



COUNCIL MEETING AGENDA

September 17, 2015

9:00am – 11:30am

Mission Statement:

To work together across neighboring communities to consistently protect and improve the unique and relatively unspoiled character of the physical, economic and social worlds we share...for the benefit of our future generations.

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Two or more members of the Charlotte Harbor National Estuary Program may be in attendance and may discuss matters that could come before the Charlotte Harbor National Estuary Program, respectively, for consideration.

In accordance with the Americans with Disabilities Act (ADA), any person requiring special accommodations to participate in this meeting should contact the Southwest Florida Regional Planning Council 48 hours prior to the meeting by calling (239) 338-2550; if you are hearing or speech impaired call (800) 955-8770 Voice/(800) 955-8771 TDD.



COUNCIL MEETING AGENDA

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NEXT SWFRPC MEETING DATE: October 15, 2015

Two or more members of the Peace River Basin Management Advisory Committee and Charlotte Harbor National Estuary Program may be in attendance and may discuss matters that could come before the Peace River Basin Management Advisory Committee and Charlotte Harbor National Estuary Program, respectively, for consideration.

In accordance with the Americans with Disabilities Act (ADA), any person requiring special accommodations to participate in this meeting should contact the Southwest Florida Regional Planning Council 48 hours prior to the meeting by calling (239) 338-2550; if you are hearing or speech impaired call (800) 955-8770 Voice/(800) 955-8771 TDD.

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL MEMBERSHIP

CHAIR..... Mr. Robert “Bob” Mulhere
 VICE CHAIR..... Mr. Don McCormick
 SECRETARY..... Councilman Forrest Banks
 TREASURER..... Mr. Thomas Perry

CHARLOTTE COUNTY

Commissioner Tricia Duffy, Charlotte Co BCC
 Commissioner Ken Doherty, Charlotte Co BCC
 Councilwoman Nancy Prafke, City of Punta Gorda
 Ms. Suzanne Graham, Governor Appointee
 Mr. Donald McCormick, Governor Appointee

GLADES COUNTY

Commissioner Weston Pryor, Glades Co BCC
 Commissioner Tim Stanley, Glades Co BCC
 Councilwoman Pat Lucas, City of Moore Haven
 Mr. Thomas C. Perry, Governor Appointee

LEE COUNTY

Commissioner Frank Mann, Lee Co BCC
 Commissioner Cecil Pendergrass, Lee Co BCC
 Councilman Jim Burch, City of Cape Coral
 Vice Mayor Mick Denham, City of Sanibel
 Councilman Forrest Banks, City of Fort Myers
 Mayor Anita Cereceda, Town of Fort Myers Beach
 Councilwoman Katy Errington, Village of Estero
 (City of Bonita Springs Vacancy)
 Ms. Laura Holquist, Governor Appointee
 (Gubernatorial Appointee Vacancy)

COLLIER COUNTY

Commissioner Tim Nance, Collier Co BCC
 Commissioner Penny Taylor, Collier Co BCC
 Councilwoman Teresa Heitmann, City of Naples
 (City of Marco Island Vacancy)
 Mr. Robert “Bob” Mulhere, Governor Appointee
 Mr. Alan D. Reynolds, Governor Appointee

HENDRY COUNTY

Commissioner Karson Turner, Hendry Co BCC
 Commissioner Don Davis, Hendry Co BCC
 Commissioner Sherida Ridgill, City of Clewiston
 Commissioner Julie Wilkins, City of LaBelle
 Mr. Mel Karau, Governor Appointee

SARASOTA COUNTY

Commissioner Carolyn Mason, Sarasota Co BCC
 Commissioner Charles Hines, Sarasota Co BCC
 Mayor Rhonda DiFranco, City of North Port
 Councilman Kit McKeon, City of Venice
 Mayor Willie Shaw, City of Sarasota
 (Gubernatorial Appointee Vacancy)
 Mr. Felipe Colón, Governor Appointee

EX-OFFICIO MEMBERS

Phil Flood, SFWMD
 Jon Iglehart, FDEP
 Melissa Dickens, SWFWMD
 Sara Catala, FDOT

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL STAFF

MARGARET WUERSTLE.....EXECUTIVE DIRECTOR
 VACANT.....LEGAL COUNSEL

James Beever
 Nichole Gwinnett

Rebekah Harp
 Charles Kammerer

Jennifer Pellechio
 Timothy Walker

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL (SWFRPC) ACRONYMS

ABM - Agency for Bay Management - Estero Bay Agency on Bay Management

ADA - Application for Development Approval

ADA - Americans with Disabilities Act

AMDA -Application for Master Development Approval

BEER - Bureau of Economic Business and Research at the University of Florida

BLID - Binding Letter of DRI Status

BLIM - Binding Letter of Modification to a DRI with Vested Rights

BLIVR -Binding Letter of Vested Rights Status

BPCC -Bicycle/Pedestrian Coordinating Committee

CAC - Citizens Advisory Committee

CAO - City/County Administrator Officers

CDBG - Community Development Block Grant

CDC - Certified Development Corporation (a.k.a. RDC)

CEDS - Comprehensive Economic Development Strategy (a.k.a. OEDP)

CHNEP - Charlotte Harbor National Estuary Program

CTC - Community Transportation Coordinator

CTD - Commission for the Transportation Disadvantaged

CUTR - Center for Urban Transportation Research

DEO - Department of Economic Opportunity

DEP - Department of Environmental Protection

DO - Development Order

DOPA - Designated Official Planning Agency (i.e. MPO, RPC, County, etc.)

EDA - Economic Development Administration

EDC - Economic Development Coalition

EDD - Economic Development District

EPA – Environmental Protection Agency

FAC - Florida Association of Counties

FACTS - Florida Association of CTCs

FAR - Florida Administrative Register (formerly Florida Administrative Weekly)

FCTS - Florida Coordinated Transportation System

FDC&F -Florida Department of Children and Families (a.k.a. HRS)

FDEA - Florida Department of Elder Affairs

FDLES - Florida Department of Labor and Employment Security

FDOT - Florida Department of Transportation

FHREDI - Florida Heartland Rural Economic Development Initiative

FIAM – Fiscal Impact Analysis Model

FLC - Florida League of Cities

FQD - Florida Quality Development

FRCA -Florida Regional Planning Councils Association

FTA - Florida Transit Association

IC&R - Intergovernmental Coordination and Review

IFAS - Institute of Food and Agricultural Sciences at the University of Florida

JLCB - Joint Local Coordinating Boards of Glades & Hendry Counties

JPA - Joint Participation Agreement

JSA - Joint Service Area of Glades & Hendry Counties

LCB - Local Coordinating Board for the Transportation Disadvantaged

LEPC - Local Emergency Planning Committee

MOA - Memorandum of Agreement

MPO - Metropolitan Planning Organization

MPOAC - Metropolitan Planning Organization Advisory Council

MPOCAC - Metropolitan Planning Organization Citizens Advisory Committee

MPOTAC - Metropolitan Planning Organization Technical Advisory Committee

NADO – National Association of Development Organizations

NARC -National Association of Regional Councils

NOPC -Notice of Proposed Change

OEDP - Overall Economic Development Program

PDA - Preliminary Development Agreement

REMI – Regional Economic Modeling Incorporated

RFB - Request for Bids

RFI – Request for Invitation

RFP - Request for Proposals

RPC - Regional Planning Council

SHIP -State Housing Initiatives Partnership

SRPP – Strategic Regional Policy Plan

TAC - Technical Advisory Committee

TDC - Transportation Disadvantaged Commission (a.k.a. CTD)

TDPN - Transportation Disadvantaged Planners Network

TDSP - Transportation Disadvantaged Service Plan

USDA - US Department of Agriculture

WMD - Water Management District (SFWMD and SWFWMD)



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104 West Jefferson Street, Tallahassee, FL 32301-1713 • 850.224.3427

Regional Planning Council Functions and Programs

March 4, 2011

- **Economic Development Districts:** Regional planning councils are designated as Economic Development Districts by the U. S. Economic Development Administration. From January 2003 to August 2010, the U. S. Economic Development Administration invested \$66 million in 60 projects in the State of Florida to create/retain 13,700 jobs and leverage \$1 billion in private capital investment. Regional planning councils provide technical support to businesses and economic developers to promote regional job creation strategies.
- **Emergency Preparedness and Statewide Regional Evacuation:** Regional planning councils have special expertise in emergency planning and were the first in the nation to prepare a Statewide Regional Evacuation Study using a uniform report format and transportation evacuation modeling program. Regional planning councils have been preparing regional evacuation plans since 1981. Products in addition to evacuation studies include Post Disaster Redevelopment Plans, Hazard Mitigation Plans, Continuity of Operations Plans and Business Disaster Planning Kits.
- **Local Emergency Planning:** Local Emergency Planning Committees are staffed by regional planning councils and provide a direct relationship between the State and local businesses. Regional planning councils provide thousands of hours of training to local first responders annually. Local businesses have developed a trusted working relationship with regional planning council staff.
- **Homeland Security:** Regional planning council staff is a source of low cost, high quality planning and training experts that support counties and State agencies when developing a training course or exercise. Regional planning councils provide cost effective training to first responders, both public and private, in the areas of Hazardous Materials, Hazardous Waste, Incident Command, Disaster Response, Pre- and Post-Disaster Planning, Continuity of Operations and Governance. Several regional planning councils house Regional Domestic Security Task Force planners.
- **Multipurpose Regional Organizations:** Regional planning councils are Florida's only multipurpose regional entities that plan for and coordinate intergovernmental solutions on multi-jurisdictional issues, support regional economic development and provide assistance to local governments.
- **Problem Solving Forum:** Issues of major importance are often the subject of regional planning council-sponsored workshops. Regional planning councils have convened regional summits and workshops on issues such as workforce housing, response to hurricanes, visioning and job creation.
- **Implementation of Community Planning:** Regional planning councils develop and maintain Strategic Regional Policy Plans to guide growth and development focusing on economic development, emergency preparedness, transportation, affordable housing and resources of regional significance. In addition, regional planning councils provide coordination and review of various programs such as Local Government Comprehensive Plans, Developments of Regional Impact and Power Plant Ten-year Siting Plans. Regional planning council reviewers have the local knowledge to conduct reviews efficiently and provide State agencies reliable local insight.

