
- Transit and para-transit plans
- Aviation plans
- Rail plans
- Goods movement plans
- Intermodal facilities plans, including ports
- Tiger grant applications
- Land use plans / development patterns

The Plan should examine the following:

- Mobility, as well as congestion
  - Transportation planning for all modes of travel
  - Emphasis on person trips
  - Land use planning
  - Transportation demand management (TDM)
  - Transportation systems management (TSM)
  - Goods movement
  - Cost efficiency
  - Strategic capacity investments
- Environment
  - Transportation's role in protecting and improving the environment
  - Emissions / green house gases
  - Protection of natural areas
- Funding
  - Traditional funding for short-term and long-term
  - New funding opportunities

The Plan will strive to achieve the following:

- Regional vision regarding major transportation corridors, including east-west corridors, as well as north-south corridors.
- Regional vision regarding transit and para-transit.

# CEDS Vital Projects



- Regional vision regarding goods movement.
- Consistency with Regional Planning Council’s Strategic Regional Policy Plan
- Extensive public information, involvement and outreach, including key State and local officials, stakeholders and community workshops.
- Consensus among local jurisdictions and MPOs on cross boundary issues.
- A range of choices among alternative modes of travel.
- Sustainable communities.
- Preservation of open space, natural resources and the environment.
- Enhancement of economic and international trade opportunities.
- Cost effectiveness.

It is very likely that the planning effort will be a 3 to 5 year effort, with much of that time focused on community outreach at the beginning of the study, at major milestones throughout the study, and before plan adoption. The planning effort is ambitious and will be expensive. The anticipated cost of the study will range from \$3 million to \$3.5 million over the anticipated planning period.

Benefits/Regional Impact	A regional understanding of transportation networks and needs. Additionally this tool will assist local governments in decision making and investment policies.
Jobs Created or Retained	0
Six Pillars	Infrastructure & Growth Leadership
Latest Update	Council meeting 1/17/13 discussion, Council formed subcommittee Jan. 2014

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	SWFL Enterprise Center Commercial Kitchen
Organization	SWFL Enterprise Center and SWFL Enterprise Center Foundation Inc.
Contact	Mike Love
Contact Phone	(239) 321-7086
Contact Email	<a href="mailto:mlove@cityftmyers.com">mlove@cityftmyers.com</a>
Total Project Cost	Not to exceed \$500,000.00 not including operating costs
State/Federal Funding	CBDG Block Grant – City of Fort Myers, FL
Local Funding	None
Private Funding	Various Private Donors in terms of cash and in-kind products and services
Partners	Florida University (IFAS), Keiser University, Fort Myers Technical College
Status/Timeline	Projected Fall
Project Description	<p>The SWFL Commercial Kitchen is designed to deliver tangible results in the creation of new food-related businesses, new job creation and educational resources empowering healthy eating habits while utilizing locally-sourced and grown foods. The SWFL Commercial Kitchen will have three distinct components utilizing 4,800 square foot of space at the SWFL Enterprise Center.</p> <p>The first component, the Commercial Kitchen, will allow small food-related businesses like: caterers, food truck vendors, urban farmers, small restaurants and bakeries access to a professional, certified commercial kitchen allowing them to become more profitable and expand their businesses.</p> <p>The second component, the Media Classroom, is a very unique space where it will allow for food related educational programs to be held. The University of Florida and Keiser University are two organizations thus far who have committed to help develop programs that will utilize the Media Classroom to not only educate the community but to educate future, local chefs. Thus helping provide yet another diverse, educated workforce to the community.</p> <p>The third component, the Bakery, will not only supply fresh baked goods to local restaurants and organizations but we plan on developing a program that will provide jobs to those people re-entering society from incarceration and who want to learn the art of baking.</p>
Benefits/Regional Impact	Will result in a tangible increase in job creation, educational programs and new business creation and expansion.
Jobs Created or Retained	Directly, the SWFL Commercial Kitchen will directly provide at least one full time position and two part time positions to manage the facility. The Bakery component will provide additional jobs as indicated above. Then, there will be countless jobs created as local food-related businesses establish, grow and thrive beyond their existing states prior to working with the SWFL Commercial Kitchen.
Six Pillars	Innovation and Economic Development
Latest Update	Engineering Drawings being created as well as a list of materials and products needed to complete the build out of the SWFL Commercial Kitchen.