- **Local Government Assistance:** Regional planning councils are also a significant source of cost effective, high quality planning experts for communities, providing technical assistance in areas such as: grant writing, mapping, community planning, plan review, procurement, dispute resolution, economic development, marketing, statistical analysis, and information technology. Several regional planning councils provide staff for transportation planning organizations, natural resource planning and emergency preparedness planning.
- **Return on Investment:** Every dollar invested by the State through annual appropriation in regional planning councils generates 11 dollars in local, federal and private direct investment to meet regional needs.
- **Quality Communities Generate Economic Development:** Businesses and individuals choose locations based on the quality of life they offer. Regional planning councils help regions compete nationally and globally for investment and skilled personnel.
- **Multidisciplinary Viewpoint:** Regional planning councils provide a comprehensive, multidisciplinary view of issues and a forum to address regional issues cooperatively. Potential impacts on the community from development activities are vetted to achieve win-win solutions as council members represent business, government and citizen interests.
- **Coordinators and Conveners:** Regional planning councils provide a forum for regional collaboration to solve problems and reduce costly inter-jurisdictional disputes.
- **Federal Consistency Review:** Regional planning councils provide required Federal Consistency Review, ensuring access to hundreds of millions of federal infrastructure and economic development investment dollars annually.
- **Economies of Scale:** Regional planning councils provide a cost-effective source of technical assistance to local governments, small businesses and non-profits.
- **Regional Approach:** Cost savings are realized in transportation, land use and infrastructure when addressed regionally. A regional approach promotes vibrant economies while reducing unproductive competition among local communities.
- **Sustainable Communities:** Federal funding is targeted to regions that can demonstrate they have a strong framework for regional cooperation.
- **Economic Data and Analysis:** Regional planning councils are equipped with state of the art econometric software and have the ability to provide objective economic analysis on policy and investment decisions.
- **Small Quantity Hazardous Waste Generators:** The Small Quantity Generator program ensures the proper handling and disposal of hazardous waste generated at the county level. Often smaller counties cannot afford to maintain a program without imposing large fees on local businesses. Many counties have lowered or eliminated fees, because regional planning council programs realize economies of scale, provide businesses a local contact regarding compliance questions and assistance and provide training and information regarding management of hazardous waste.
- **Regional Visioning and Strategic Planning:** Regional planning councils are conveners of regional visions that link economic development, infrastructure, environment, land use and transportation into long term investment plans. Strategic planning for communities and organizations defines actions critical to successful change and resource investments.
- **Geographic Information Systems and Data Clearinghouse:** Regional planning councils are leaders in geographic information systems mapping and data support systems. Many local governments rely on regional planning councils for these services.

Agenda Item

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Invocation

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Agenda Item

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Pledge of Allegiance

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Agenda Item

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Roll Call

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Agenda Item

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Public Comments

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_____Agenda
_____Item

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Agenda

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Agenda Item

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Minutes

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**MINUTES OF THE
SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL
August 6, 2015 MEETING**

The meeting of the **Southwest Florida Regional Planning Council** was held on **August 6, 2015** at the offices of the Southwest Florida Regional Planning Council - 1st Floor Conference Room at 1926 Victoria Avenue in Fort Myers, Florida. In the absence of Chair Bob Mulhere, Vice-Chair Don McCormick called the meeting to order at **9:03 AM. Mayor Willie Shaw** then led an invocation and the Pledge of Allegiance. Deputy Director, Jennifer Pellechio conducted the roll call.

MEMBERS PRESENT

Charlotte County: Commissioner Chris Constance for Commissioner Ken Doherty, Commissioner Tricia Duffy, Councilwoman Nancy Prafke, Mr. Don McCormick

Collier County: Commissioner Penny Taylor, Mr. Alan Reynolds

Glades County: Mr. Thomas Perry

Hendry County: Commissioner Karson Turner, Commissioner Don Davis, Commissioner Daniel Akin

Lee County: Commissioner Frank Mann, Commissioner Cecil Pendergrass, Councilman Forrest Banks, Councilman Jim Burch, Commissioner Katy Errington, Ms. Laura Holquist

Sarasota County: Commissioner Alan Maio for Commissioner Charles Hines, Commissioner Carolyn Mason, Councilman Kit McKeon, Commissioner Cheryl Cook for Mayor Rhonda DiFranco, Mayor Willie Shaw

Ex-Officio: Ms. Susan Lex for Ms. Sara Catala - FDOT, Mr. Phil Flood - SFWMD, Ms. Tara Poulton for Melissa Dickens - SWFWMD, Ms. Jennifer Carpenter for Mr. Jon Iglehart - FDEP

MEMBERS ABSENT

Charlotte County: Ms. Suzanne Graham

Collier County: Commissioner Tim Nance, Mr. Bob Mulhere, Councilwoman Teresa Heitmann

Glades County: Commissioner Weston Pryor, Councilwoman Pat Lucas, Commissioner Tim Stanley

Hendry County: Commissioner Sherida Ridgill, Mr. Mel Karau

Lee County: Councilman Mick Denham, Mayor AnitaCereceda

Sarasota County: Mr. Felipe Colón

Ex-Officio: None

AGENDA ITEM #4 PUBLIC COMMENTS

No public comments were made at this time.

AGENDA ITEM #1 AGENDA

Vice-Chair McCormick asked if there were any proposed changes to the agenda.

Ms. Wuerstle requested that both Agenda Item #9 and Agenda Item #10 be presented before any other item since the Director's Comments were very long and comprehensive.

By general consensus from the Council the agenda was approved as amended.

AGENDA ITEM #6 Minutes of the May 21, 2015 & June 6, 2015 Meetings

A motion was made by Commissioner Duffy to approve both the May 21, 2015 and June 6, 2015 minutes and seconded by Commissioner Constance. The motion then carried unanimously.

AGENDA ITEM #9 CONSENT AGENDA

A motion was made by Commissioner Constance to approve the consent agenda as presented and then Councilwoman Prafke seconded the motion. The motion passed unanimously.

AGENDA ITEM #10 REGIONAL IMPACT

Ms. Wuerstle explained that Mr. Dan Trescott of Trescott Planning Solutions would be presenting the following items.

AGENDA ITEM #10(a) City of North Port Comprehensive Plan Amendment (DEO 15-2 ESR)

Mr. Trescott presented the item.

A motion was made by Mayor Shaw to approve staff's recommendations as presented and seconded by Commissioner Cook. The motion passed with Mr. Reynolds abstaining.

AGENDA ITEM #10(b)
Lee County Comprehensive Plan Amendment (DEO 15-1 ESR)

Mr. Trescott presented the item.

Commissioner Mann asked why the item was being presented to the Council at this time; when the Lee County BCC voted on the item at its last board meeting. Ms. Wuerstle explained that staff has 30 days for review and comment from the date that the application is received. Sometimes staff's comments are sent to DEO for their review prior to the application going before the Council. There is a timing issue between staff's 30 day review period and the schedule of the Council meetings. However, if the city/county has comments different that the comment supplied to DEO by staff, then the Council would send an amendment to the previous letter for DEO's consideration.

Discussion ensued.

After a brief discussion Commissioner Mann made a motion to accept staff's recommendations as presented. Councilman Burch seconded the motion.

Commissioner Errington stated that since the establishment of the Council for the Village of Estero; at its previous meeting the Village of Estero decided to not approve the resolution until the traffic study had been completed.

The motion passed.

AGENDA ITEM #10(c)
Lee County Comprehensive Plan Amendment (DEO 15-3 ESR)

Mr. Trescott presented the item.

A motion was made by Commissioner Pendergrass to approve staff's recommendations as presented. Commissioner Mann seconded the motion.

Councilman Burch stated that under DOT's review it was stated that they approve Lee County's traffic study. He asked if these plans would be combined. Mr. Trescott explained how they would be working together.

Discussion ensued.

Representing the applicant, Mr. Ray Blacksmith explained that the earliest that there would be any residents within the community would probably be in the last quarter of 2016. He also explained that the developer would have the responsibility for paying the proportionate share costs if improvements were needed.

Commissioner Errington said that she was concerned with the additional trucks going in and out of the community and the transportation impacts it would have. Mr. Blacksmith explained that one issue that they try to stress in their presentations was that over and above the proportionate share which they won't know until 2016; for the very first phase of construction the developer has agreed to install acceleration lanes in front of the existing preserve, i.e. Corkscrew development, Corkscrew Shores development and Bella Terra development, in order to assist those residents to enter and exist their developments safely.

Discussion ensued.

The motion passed unanimously.

AGENDA ITEM #10(d)
Palmer Ranch Increment 24 Pre-application MDO Questionnaire

Mr. Trescott presented the item.

A motion was made by Mayor Shaw to approve both the questionnaire and checklist for the Palmer Ranch Increment 24 Preapplication. The motion seconded by Commissioner Cook and passed with Mr. Reynolds abstaining.

AGENDA ITEM #7
DIRECTOR'S REPORT

Ms. Wuerstle presented the item, but first she introduced Martha Simmons as the Council's representative on the Estero Bay Agency for Bay Management (ABM).

Estero Bay Agency for Bay Management (ABM)

Ms. Simmons gave a background overview of how the ABM was created. During her presentation she stated that she didn't see any funding for the ABM within the Council's FY15-16 budget, so she hoped that would be a topic of discussion during the discussion of the Council's FY15-16 budget later in the meeting. She also gave a briefing on what the ABM had been working on.

AGENDA ITEM #7(a)
RPC's Local Assessment Dues

Ms. Wuerstle explained that she was asked how the other RPCs address their local assessment dues including the amounts. She stated that there was an attachment within the agenda illustrating that request.

AGENDA ITEM #7(b)
RPC's FY14-15 Budget Amendment

Ms. Wuerstle gave a brief background overview on how the distributed "amended" budget came about. She explained that there was a joint Executive & Budget Committee meeting and the handout reflected their recommendation to the Council.

Ms. Wuerstle explained that there will be a deficit of \$125,749 for the current fiscal year (FY14-15). She explained that there were many errors found when she and staff were reviewing the budget. Those errors were due to not double checking the work and as a result the budget columns within the Excel spreadsheet did not calculate the total correctly. She explained that an error of \$52,500 was discovered within the revenues and there was also an error with the fringe and indirect columns resulting in a negative \$426,000. She went on to state that the Council had started out their fiscal year with a \$373,000 deficit. However, staff was able to make-up 66% of that amount by bringing in additional revenue. Unfortunately there were additional layoffs of staff required because of the deficit.

Ms. Wuerstle noted that the budget that was included in the agenda packet showed an \$180,000 deficit and in trying to close the deficit she spoke to staff and they were willing to go to a four day work week until October 1, 2015. The savings of going to a four day work week would be \$17,000, but with risks. She explained the risk of going to a 32 hour work week would be the grant deliverables. If the deliverables are not met in order to bring in those grant revenues it could result in a greater deficit than \$125,749. At the joint meeting of the Executive Committee and Budget & Finance Committee it was decided that it wasn't worth the risk for the \$17,000. As a result \$125,749 needed to be taken out of the RPC's reserves in order to close the current budget. She noted that the Council has approximately \$481,000 in reserves.

A motion was made by Councilman Banks to approve the Executive Committee and Budget & Finance Committee recommendation for the FY14-15 budget as amended. The motion was seconded by Commissioner Constance and passed unanimously.

Ms. Wuerstle thanked both Jennifer Pellechio and Rebekah Harp for their hard work in trying to resolve all of the issues. She feels confident that staff will have the finances under control, with assistance from the Council's new CPA.

AGENDA ITEM #7(g) SWFRPC's FY15-16 Budget

Ms. Wuerstle explained that in the past, she only included guaranteed/fixed funding; however, within the Council's proposed FY15-16 budget there is a line item entitled "Program Development/Unsecured Grants and Contracts" in the amount of \$100,000. This was based on the fact that over the last three years, staff was able to bring in additional revenue ranging from \$100,000 to \$300,000. She said that she is confident that staff can bring in \$100,000 in additional funds.

Ms. Wuerstle stated that the FY15-16 Budget was based on the current situation and she will be explaining the options that have been presented to staff, such as the sale of the building. There is a long-term debt of \$128,000 per year at this time. Based on the proposed budget showing an increase of \$100,000, there still would be a deficit of approximately \$135,000. In order to fill in that gap the Council would need to take more funds from their reserves.

Both the Executive Committee and Budget & Finance Committee both recommended adopting the proposed budget for FY15-16. However, budgets change on a weekly basis. She then

announced that since the joint meeting, staff has been notified that there are two written and two verbal grant awards totaling \$264,000 which would close the budget. She noted that when she receives the scope of work and contracts for those grants she will bring a proposed budget amendment to the Council for their approval.

Commissioner Turner encouraged staff that as the budget was being proposed that the line items are identical and carryover. He asked Ms. Wuerstle to give a brief summary of how the DRIs are recorded in the budget. Ms. Wuerstle explained that currently there is a DRI in the works, so she entered a conservative amount into the budget.

Commissioner Turner asked how the DRIs are broken down within the FY15-16 budget. Ms. Pellechio explained that all of the NOPCs, monitoring reports, etc. are combined into one lump sum.

Councilwoman Prafke asked staff if they could include some “budget notes” that would show planning assumptions on some of the line items. Commissioner Turner said that he agreed that there should be “footnotes” placed within the document in order to indicate which of the line items are solid versus assumption. Ms. Wuerstle said that she will add the footnotes before the budget is sent out.

Commissioner Constance stated that he felt that the budgets from the past 3-4 years should be included as a comparison. Ms. Wuerstle noted that there was 5 year “look back” within the document.

Discussion ensued.

A motion was made by Mr. Perry to adopt the SWFRPC FY15-16 Budget as presented. The motion was seconded by Councilman Burch and passed unanimously.

Ms. Wuerstle explained that the FY15-16 budget was based on the Council’s existing conditions and their current expenses. She noted that if the Council decided to sell the building or re-finance, the budget would improve.

AGENDA ITEM #7(c) Krise Building Valuation

Ms. Wuerstle noted that there was a meeting held by the Council’s Executive Committee to discuss various options in regards to the building. The Committee asked for a “broker’s opinion” on what they thought that the building would be worth. The opinion came back with an estimate of \$1,280,425.00. She said that the building is currently listed at \$1.4 million.

Commissioner Constance asked what the current payoff was. Mr. Wuerstle said that as of August 1st the balance was \$885,000. She noted that the comparisons were included within the agenda packet.

Ms. Wuerstle explained that there is an offer from 5/3 Bank for refinancing and if the Council went with that scenario the budget would go from a \$135,000 deficit to an \$89,000 deficit.

Commissioner Constance asked when the refinance offer was given. Ms. Wuerstle said that it was given back in April at a 3% interest rate for 5 years. Commissioner Constance asked if the offer was a 5 year fixed rate or a variable rate. Ms. Wuerstle said that it would be a 5 year fixed rate.

Commissioner Constance stated that he would like to see staff research in obtaining a 10 year fixed rate and then in 10 years that building would be paid off. He said that now is the time to refinance the building and the Council could probably get a 3 ½% to 4% interest rate over a 10 year fixed loan.

A motion was made by Commissioner Constance to direct staff to research finding a 10 year fixed rate mortgage.

Ms. Wuerstle explained that staff had reached out to several banks attempting to get an extended term loan and the best one was a 7 year loan at a higher interest rate. She said that she wasn't sure on being able to get a 10 year fixed loan.

Commissioner Taylor seconded the motion.

Ms. Wuerstle noted that the Executive Committee made a recommendation to sell the building. She noted that an offer to purchase the building did come in; however, the offer includes a lease back. She didn't feel that the lease back offer would work because it was a triple net lease. The investor said that he would still be interested in purchasing the building, but not without the lease-back.

Councilman McKeon explained that during the meeting with the Budget & Finance Committee and the Executive Committee it was discussed how the building is a liability. The general consensus was that the mortgage rates will not be any lower, whether it is a 5 year or 10 year mortgage. It was recommended that the Council immediately start the refinance process so we know what we are dealing with. The second part of the discussion contained a recommendation to aggressively try to sell the building in order to get out from underneath the monthly payment in order to minimize the Council's costs.

Commissioner Cook explained that the City of North Port does have approximately 2,000 square feet available within the city hall building in North Port.

Commissioner Duffy stated that she agrees with the recommendation from the Executive Committee.

Vice Chair McCormick stated that there were two items pertaining to the building that the Council needs to be aware of. Without an elevator the Council is not in compliance with the ADA laws; and the replacement costs for the air conditioning system.

Commissioner Constance asked Ms. Wuerstle for the details of the proposed 5-year refinance loan, such as what the percentage rate was and the term it was amortized over. Ms. Wuerstle stated that she has that information, but could not put her finger on it at the moment. It was later supplied to Commissioner Constance.

Vice Chair McCormick stated that as near as he can tell procedurally the Council could approve the proposed motion and still end up with having to sell the building.

Commissioner Turner said that there won't be a bank anywhere that would touch the building with a 10 year note. He said that he was in agreement with the Executive Committee's recommendation to aggressively try to sell the building.

Commissioner Constance explained that one of his deepest concerns is that if the Council doesn't have its own permanent residence that it would be then a far easier target to abolish the RPC. He then said that he will always be an advocate for the RPC. The RPC is the only entity where local governments can sit at one table and be able to discuss the issues that each of them is facing. He noted that he wouldn't be able to have the Charlotte County BCC go to the Hardee County BCC and actively legislate, because the Charlotte County BCC would be in violation due to the fact that their public wouldn't be allowed.

Commissioner Constance went on to state that since the governor is not interested in funding the RPCs; that the members of the Council need to make sure that their RPC remains healthy to the point that before this meeting is over there needs to be a discussion on having to increase the local assessment dues or do something to show how important the RPC is to its individual cities and counties. Both the federal and state governments are trying to take the RPC's authority away, so it is up to the membership to stand up and make sure that it is realized that all politics are local.