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Wastewater Infrastructure on US27/SR80 –Wastewater force main from Airglades Airport/Industrial Park to City of Clewiston WWTP
Organization	Hendry County Public Works
Contact	Shane Parker
Contact Phone	863-612-4722
Contact Email	sparker@hendryfla.net
Total Project Cost	\$5,400,000
State/Federal Funding	
Local Funding	TBD – Land Value Match
Private Funding	
Partners	Hendry County Government, Airglades International Airport, City of Clewiston
Status/Timeline	Planning
Project Description	<p>Construct 10.4 miles of wastewater lines to the existing Clewiston Wastewater Treatment Plant (WWTP). The Airglades Industrial Park is shovel-ready for new tenants except that it lacks additional wastewater capacity at the current Airglades package plant. The inability of the current wastewater plant to treat industrial wastes to proper public health and environmental standards is a limiting factor for regional economic development.</p> <p>The FDOT, EDA, DEP, CDBG and Hendry County have invested millions of dollars into the development of Airglades Airport and Industrial Park over the past 20 years.</p>
Benefits/Regional Impact	Support the expansion of the Airglades Airport and provide infrastructure for existing and future planned development along US 27 to Clewiston
Jobs Created or Retained	
Six Pillars	Infrastructure & Growth Leadership
Latest Update	Phase I was the preliminary design, funded by the State. Phase II is design, permitting, ROW Acquisition. Construction timeline TBD

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Four Corners Stormwater/Water Quality Project
Organization	Hendry County Public Works
Contact	Shane Parker
Contact Phone	863-612-4722
Contact Email	sparker@hendryfla.net
Total Project Cost	\$4,200,000
State/Federal Funding	
Local Funding	TBD – Land Value Match
Private Funding	
Partners	South Florida Water Management District, Hendry County Government, Four Corners MSBU
Status/Timeline	In Progress
Project Description	Four Corners MSBU/County Line Ditch Widening was designed to provide both additional storage and conveyance for stormwater to the Caloosahatchee River during large storm events. Currently, residents experience flooding conditions due to the lack of drainage infrastructure capacity. By implementing the proposed project, the upstream watershed can pass through a system that will reduce nutrient loading prior to discharging into the Caloosahatchee River downstream to the Gulf of Mexico near the beaches of Sanibel/Captiva and Fort Myers Beach. Using current methodology, it is theoretically estimated that the nutrient loading will be reduced by 76% Total Phosphorous and 144% Total Nitrogen.
Benefits/Regional Impact	Mitigate flood prone residential areas; reduce nutrient loading into the Caloosahatchee River watershed area. This project is in the Caloosahatchee Watershed Protection Plan and enjoys broad public support from area stakeholders. It has been identified in the South Florida Water Management District’s Strategic Plan as a specific project dating back to 2006.
Jobs Created or Retained	
Six Pillars	Infrastructure & Growth Leadership
Latest Update	This is a SHOVEL READY project. All engineering and design work is complete and permitting is in place. Construction time is 12-18 months.

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Multi-Family Housing for Essential Service Employees
Organization	Hendry County Area Housing Commission
Contact	Ron Zimmerly
Contact Phone	863-675-2872
Contact Email	rzimmerly@citylabelle.com
Total Project Cost	\$4,500,000
State/Federal Funding	
Local Funding	TBD – Land Value Match
Private Funding	
Partners	Hendry County Area Housing Commission, Hendry County Housing and Social Services Department, Hendry County Schools, Hendry Regional Medical Center, Hendry County Government
Status/Timeline	Planning
Project Description	<p>Hendry County is in critical need for multi-family housing for essential service employees; teachers, health care professionals, police, fire, and EMS workers, and municipal employees.</p> <p>Historically, it's been very difficult to recruit and retain essential service employees when affordable housing is unavailable or more than 20 miles from our employment centers.</p>
Benefits/Regional Impact	Residual economic impacts are more productive employees, increase in local economy when employees reside in the community.
Jobs Created or Retained	
Six Pillars	Infrastructure & Growth Leadership, Quality of Life and Quality Places
Latest Update	



# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Tiger Village
Organization	Promise Area Community Development Corporation
Contact	Brent Kettler
Contact Phone	863-612-4914
Contact Email	brent@hendryedc.com
Total Project Cost	TBD
State/Federal Funding	TBD
Local Funding	TBD
Private Funding	TBD
Partners	Southwest Florida Promise Zone Partners
Status/Timeline	<p>Planning</p> <p>Timeline –</p> <ol style="list-style-type: none"> <li>1. Concept and presentation development, presentations made, formation of Promise Area Community Development Corporation – Nov 2016 thru Jan 2017.</li> <li>2. Survey, planning, engineering, costing and funding – Feb 2017 thru May 2017.</li> <li>3. Permitting and phase one site development – June 2017 thru Nov 2017</li> <li>4. Phase One building construction – Dec 2017 thru May 2018</li> <li>5. Phase One certificate of occupancy – June 2018</li> </ol>
Project Description	<p>The Tiger Village concept is based on the need in Clewiston and throughout the Promise Zone for affordable rental units for public service employees, teachers, police, nurses, workforce, special needs, and seniors. The location of the first proto-type village would be located across the street from Clewiston High School (The Tigers). The village community center would be set up for continued learning space for groups and individual (tutoring, virtual class room, other training, meetings). The village greens would be available for individual and team recreation, neighborhood garden, farmers markets, yard sales, festivals, etc.).</p> <p>The overall concept is to utilize a Habit for Humanity type approach where the units would be built by the community and those that would be tenants. Those individuals would come from throughout the PZ area. There would be a tie-in to the PZ High Schools Career Academies for the students to participate in the planning, design, engineering, costing, permitting, landscaping, signage, and construction. Once the first proto-type village is proven then it would be repeated (in no particular order) in Moore Haven, La Belle and Immokalee – depending on where there is available land.</p> <p>All federal, state, and private funding programs would be explored.</p>
Benefits/Regional Impact	<p>The anticipated benefits/outcomes of the project are to bring the PZ communities together to execute a much needed project along with tying into the High School Career Academies. The entire project would be a learning experience with a tangible success of</p>

# CEDS Vital Projects



	bricks and mortar for all to celebrate. It becomes the foundation of what the PZ communities can accomplish as a team to then be repeated for many more projects.
Jobs Created or Retained	
Six Pillars	Quality of Life and Quality Places, Infrastructure & Growth Leadership
Latest Update	

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	AirGlades Airport Development
Organization	Hendry County
Contact	Brent Kettler
Contact Phone	(863) 675-6007
Contact Email	<a href="mailto:brent@hendryedc.com">brent@hendryedc.com</a>
Total Project Cost	
State/Federal Funding	
Local Funding	
Private Funding	
Partners	
Status/Timeline	In Progress
Project Description	AirGlades Airport is currently a GA airport that is in the FAA Privatization Program which will create an environment whereas a developer (AirGlades International already established) will manage/purchase the airport and develop it for aviation/ cargo/distribution/manufacturing purposes. There are current infrastructure issues that need to be upgraded/improved. There is already existing interest from large companies to locate at AirGlades creating a huge economic impact for Southwest Florida. The Airport is 2400 acres and expects to create a few thousand jobs/millions in private investment within the next five years. We need infrastructure funds NOW to help kick-start the development.
Benefits/Regional Impact	
Jobs Created or Retained	
Six Pillars	Innovation & Economic Development
Latest Update	5/0 - Developer 2400 Acre airport. March Comments (develop Ready to work the negotiation)