Mr. Reynolds stated that in previous discussions there was mention of having to sell the building. He explained that he felt that there are two different situations here, principal versus practical point of view.

Ms. Wuerstle explained that she had conversations with the Council's Auditor, Jeff Tuscan, and invited him to attend the Council's September meeting to discuss the refinancing issue. If the Council decided to put the building on the market there needs to be a time frame established on when we need to start the refinancing because it is going to take at least 4 months to get everything in place. The balloon payment for the current note is due in June 2016 and there are certain requirements within the loan regarding the Council's reserve levels.

Ms. Wuerstle stated that she believed that the Council should move forward with refinancing in case the building doesn't sell within the established time frame.

Councilman Burch stated that he agreed with Commissioner Constance's statements. He then went on to say that it comes down to "survivability". He believed that the RPC could become stronger in the future. The Council shouldn't be worrying about its asset but more on the organization and what it does. It is up to the members of the Council to show why the RPC is so valuable to its cities and counties.

Discussion ensued regarding the refinance and sale of the building.

Commissioner Constance asked Ms. Wuerstle the balance of the current loan on the building. She said that it was \$885,000. Commissioner Constance then said that if the Council raised their dues, only one time, from \$0.30 per capita to \$0.56 per capita the building could be paid off.

Councilman McKeon said that option has never been discussed.

Commissioner Constance amended the motion to state that staff proceeds forward with refinancing the building with the best terms and interest rates possible. Commissioner Taylor agreed to the amendment to the original motion. The motion passed with one opposed.

A motion was made by Councilman Burch to accept the Executive Committee's recommendation entertaining the sale of the building. The motion seconded by Councilman Banks.

Commissioner Mann asked if there was already a designated realtor regarding the sale of the building. Ms. Wuerstle explained that it requires the Council to advertise the sale of the building in all six counties for two weeks. Commissioner Mann asked if the resolution within the agenda packet pertains to starting the process of selling the building. Ms. Wuerstle explained that the building is listed with a realtor at \$1.4 million. However, the Council really can't review any options until the building has been properly advertised.

Commissioner Mann asked how long the building was to be listed with the current realtor is. Ms. Wuerstle said that it is until November. Commissioner Mann explained that the motion needs to include the approval of the resolution within the agenda packet.

Vice-Chair McCormick restated the motion as:

A motion was made by Councilman Burch and seconded by Councilman Banks to adopt the resolution as presented to sell the building.

Discussion ensued on the proper ownership of the building. Is it the six counties or the "regional planning council"? Councilman Burch explained that the RPC is defined with its member units, which are the six counties.

Commissioner Constance stated that it is going to come down to how the interlocal agreements define RPC. When such issues arise, is it by a unanimous or majority vote. Commissioner Mann stated that he was under the understanding that the Council does not need amenity to pass the motion at this point in time. He said that if and/or when the building is sold then there should be a unanimous vote. Commissioner Constance recommended that staff research that issue and deliver the answer to the Council as soon as possible.

The motion passed unanimously.

Councilman McKeon stated that before the September Council meeting he would like to know what the financial impact would be from Commissioner Constance's recommendation of increasing the local assessment fee one time in order to pay off the building. Since Sarasota County pays for all of their municipalities and the other five counties such an issue needs to be brought before their boards for review and discussion. He felt that it would be a worthy issue for the

counties to discuss with their boards, especially since many are currently putting their next year budget together.

Vice-Chair McCormick suggested that a letter be sent from the Council's chair to each of the six counties explaining the Council's recommendation of the one-time \$0.56 per capita payment in order to have the building paid off. Mr. Perry stated that the letter needs to have "clear" direction of what is being asked of the counties.

Commissioner Mason stated that she was in agreement of having a letter sent to each of the six county commission boards. She then noted that Sarasota County begins their budget workshops on August 21st and then two boards of county commissioners meetings shortly after the budget workshop. It would give Sarasota County the opportunity to be able to discuss the issue in the appropriate forum.

A motion was made by Councilman McKeon to have the Chairman of the RPC send a letter to each of the six county commissions, including the estimate of what each county would be asked to pay. Commissioner Constance seconded the motion with the added language of the payoff amount on the building and how it is divided by per capita and what each county would be responsible for paying.

Commissioner Pendergrass questioned on what would happen if one or two of the counties decided against the one-time assessment increase. He then said that there is still an issue of the "free seat", where there is no clarification on which cities pay and don't pay assessments.

Commissioner Constance stated that if one county voted against the one-time increase then the issue would be null and void because there has to be a unanimous vote among all six counties. He noted that within the letter it will state which cities would be responsible for paying and which cities don't pay.

Commissioner Cook said that there are members of the Council from local governments, but there are also other agencies and governor appointees. She asked if the state agencies and governor appointees pay assessment fees. Vice-Chair McCormick explained that the ownership of the building falls upon the six counties on a per capita basis. Commissioner Cook said that she may be misunderstanding the make-up of the RPC; but since there are governor appointees and ex-officio members (FDOT, FDEP, SWFWMD and SFWMD) are not required to pay any assessments. Councilman Burch stated that the Council's Interlocal Agreement and By-Laws Committee will be discussing that issue.

Mr. Reynolds asked what exactly is the letter going to ask for from each of the counties. Is the letter going to mainly focus on asking the counties to approve the one-time assessment fee increase or is it going to contain the full information on the range of options that would be available. Commissioner Constance explained that the letter will contain all options; such as, option to sell, to lease, etc. However, there will be another option where the counties agree to a one-time increase in the assessment in order to pay off the building. He then explained that after the Interlocal Agreement & By-Laws Committee meet it should be decided on whether or not the cities would also pay the increase; especially since some cities pay and some do not because their county pays the assessments.

Commissioner Duffy asked if the cities were required to pay by Florida Statute. Ms. Wuerstle explained that the Council's by-laws and interlocal agreement are totally inconsistent; however, there is a provision in the by-laws that state that if the cities are at the table they are required to pay their share, which is then deducted from the county's assessment.

The motion carried unanimously.

AGENDA ITEM #7(h) FRCA Discussion & Question

Ms. Wuerstle presented the item. She explained that when the joint Budget & Finance Committee and the Executive Committee met there was an update given on FRCA's Policy Board meeting. From the discussions there were a few questions that they felt should be asked of FRCA, but they wanted to bring it back to the full board to have their input on whether or not the questions should be asked.

Question 1: The committee discussed the issue relating to Florida's Sunshine Laws and how the Executive Directors meetings are not open to the public and are not required to follow the Sunshine Laws. There was discussion on this issue since the RPCs receive public funds that those meetings should be subject to the Sunshine Laws.

Question 2: The committee decided to send a letter to FRCA's Lobbyist, Ron Book asking these questions and also asking questions regarding his contract with FRCA. The question was whether the contract was going to be renewed and if so, would it be based on performance since he hasn't been able to secure funding for the RPCs in the last four years.

Commissioner Cook asked for clarification on Question 2 regarding Ron Book's contract. Ms. Wuerstle explained that the question really is whether or not Ron Book's contract with FRCA should be renewed based on the fact that he hasn't been able to secure the State funding for the RPCs in the last four years.

Ms. Wuerstle explained that the RPC's dues for FRCA are \$20,500 in order to be a member of FRCA. She explained that Ron Book is both FRCA's lobbyist and executive director and his salary is \$85,000 plus \$5,000 for travel.

Commissioner Turner stated that Ron Book "plays the game as good as anyone else in Tallahassee" and he has been successful in the past. He also is very good friends with the governor and it takes only 30 seconds on Google to find out what both he and his daughter were able to ascertain within the current year from the State. He agrees with the committee's decision because as far as FRCA goes Ron Book hasn't been successful in the last four years, so why should FRCA be paying \$90,000 to Ron Book with no positive outcomes. He said that he felt that FRCA looks at the Southwest Florida Regional Planning Council as the "redheaded step child" since Withlacoochee was eliminated and also the SWFRPC has questioned FRCA on many things. He said that he doesn't know how to handle the situation, but he agrees that something needs to be done.

Ms. Wuerstle announced that at FRCA's last Policy Board meeting, Commissioner Lee Constantine was elected as the new chairman for the Policy Board. She said that he had a very different view of FRCA and he also reviewed the organization chart and stated that it is listed that the Executive Directors work for the Policy Board and not the other way around. He stated that he will start attending the meetings and also invited other Policy Board members to attend the Executive Directors meetings. She said that she felt that it was a very good thing electing a new Chairman and felt that there will be changes coming down the pipeline.

Discussion ensued regarding the changes that have been made and are going to be made within FRCA.

Councilman McKeon said that he supports Commissioner Turner's concerns. He said that it was obvious that Ron Book and the governor are well connected. If he sees that the governor wasn't going to fund the RPCs that Ron Book wouldn't do anything that would jeopardize his efforts. He also said that he is looking forward to the changes under the new leadership in FRCA.

Councilman Banks stated that when the Council sends FRCA their dues that a letter should be included stating that the Council is looking forward to the new leadership.

AGENDA ITEM #8 STAFF SUMMARIES

Ms. Wuerstle stated that this item was for information only.

AGENDA ITEM #11 COMMITTEE REPORTS

AGENDA ITEM #11(a) Budget & Finance Committee

Commissioner Duffy asked for clarification on the remaining balance of \$15,000 was not included within the FY15-16 budget. Ms. Wuerstle explained that she had discussions with FRCA and they have decided to extend the option of making payments when other funding sources come in.

AGENDA ITEM #11(b) Economic Development Committee

Councilman Banks stated that he didn't have a report to give on the Economic Development Committee; however, he would like to speak on transportation when the item comes up for a report. He noted that he had a meeting with FDOT's Secretary and discussions included a Regional Transportation Plan and how to get it started.

AGENDA ITEM #11(c) Energy & Climate Committee

Vice-Chair McCormick stated that there was no report to give at this time.

AGENDA ITEM #11(d)
Estero Bay Agency on Bay Management (EBABM) Committee

Mr. Beever announced that the next meeting of the ABM was scheduled for next Monday. Discussions included FGCU Master Plan and the Corkscrew Woods project. He then said that he was asked to inquire where the funding was within the FY15-16 budget for the ABM.

AGENDA ITEM #11(e)
Executive Committee

No report was given at this time.

AGENDA ITEM #11(f)
Legislative Affairs Committee

Vice Chair McCormick stated that he didn't have a report to give, but he expressed concern that there may be damaging legislation to the RPCs where it would give local governments the option to withdraw from the RPC.

AGENDA ITEM #11(g)
Quality of Life & Safety Committee

Vice Mayor Shaw announced that he would like to have a presentation on community policing be given to a future meeting of the RPC.

AGENDA ITEM #11(h)
Regional Transportation Committee

Ms. Wuerstle announced that a committee meeting hadn't been held. However, she then announced that the RPC was awarded a grant of \$39,000 for a project to look at the region's railways. Ms. Pellechio explained that the RPC would be partnering with the Charlotte, Collier, Lee, and Sarasota-Manatee County MPOs to look at the rail corridor spur.

AGENDA ITEM #11(i)
Interlocal Agreement Committee

Councilman Burch explained that the committee was formed due to concerns of inconsistencies between the RPC's by-laws and interlocal agreement. He stated that the committee had met and came up with a very strong opinion. He explained that he had written a report and if any member hasn't received one, to please get a copy from staff.

Councilman Burch explained the major conflicts that rose from the committee's discussions. The interlocal agreement originated in November 1973 and it was executed by all six counties and it was believed to be recorded. Then in 1980, an amendment to the original document was recorded

to be the original, but also was rewritten. The issue that arose was that the 1980 amended document is what the Council's currently operates from, however, the 1973 document which was recorded as being the original somehow was rewritten. It was noted that there were sections that are very similar to the 1973 document and then there are other sections which are very different.

He continued by stating that the Council currently operates under the 1980 amended document. In 2004, all of the counties were brought together for the process of purchasing the building and it was recommended that the interlocal agreement be recorded within each county. With that direction, the counties recorded the "second original" along with the 1980 amendment. The problem was that at the end of the document it was attested to be the original document, but in actuality it wasn't the original document.

Councilman Burch stated that there were also many other inconsistencies, such as:

- How membership was defined; and
- Between the administrative code, two interlocal agreements, and the by-laws, there are four different ways on how the Council could make amendments to their laws, i.e. majority, simple majority, 2/3, and 3/4 depending on which document is being read.

During their meeting the committee discovered that those documents essentially contain what the statutes contain. It is very important that the statutory requirements, in which the Council operates under, are part of both the by-laws and interlocal agreement. The committee then discussed how they could come up with the statutory language and either work with a new interlocal agreement or work off the current interlocal agreement. It was the consensus of the committee that since there was so many inconsistencies within the documents that they are probably not the best way to start with.

AGENDA ITEM #11(j) Future of the SWFRPC Committee

The committee discussed how many other things the Council does that are not statutory requirements.

The committee said that if they were to go that far and really discuss the future of the SWFRPC; the committee recommended having the Council members bring it before their boards for review. The committee decided to put together two documents. The first document would contain a list of the Council's requirements (statutory mandates and/or optional tasks). Also, a list of future items of interest would be prepared.

Councilman Burch explained that staff had created a survey monkey, which is a very simple process and hoped that the members would bring it before their boards to receive their input. During those discussions the committee also discussed several issues that have arisen:

- Funding, why the Council is funded this way.
- The per capita of \$0.30 has never been increased since the inception of the SWFRPC.

Councilman Burch pointed out that within both the Council's interlocal agreement and by-laws it is very clear in stating that the member units are defined as being the six counties. Cities are allowed to participate and by their choosing they can participate in ways of paying assessments or in other ways by being selected by a group of municipalities as a non-paying member. He said that since the RPC hasn't been funded by the State that it wouldn't make any sense to take the document and try to mold the funding out of the document. That will have to be defined by the Council for itself, perhaps by starting with the \$0.30 per capita or some other rate that staff had suggested.

Councilman Burch said that the committee discussed whether there was a need due to the lack of funding and the issues that have risen regarding the budget. Is there the need for cities to pay more or pay uniformly? No answers or resolutions were given on how to do it; the conversation will have to be held on how the Council would be funded. There was also the discussion on membership terms and once again there is a difference between the interlocal agreement and bylaws. It is a statutory requirement that the counties be a member of the Council.

Councilman Burch stated that it basically comes down to "how is the Council going to be funded". If the Council can't fund itself, the cities and counties are still going to exist but they would be divided among the remaining RPCs. Then you would be talking about dying a much slower death being divided among the other RPCs (South Florida RPC, Central Florida RPC and Tampa Bay RPC). There was a discussion of the "right to terminate" where there is a possibility or likelihood that a piece of legislation will be drafted during the next legislative session where the counties could opt out of being a member of an RPC. He said that even if one or two counties decided to opt out then the SWFRPC would be done because it would require the Council to eliminate certain grant funding. He said that he felt that this discussion needs to be held and a vote taken on whether or not we would support any type of legislation that would allow counties to opt out of being a member of an RPC. Also, if there would be enough time to prepare a resolution to oppose the legislation; because currently they are statutorily required to be a member of an RPC and if a county does choose to opt out then the SWFRPC would become too weak to exist or just dissolve.

In closing, Councilman Burch strongly recommended that the members take the information back to their boards and ask them to participate. He said that he felt that the biggest problem is it hasn't been done and that the councils/commissions are not engaged with the Council. If there was really good participation from the city councils and county commissions then the Council would know which direction to go in.

Commissioner Taylor stated that she took the initiative to ask Collier County staff what their concerns are and what they would like to see the RPC do. They came back with something that wasn't included in the documents provided. They said that they would like to see the issue of sea level rise continue on a regional basis, as well as a regional fertilizer ordinance. She then thanked the committee and staff for all of their hard work in putting together the documents because they were clear to understand and make decisions.

Commissioner Constance thanked Councilman Burch, committee members and staff for their efforts. He went on to explain that the possibilities of the demise of the RPC are **dire and irreversible**. If counties are opting out, lose funding, or striped away and placed with other RPCs, we would never be able to reconstitute the SWFRPC. It is critical that the SWFRPC survives. He noted that by looking at the other healthy RPC's dues, such as, Treasure Coast RPC \$784,000 per

year; Tampa Bay RPC \$927,000 per year; South Florida RPC \$755,000 per year; and Northeast Florida RPC \$623,000 per year. So to get up into that range and become healthy, the SWFRPC would have to increase their dues from \$0.30 to \$0.50 per capita. Since those rates were developed in 1973, costs have increased. This is local government supporting local government in order to make sure that we continue to have a voice when others are trying to strip us of it.

Mr. Perry asked if there was any consideration in adding questions in the survey about funding. Such as, the individual cities and counties are contributing enough or not enough to the RPC. Councilman Burch explained that the committee discussed the funding mechanism and has decided that this particular document should be on “how the RPC operates”, because we just haven’t gotten past that issue at this time. The work will be the participation and having everyone participate and getting others to participate as well. Then that information would be compiled and placed into a document which will describe what the SWFRPC really wants to be.

Commissioner Constance stated that Southwest Florida is the next major growth part of the State. There are no more places to build-out in the southeast. Most the areas north of Orlando can get a little too cold, so it is moving south to having a Lakewood Ranch expansion and the major expansions east of I-75 near Lee County, and there are all kinds of growth in Charlotte County. Within the next 30 years southwest Florida is where things are going to grow and happen.

Councilman Burch announced that both Naples and Cape Coral have been selected as being the #1 and #3 job generators over the next several years. Commissioner Cook announced that both the City of Cape Coral and the City of North Port have been chosen as the top ten cities within the country. She said that she agreed with Commissioner Constance’s comments and we need to take into account that not only on the State level, but also on the national level that southwest Florida is being noticed, so this RPC needs to stay together. We also need to keep presenting what people are taking an interest in which is a cohesive plan to recognize smart growth, watershed, water quality, etc.

Commissioner Pendergrass asked Commissioner Constance if the other RPCs are charging the same \$0.30 per capita. Commissioner Constance explained that the healthy RPCs, such as Treasure Coast RPC charges \$0.43 per capita; South Florida RPC is only \$0.17 per capita, but they have a lot more people within their region; and Northeast Florida RPC charges \$0.41 per capita. Commissioner Pendergrass asked if the cities within those regions pay assessments. Ms. Wuerstle explained that she had asked that same question and was told that they do not. Ms. Wuerstle explained to Commissioner Pendergrass that out of the RPCs that replied back to her none of them have their cities pay assessments.

Councilwoman Prafke announced that Charlotte County and the City of Punta Gorda was listed as being within the top 18 within the nation for economic growth.