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Fort Myers Riverfront Redevelopment Project
Organization	Fort Myers/CRA/Lee County
Contact	
Contact Phone	
Contact Email	
Total Project Cost	
State/Federal Funding	
Local Funding	
Private Funding	
Partners	
Status/Timeline	In Progress
Project Description	The Fort Myers Riverfront Redevelopment project is a public-private partnership to establish a regional trade and convention presence in Southwest Florida through the expansion of existing convention facilities, development of hotel and mixed-use structures in the downtown urban core by connecting to the adjoining historic downtown streetscape in a creative space-making effort that enhances public amenities and the sustainable treatment of storm water. The project will generate \$75,937,000 in annual spending in the regional economy and establish 780 permanent jobs as an economic development recruitment center for trade shows and cultural activities. Phase I of the project is under construction by the City.
Benefits/Regional Impact	
Jobs Created or Retained	
Six Pillars	Quality of Life & Quality Places
Latest Update	In April, Fort Myers accepted a \$500k from Tampa-based Mainsail Lodging and Development. This project has changed hands a number of times. Hotel and Garage contract to be approved by City Council in September 2016. RFP has been released for Operational lease.

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Repositioning the talent delivery system in the Southwest Florida Region
Organization	SWF Workforce Development Board
Contact	Jim Wall
Contact Phone	239-225-2500 x5235
Contact Email	<a href="mailto:jwall@careersourcesouthwestflorida.com">jwall@careersourcesouthwestflorida.com</a>
Total Project Cost	
State/Federal Funding	
Local Funding	
Private Funding	
Partners	
Status/Timeline	In Progress
Project Description	The Regional Business Team – subcommittee of the CEDS Working Group will work towards building a dynamic delivery system for leaders and economic development workforce data.
Benefits/Regional Impact	
Jobs Created or Retained	
Six Pillars	Talent Supply & Education
Latest Update	Workforce Task Force through Horizon Council, Workforce Now Initiative

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Seven Islands
Organization	City of Cape Coral
Contact	Dana Brunett
Contact Phone	239-574-0444
Contact Email	<a href="mailto:dbrunett@capecoral.net">dbrunett@capecoral.net</a>
Total Project Cost	TBD
State/Federal Funding	
Local Funding	
Private Funding	
Partners	Public-Private Partnership
Status/Timeline	
Project Description	Development of a mixed-use waterfront property in northwest Cape Coral with access to the Gulf of Mexico. The City owned land will feature a hotel, condominiums, restaurants, a marina and shops.
Benefits/Regional Impact	
Jobs Created or Retained	
Six Pillars	Quality of Life, Innovation & Economic Development
Latest Update	

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Kismet Industrial Park
Organization	City of Cape Coral
Contact	Dana Brunett
Contact Phone	239-574-0444
Contact Email	<a href="mailto:dbrunett@capecoral.net">dbrunett@capecoral.net</a>
Total Project Cost	TBD
State/Federal Funding	
Local Funding	
Private Funding	
Partners	Randy Krise-Owner
Status/Timeline	12 months
Project Description	Development of a new industrial park in Cape Coral. Presently industrial vacancy rates are at less than 3% and new inventory is urgently needed. This project will create an additional 25 acres of industrially zoned land for development and include new infrastructure.
Benefits/Regional Impact	
Jobs Created or Retained	
Six Pillars	Quality of Life, Innovation & Economic Development, Business Climate & Competitiveness
Latest Update	

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Festival Park
Organization	City of Cape Coral
Contact	Dana Brunett
Contact Phone	239-574-0444
Contact Email	<a href="mailto:dbrunett@capecoral.net">dbrunett@capecoral.net</a>
Total Project Cost	TBD
State/Federal Funding	
Local Funding	
Private Funding	
Partners	City Owned Land
Status/Timeline	12 months
Project Description	Development of a new park including a new concert amphitheater to bring in musical and stage acts to the region. Parking and other related amenities will also be developed to make this a regional location for cultural events and concerts alike.
Benefits/Regional Impact	
Jobs Created or Retained	
Six Pillars	Quality of Life, Innovation & Economic Development, Infrastructure and Growth Leadership
Latest Update	



# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Cape Coral UEP & Fiber Optic
Organization	City of Cape Coral
Contact	Dana Brunett
Contact Phone	239-574-0444
Contact Email	<a href="mailto:dbrunett@capecoral.net">dbrunett@capecoral.net</a>
Total Project Cost	TBD
State/Federal Funding	Florida FRS
Local Funding	Cape Coral Assessment
Private Funding	Assessment Payments
Partners	State of Florida, Cape Coral
Status/Timeline	12 months
Project Description	<p>Installation of a sewer and water system throughout the north neighborhoods of Cape Coral. Presently there are eight designated areas to be installed. The first area is estimated to cost \$200 million. Considering inflation, the total cost of the entire eight area system could be \$2 billion+ over the next 15-20 years.</p> <p>While this system is being installed the City would like to install conduit to support a complete fiber optic system throughout the north part of the city in support of business development. Presently 60% of all businesses in Cape Coral are home-based businesses and the future should bring higher numbers as our nation/world evolves into a much more wired economy.</p>
Benefits/Regional Impact	Creates a desirable are for investment by tech based companies weather they are place based or home based. Better, higher paying jobs will follow.
Jobs Created or Retained	
Six Pillars	Quality of Life, Innovation & Economic Development, Infrastructure and Growth Leadership
Latest Update	

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Burnt Store Rd. City Parcel
Organization	City of Cape Coral
Contact	Dana Brunett
Contact Phone	239-574-0444
Contact Email	<a href="mailto:dbrunett@capecoral.net">dbrunett@capecoral.net</a>
Total Project Cost	TBD
State/Federal Funding	
Local Funding	
Private Funding	
Partners	City and Private Investors
Status/Timeline	36 months
Project Description	Development of a City-owned, 160-acre parcel to coincide with the widening of Burnt Store Rd. to four lanes. Will feature a 40-acre first responder training facility for regional police and fire units. The remaining acreage will be used for commercial growth, public parks and multi-family uses. This is also a potential site for a pilot tiny homes development.
Benefits/Regional Impact	Provides an opportunity for City and regional police and fire departments to gain access to training facilities for education and skill building.
Jobs Created or Retained	
Six Pillars	Talent Supply & Education, Civic & Governance Systems, Infrastructure and Growth Leadership
Latest Update	

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Bimini Basin
Organization	City of Cape Coral
Contact	Dana Brunett
Contact Phone	239-574-0444
Contact Email	<a href="mailto:dbrunett@capecoral.net">dbrunett@capecoral.net</a>
Total Project Cost	TBD
State/Federal Funding	
Local Funding	
Private Funding	
Partners	Existing Property Owner and Future Master Developer
Status/Timeline	24 months
Project Description	A waterfront mixed use development designed to be a regional destination accessible by boat or car. Planned to feature a parking ramp, hotel, shops, restaurants, condominiums and professional space.
Benefits/Regional Impact	
Jobs Created or Retained	
Six Pillars	Quality of Life, Innovation & Economic Development
Latest Update	

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	Academic Village
Organization	City of Cape Coral
Contact	Dana Brunett
Contact Phone	239-574-0444
Contact Email	<a href="mailto:dbrunett@capecoral.net">dbrunett@capecoral.net</a>
Total Project Cost	TBD
State/Federal Funding	
Local Funding	
Private Funding	
Partners	Public-Private Partnership
Status/Timeline	
Project Description	Development of a corporate park or regional mall on City Owned land. Either development will also feature an entertainment district surrounding an existing lake featuring restaurants, hotel, movie theater and shops.
Benefits/Regional Impact	
Jobs Created or Retained	
Six Pillars	Quality of Life, Innovation & Economic Development
Latest Update	

# CEDS Vital Projects



## PROJECT SUMMARY

Project Title	47 <sup>th</sup> Terrace Improvements
Organization	City of Cape Coral
Contact	Dana Brunett
Contact Phone	239-574-0444
Contact Email	<a href="mailto:dbrunett@capecoral.net">dbrunett@capecoral.net</a>
Total Project Cost	TBD
State/Federal Funding	
Local Funding	
Private Funding	
Partners	City, CRA and Private Investors
Status/Timeline	12 months
Project Description	Re-development of an existing street within the downtown core in the Entertainment District. Street and sidewalk redesign, updated utility infrastructure, new pavers, sidewalk widening, new trees and street furniture such as benches, bike racks, garbage receptacles and the like.
Benefits/Regional Impact	
Jobs Created or Retained	
Six Pillars	Quality of Life, Innovation & Economic Development, Infrastructure and Growth Leadership
Latest Update	