Commissioner Duffy thanked Councilman Burch and his committee for all of their efforts and how the document was prepared being easy to read and understand. She then stated that she felt that the primary statutory duties of the RPC are most important. She said that the SWFRPC has to continue to be a strong organization.

Discussion ensued.

Vice-Chair McCormick stated that he needed to end the discussion at this point due to time limits.

AGENDA ITEM #12 NEW BUSINESS

Ms. Wuerstle announced that there was a joint meeting of the Executive Committee and Budget & Finance Committee, and there were others involved. Staff was asked to leave the room and there was an in-depth discussion regarding the future of the RPC and whether or not she was the proper person to be leading the agency. She stated that if there was a problem with her performance to please bring it to her attention. She hadn't received anything from any of the members stating that they felt her performance as executive director was not satisfactory. She stated that it was requested that an "Executive Session" be held; however, there wasn't enough time to advertise properly, so she was directed to place it on the agenda for discussion.

Commissioner Constance stated that he is a big proponent of Ms. Wuerstle's leadership. When she was hired approximately 3 ½ years ago, the RPC was going through some serious financial issues, there wasn't any DRIs coming in, lost the Lee County MPO as a tenant, etc. It has been a rocky road in which Ms. Wuerstle had to negotiate and she still manages to pull forward a budget, even with a loss, but it is there in black and white as to why it has been happening. He said that he has complete confidence in Ms. Wuerstle being the Council's Executive Director, but what he doesn't understand is how the Executive Committee could hold a meeting that didn't follow the State's Sunshine Laws. He noted that when the Charlotte County BCC discusses issues about their attorney, administrator and even the economic development director it all has to be within the Sunshine. He stated that he didn't know if the joint meeting w/o staff being present was a legal meeting. He also said that he would like to hear from anyone who attended that meeting as to what exactly was discussed in meeting.

Mr. Perry stated that he attended the meeting but he wasn't aware of any issues regarding the State's Sunshine Laws; however, there was a very robust discussion about the Council's executive director, but he didn't believe that there was a consensus one way or another from the group. There was a strong push from some of the members to have the issue brought before the full Council.

Both Vice-Chair McCormick and Councilman McKeon stated that they were also in attendance. Commissioner Constance asked for them to give their versions of what happened at the meeting. Vice-Chair McCormick stated that he did not initiate the meeting; he attended the meeting, but didn't know what the subject was going to be. He then said that he felt that Mr. Perry gave a very good summary of what had occurred during that meeting. It was an open discussion without any resolution and he was uncomfortable at the meeting.

Councilman McKeon stated that he didn't even realize what was happening until "the apple fell into the punch bowl". He said that generally speaking, there was probably consensus amongst the majority of the members in attendance in support of Commissioner Constance's statement supporting the performance of the executive director.

Commissioner Constance stated that if there were any members who would like to give their comments to speak now; otherwise, he doesn't feel that the subject should be brought up again. He then referred to Commissioner Duffy's comments regarding having to bring the survey before each city and county board; the Charlotte County BCC discusses the water authority board meeting agenda before the county commissioner goes to the meeting. They also now discuss the WCIND meeting agendas before any county commissioner attends the meetings, because it is the responsibility of the county commissioners to know everything that happens before the county's representative attends the meetings. He has requested the county administrator start placing the RPC's agenda on the commission agenda in order to be able to have a discussion prior to the meetings. At the end of the day we are paying for it, the taxpayers are paying for it, and we are all responsible for decisions being made at the meetings. He urged all of the council members to go back to their board and have the RPC's agenda placed on their agenda for discussion every month.

Commissioner Duffy said that she also supports Ms. Wuerstle. She has been a member of Council for a long time and remembers how bad things were in the past and how Ms. Wuerstle has been able to pull this Council back together.

A motion was made by Commissioner Duffy and seconded by Councilman Banks to being in full support of Ms. Wuerstle's performance as Executive Director of the SWFRPC. The motion passed unanimously.

Commissioner Turner said that there is a human element that is affected within the Council and that is staff needs to be taken into consideration. He continued by saying that Ms. Wuerstle has brought stability and there have been very hard discussions held. He asked that every member of the Council take into consideration that if they are going to feel the need to have this type of discussion; then in a professional manner go to the executive director and vet out the issue(s) in a private manner and also engage in the correct processes; and finally, bring it before the full Council. He finished by stating that he didn't agree with how the issue was handled.

Ms. Wuerstle thanked the Council for their support.

AGENDA ITEM #13 STATE AGENCIES COMMENTS/REPORTS

Vice-Chair McCormick stated that the agency representatives on the Council are a very vital asset to the Council and he thanked them for their efforts.

SFWMD - Mr. Flood announced that it is expected that the SFWMD Governing Board will be awarding the first construction contract for the C-43 reservoir.

SWFWMD - Ms. Poulton announced that as of August 5 the SWFWMD Cooperative Funding Initiative Program has opened up to accepting applications for FY17. Eligible applicants include local governments, non-profits, and other operators within the SWFWMD's district from Charlotte County and above. The deadline for applications is October 2, which is the first Friday in October. It is a cost share program where the District would fund projects up to 50% if the project fits into the District's area of responsibility.

Commissioner Constance asked Ms. Poulton since Charlotte County's Water Authority submitted three projects that they recently approved, but the ranking was currently tentative. The rankings will be discussed at their October meeting. The question was asked that if the rankings change at the October meeting, can the ranking be changed within the applications that were submitted to the District. Ms. Poulton replied yes, the rankings order needs to be submitted within the application, but can be changed.

FDEP – Ms. Carpenter stated that a lot of the issues that arise within Southwest Florida do require regional solutions.

FDOT – Ms. Lex thanked those members who participated within FDOT's FTP workshops. FDOT will continue to keep the Council updated on the upcoming workshops.

AGENDA ITEM #14 COUNCIL ATTORNEY'S COMMENTS

No comments were made at this time.

AGENDA ITEM #15 COUNCIL MEMBER'S COMMENTS

Councilman Burch announced that his daughter just had a baby girl and he is a grandfather for the first time.

Mr. Perry stated that there was a strong show of confidence for the Council's Executive Director; however, at the joint meeting that was held with both the Executive Committee and Budget & Finance Committee, there was an offer by the staff of the RPC to cut their hours back to 32 hours. One of the valuable principals that the committee decided was not to consider that option and was really appreciative of the staff and their efforts.

Commissioner Constance stated that he had forgotten how much he really liked being a member of the RPC. He went on to say that the RPC is a vital part of the region.

Commissioner Constance then said that in regards to the "regional visitor center" there have been discussions on how it would be funded. The \$9 million price for the property is now either \$2.6 or \$2.8 million since it was appraised. He explained that Charlotte County will be going before the legislature to see if they could get the plan set aside for the upcoming session. However, it may not be possible for the municipalities to come up with the funding in order to run the operation. So what it is going to take is everyone around this table to sit down and say that they support the project and then actually receive some of the funding that would be coming from the State to our areas to be "shaved off" and placed in a pot to actually support and run the entity. He finished by saying that is why the RPC is so important.

Councilman McKeon said that he has assumed that everyone has read the write-ups regarding FPL's attempt to get the legislature to approve legislation stating that for any utility relocation the local municipalities would be responsible for the costs. He explained that both the Manasota

League of Cities and the Florida League of Cities have stated that it would cost the municipalities tremendous amounts of money if it were to pass.

Councilman Burch noted that he was the current Vice-Chair of the Florida League of Cities Transportation Committee and the utility relocation issue is their top priority. On August 19th there will be a webinar with a PowerPoint presentation to describe what significance the legislation would be and how it would affect the local municipalities.

**AGENDA ITEM #16
ADJOURNMENT**

The meeting adjourned at

Councilman Forrest Banks, Secretary

The meeting was duly advertised in the July 27, 2015 issue of the **FLORIDA ADMINISTRATIVE REGISTER**, Volume 41, Number, 144.

	Agenda
	Item

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Director's Report

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EXECUTIVE DIRECTOR'S REPORT: August 6, 2015

Mission Statement:

To work together across neighboring communities to consistently protect and improve the unique and relatively unspoiled character of the physical, economic and social worlds we share...for the benefit of our future generations.

1. Management / Operations

- a. Sale of Building
 - Advertising completed
 - Offers due October 1, 2015
- b. Onetime assessment letter responses
- c. Building Refinancing

2. Resource Development and Capacity Building

- a. FRCA: July and August Activity Report (Attached)
- b. Attended the Complete Streets for Rural Areas Workshop in Arcadia
- c. Request to change the October 15, 2015 SWFRPC meeting due to conflict with Walkable Communities Symposium (see attached speakers Bios)

3. Fourth Quarter FY 2014-2015 (July - October)

- a. Implementation of Workplan:
 - Grants Awarded:
 - ✓ DEO Clewiston Revitalization Plan
 - ✓ DEO Lee County Rail Study
 - ✓ DEO Ft. Myers MLK Equitable Economy Plan
 - ✓ EPA Wetland Protection Development Grant
 - Grants Under Development
 - ✓ FHREDI -Regional Rural Development Grant \$100,000
 - Grants Pending:
 - ✓ Walmart Grant -Goodwheels Bus \$50,000
 - ✓ Shirley Conroy Grant for Goodwheels \$245,799
 - Pending Grants: approximately \$300,000 in various grants

Agenda Item

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FRCA 2015 July Activity Report

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Apalachee • Central Florida
 East Central Florida • North Central Florida
 Northeast Florida • South Florida • Southwest Florida
 Tampa Bay • Treasure Coast • West Florida

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Intergovernmental Affairs Activity Report

July 1 – 31, 2015

Following is an overview of activities and work performed during the month of July 2015.

OUTREACH

Drafted Summer issue of FRCA newsletter and edited contributions from Executive Directors for targeted August publication. Ongoing, some RPC contributions pending.

Participated as Policy Committee Member in FDOT Safe Mobility for Life Coalition meeting on 7/27.

Registered and prepared for APA Florida Chapter Annual Conference/Exhibition in September.

Attempted to secure exhibit space in sold-out Florida League of Cities Marketplace (conference expo).

Attended ARPC Directors meeting on 7/30.

RESOURCE DEVELOPMENT/CAPACITY BUILDING

Monitored/Distributed notices and news of interest to Executive Directors.

Preliminary coordination with 1st Vice President of Policy Board re: "Path Forward"
 Brainstorming Committee next steps.

LEGISLATIVE SUPPORT

n/a

OPERATIONS

Drafted Summaries of June EDAC and Partners meetings for Chair review.

Managed all tasks associated with planning and organizing July 9 EDAC Business Meeting and July 10 Policy Board Meeting.

Prepared new layout for 2014-15 Annual Report publication. Gathered new content from Directors, updated content, and edited new content and graphics for targeted August publication. Drafted President's letter.

Florida Regional Councils Association
Director, Intergovernmental Affairs Activity Report
July 2015

Reserved meeting spaces and made preliminary plans for September EDAC and Partners Meetings.

Produced mementos for retiring FRCA Directors.

Updated FRCA website.

Updated FRCA Meeting calendar.

Agenda Item

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FRCA 2015 August Activity Report

7b

7b



Apalachee • Central Florida
 East Central Florida • North Central Florida
 Northeast Florida • South Florida • Southwest Florida
 Tampa Bay • Treasure Coast • West Florida

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Intergovernmental Affairs Activity Report

August 1-31, 2015

Following is an overview of activities and work performed during the month of August 2015.

OUTREACH

Completed and distributed Summer issue of FRCA newsletter. Updated FRCA distribution list. Placed newsletter on website.

Attended 8/ 21 REDI meeting at DEO.

Prepared new exhibit design concept for APA Florida Chapter Annual Conference/Exhibition in September and prepared materials.

Drafted news release announcing FRCA officers and policy board president.

Met with Carmen Monroy, FDOT, discussed areas of interest to RPCs and recruited Carmen to speak at 9/30 EDAC meeting.

Invited Partners to Sept.30 EDAC meeting.

RESOURCE DEVELOPMENT/CAPACITY BUILDING

Monitored/Distributed notices, news of interest, grants info to Executive Directors.

Coordinated and provided staff support to Path Forward Committee. Invited members to join and coordinated various conference calls to launch Committee. Drafted summary of discussion at 8/27 meeting of Lee Constantine, Barbara Todd and Michael Busha.

LEGISLATIVE SUPPORT

n/a

OPERATIONS

Drafted preliminary summaries of July EDAC and Policy Board meetings.

Updated FRCA 2015/16 Meetings Calendar.

Continued Annual Report production with goal of early-mid September publication.

Florida Regional Councils Association
Director, Intergovernmental Affairs Activity Report
August 2015

Confirmed plans and logistics for September EDAC and Partners Meetings. Drafted Business Meeting agenda for Chair review.

Confirmed venues and room blocks for November 2015- March 2016 EDAC/Partners and Policy Board meetings in Tallahassee. Initiated contact with several Partners for presentations at future meetings.

Reported quarterly RPC performance data to DEO.

Met with Lobbytools rep for introductory training.

Reviewed progress on Dir. of Intergovernmental Affairs Work Plan June- November 2015

Agenda Item

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Walkable Communities Symposium

Speakers Biographies

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Speaker Biographies – Walkable Communities Symposium October 15, 2015

Chris Leinberger



Land use strategist, developer, researcher, and author. Founding partner of Arcadia Land Company development firm, Distinguished Scholar and Research Professor at the George Washington University School of Business, CEO of LOCUS, a legislative advocacy group for smart growth developers, and Nonresident Senior Fellow at the Metropolitan Policy Program of the Brookings Institution in Washington, DC. Voted one of the “Top 100 Urban Thinkers in America”.

Author of *Foot Traffic Ahead: Ranking Walkable Urbanism in America's Largest Metros*, with data such as:

- Most walkable metro areas have an average of 38% higher GDP per capita as compared to the low ranking metros.
- Office space in walkable urban WalkUPs rent at a 74% higher premium per square foot over drivable sub-urban areas.

Joe Minicozzi



Principal in consulting firm Urban3 in Asheville, North Carolina, specializing in analytic tools for Land Value Economics. Urban3 routinely conducts property value analysis, retail tax studies, revenue forecasting, and transit-oriented development analysis, tracking the relationship between building design and tax production across the United States and Canada.

Prior to creating Urban3, Joe served as the Executive Director for the Asheville Downtown Association and was the author/administrator of the Form Based Code for West Palm Beach, Florida (one of the first in Florida). Joe's work has been featured in Planetizen, The Wall Street Journal, Planning Magazine, The New Urban News, National Association of Realtors, and Atlantic Cities.

Jeff Speck



AICP, CNU-A, LEED-AP, Honorary ASLA
Principal, Speck & Associates LLC

Jeff Speck is a city planner and urban designer who advocates internationally for more walkable cities. As Director of Design at the National Endowment for the Arts from 2003 through 2007, he presided over the Mayors' Institute on City Design and created the Governors' Institute on Community Design. Prior to his federal appointment, Jeff spent 10 years as Director of Town Planning at DPZ & Co., the principal firm behind the New Urbanism movement. Since 2007, he has led Speck & Associates, a boutique planning firm that specializes in making American downtowns thrive.

With Andres Duany and Elizabeth Plater-Zyberk, Jeff is the co-author of *The Smart-Growth Manual* and the “modern classic” *Suburban Nation*, which the Wall Street Journal calls “the urbanist's bible.” His latest book, *Walkable City*—which the Christian Science Monitor calls “timely and important, a delightful, insightful, irreverent work” — was the best selling city-planning book of 2013-14.

Speaker Biographies – Walkable Communities Symposium October 15, 2015

Mayor Cary Glickstein



Cary Glickstein is a 4th generation native Floridian, the father of three and has resided in Delray Beach since 1989.

Mr. Glickstein, a member of the Florida Bar since 1985, is the founder of Ironwood Properties. He previously served as Vice President and General Counsel of Falcor Industries, Inc., the U.S. subsidiary of a pacific-rim hospitality, real estate, and manufacturing conglomerate. Mr. Glickstein also practiced law at Finley, Kumble, Wagner, Manley, Myerson and Casey, an international law firm, where he specialized in land-use and corporate matters.

Under Mayor Glickstein's leadership, Delray Beach has embraced urban design and planning. Through its visioning process, the City has nurtured a vibrant, walkable and sustainable downtown. Development continues to support an infrastructure that invests in improved traffic circulation, dedicated green space, affordable/mixed use housing and economic growth opportunities.

The City and its Mayor were the recipients of the prestigious John Nolen Award from the Florida Chapter of the Congress for New Urbanism (CNU). An award acknowledging the City's outstanding achievements in urban growth and development, transforming the municipality into a desirable community to live, work, and play while maintaining its rich history, cultural diversity.

Tim Hernandez



Principal of New Urban Communities Corporation. Tim spent 16 years with Pulte Home Corporation in Illinois and South Florida as a Director and Vice President in marketing, land acquisition, and land development. Before coming to Pulte, Tim was Director of Community Development and Planning for the City of North Chicago, Illinois.

Tim has served as a board member of various civic organizations, including the Lake County, Illinois Regional Planning Commission, the Abacoa Partnership for Community, the Fort Lauderdale Community Redevelopment Advisory Board, The Fort Lauderdale Urban Core Steering Committee, The Delray Beach Downtown Master Plan Implementation Committee and the Palm Beach County Transportation Performance Standards Committee, the Coral Ridge Country Club Estates HOA, Smart Growth Partnership and Bonnet House Museum and Gardens.

Speaker Biographies – Walkable Communities Symposium October 15, 2015

Brooke Myers



Founder and President of Emerge Real Estate Ventures, LLC. It is a real estate development company focused on urban infill, mixed-use projects. Over her 20-year career, Brooke has had the unique opportunity to work for the Atlanta Olympic Committee planning the 1996 Olympic Games and the Walt Disney Company in a variety of strategic roles. Since founding Emerge Real Estate Ventures in 2010, Brooke led the due diligence and pre-construction for The Ivy-Residences at Health Village and is currently overseeing development of the Residence Inn by Marriott, Downtown Orlando; and has been instrumental in making Orlando's Creative Village a reality.

Brooke received her Master's degree from Northwestern University's Kellogg Graduate School of Management. She is an active member of the Urban Land Institute, serves on the board of several community organizations, and is currently Vice Chair of Project DTO, Mayor Dyer's task force charged with updating downtown Orlando's strategic plan.

Larry Pearce



Director and Co-Founder of Realco Group, which has been active in the development and management of more than 7,500 apartment units, 2,000 condominium units, and over 1M square feet of office and retail space throughout the United States.

Projects include One Hundred Central in Sarasota, Florida; Savannah City Market in Savannah, Georgia; Torpedo Factory in Alexandria, Virginia; and numerous projects in SW Florida. The Realco Group is particularly experienced in mixed-use and rehabilitation projects sponsored by cities.

The Realco Group has represented, advised, and organized joint ventures with European and American financial institutions, and European real estate-related companies entering the United States market.

Kevin Rickard



Principal of New Urban Communities Development Corporation. Prior to forming New Urban with his partner Tim Hernandez, Kevin spent the last 10 years as President of Rickard Group Custom Homes, Inc. Rickard Group Custom Homes, Inc. is a custom homebuilder, which has built homes throughout Palm Beach County.

Prior to forming Rickard Group Custom Homes, Kevin was project manager for LJ Hooker Homes in South Florida. An Australian based builder, LJ Hooker Homes built homes in several communities in both Broward and Palm Beach counties. Before joining LJ Hooker Homes, Kevin was a Vice President with the investment firm of Morgan Stanley Dean Witter.

Speaker Biographies – Walkable Communities Symposium October 15, 2015

Bill Spikowski



Nationally recognized urban planner and consultant. Bill's planning studies have received over a dozen state and national awards. In 2004, Bill was one of the co-founders of the Form-Based Codes Institute, where leading practitioners in urban design, planning, architecture, and law propagate best practices for this emerging alternative to conventional zoning. He served Lee County government as senior planner, principal planner, and director of growth management.

In 2012, Bill was named a Fellow of the American Institute of Certified Planners and is Fellow in the Congress for New Urbanism.

In 2012, Bill wrote major portions of "Plan El Paso," which won EPA's national award for achievement in smart growth and was later dubbed "America's best smart growth plan" by The Atlantic's CityLab.

Ken K. Stoltenberg



Developer
Management Mercury Advisors

Ken has been active in the commercial real estate industry for over 26 years.

Before starting Mercury Advisors, Ken was employed by the Leo Eisenberg Company based in Kansas City, Missouri, and a European Investment firm based in Tampa, Florida. His experiences with Leo Eisenberg Company included property management; small and big box leasing, supermarket expansion and retail development

for one of the nation's most prominent shopping center developers.

Towards the end of 1998, Ken served as an asset manager for a European Investment firm, a post he held for over four years. In that capacity he successfully administered the sale of U.S. \$125 million of commercial real estate holdings, as well as supervising leasing and management duties for a varied portfolio of retail, office, flex industrial space, and multi-family properties.

During his tenure with Euro American, Ken was part of the team to develop the 55 West concept in Downtown Orlando, which is one of the first urban mixed use developments proposed in Central Florida.

Over 12 years ago, Ken and his business partner Frank Bombeeck formed Mercury Advisors LLC, which developed Grand Central at Kennedy, which is a 392 residential unit development also containing 170K square feet of Commercial space in The Channel district in Tampa, Florida. In 2007 Grand Central was judged the largest private construction project in Hillsborough County Florida. Mercury Advisors is currently undertaking development of a 323 residential unit project with 38K square feet of retail adjacent to Grand Central.

Agenda Item

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Staff Summaries

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Agenda Item

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Grant Activity Sheet (Information Only)

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SWFRPC Grant Summary As Of September 2, 2015

#	Agency	Type	Awarded	Funding Agency	Project Mgr.	Project Name	LOI Due Date	LOI Date Submitted	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
1	SWFRPC	Grant	Yes	DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY14-15 HMEP Planning						2/4/2015	\$22,000.00	\$22,000.00	10/1/2014	9/30/2015	Major Planning Project; travel coordination for LEPC Chairman; LEPC program coordination and quarterly reports.	\$0.00
2	SWFRPC	Grant	Yes	EPA - US Environmental Protection Agency	Jim Beever	WQFAM							\$160,000.00	\$160,000.00	10/1/2011	9/30/2015	Extention 2014-2015	
3	SWFRPC	Contract	Yes	Glades County	Tim Walker	Glades County Small Quantity Generators (SQG)						5/17/2012	\$3,900.00	\$3,900.00	5/17/2012	5/16/2017	The goal of the assessment, notification, and verification program is to inform Small Quantity Generators (SQGs) of their legal responsibilities, limit the illegal disposal of hazardous waste, and identify the location of waste operators for an update to State officials. Also, local knowledge of hazardous wastis is useful for land development planning, emergency protective services, health care and water quality management.	\$0.00
4	SWFRPC	Contract	Yes	DOE - US Dept. of Energy	Rebekah Harp	Solar Ready II	1/24/2013	1/24/2013		3/22/2013	7/18/2013		\$140,000.00	\$90,000.00	7/1/2013	1/1/2016	Recruit local governments to review and adopt BMPs. Host stakeholder meetings and/or training programs, providing technical assistance to local governments as needed, and tracking any policy adoptions and local government feedback.	\$50,000.00
5	SWFRPC	Grant	Yes	EPA - US Environmental Protection Agency	Jim Beever	A Unified Conservation Easement Mapping and Database for the State of Florida			4/15/2013	4/8/2013	6/3/2013		\$294,496.00	\$148,996.00	10/1/2013	9/30/2015	GIS database with Conservation Easements	\$145,500.00

#	Agency	Type	Awarded	Funding Agency	Project Mgr.	Project Name	LOI Due Date	LOI Date Submitted	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
6	SWFRPC	Grant	Yes	EDA - US Economic Development Administration	Jennifer Pellechio	EDA Planning Grant			1/22/2013	12/18/2013	4/18/2014	4/21/14	\$270,000.00	\$189,000.00	1/1/2014	12/31/2016	CEDS Plan, Annual Reports, CEDS Working Committee	\$81,000.00
7	SWFRPC	Grant	Yes	EDA - US Economic Development Administration	Jennifer Pellechio	Advanced Manufacturing in West Central Florida An Ecosystem Analysis Supporting Regional Development				12/26/2013	9/3/2014		\$116,514.00	\$58,257.00			SWOT Analysis, Web Survey, REMI, Regional website, branding strategy, brochures	\$30,584.45
8	SWFRPC	Grant	Yes	Visit Florida	Jennifer Pellechio	OUR CREATIVE ECONOMY Marketing			2/9/2015	2/9/2015			\$10,000.00	\$5,000.00			TBD	\$5,000.00
9	SWFRPC	Contract	Yes	EPA/CHNEP - Charlotte Harbor National Estuary Program	Jim Beaver	Mangrove Loss Project			4/4/2014	4/4/2014	12/19/2014		\$243,324.00	\$60,000.00	Oct 2014	Sept 2016	Report, transect information, presentations, articles	\$63,800.00
10	SWFRPC	Grant	Yes	City of Bonita Springs	Jim Beaver	Spring Creek Restoration Plan					###	###	\$50,000.00	\$50,000.00	Jan 2015	Feb 2016	The Spring Creek Vulnerability Assessment and The Spring Creek Restoration Plan	\$0.00
11	SWFRPC	Contract	Yes	NADO- National Association of Development Organizations	Jennifer Pellechio	CEDS Resiliency Section Technical Assistance												
12	SWFRPC	Grant	Yes	DEO - FL Dept. of Economic Opportunity	Jennifer Pellechio	Southwest Florida Rail Corridor Preservation Plan				6/16/2015	8/3/2015			\$39,000			Comprehensive Plan language, GIS maps of the rail corridor, Stakeholder meetings and public involvement activities	
13	SWFRPC	Grant	Pending	DEO - FL Dept. of Economic Opportunity	Jennifer Pellechio	Clewiston Main Street Revitalization Plan				6/16/2015	8/3/2015			\$25,000			Outreach materials, Public meetings, Develop community vision, Identify low cost strategies for improvement, Final report	
14	SWFRPC	PO	Complete	TBRPC - Tampa Bay Regional Planning Council	Rebekah Harp	Tampa Bay RPC Graphics and Publications					10/21/2014	10/21/2014			10/21/2014		As needed publication and graphic design, including FOR (Future of the Regions) award materials and annual report.	\$0.00
15	SWFRPC	PO	Complete	TBRPC - Tampa Bay Regional Planning Council	Rebekah Harp	2015 Disaster Planning Guide					1/28/2015		\$4,000.00	\$4,000.00	2/5/2015	3/1/2015	2015 Disaster Planning Guide for eight counties in English and Spanish.	\$0.00

#	Agency	Type	Awarded	Funding Agency	Project Mgr.	Project Name	LOI Due Date	LOI Date Submitted	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
16	SWFRPC	Grant	Complete	DEM - FL Div. of Emergency Management	Tim Walker	Collier Hazard Analysis					12/5/2014		\$8,042.00	\$8,042.00	12/23/2014	6/15/2015	There are 4 deliverables stipulated with the contractual agreement.	\$0.00
17	SWFRPC	Grant	Complete	Visit Florida	Margaret Wuerstle	Our Creative Economy: Video - Southwest Florida Regional Strategy for Public Art			2/18/2014	2/18/2014	5/14/2014	7/17/14	\$10,000.00	\$5,000.00	7/1/2014	5/31/2015		\$5,000.00
18	SWFRPC	Grant	Complete	DEO - FL Dept. of Economic Opportunity	Margaret Wuerstle	Agriculture Tours to Promote Assets and Economic Development in the City of LaBelle			6/6/2014	5/7/2014	8/26/2014		\$25,000.00	\$20,000.00	12/1/2014	5/31/2015	City of LaBelle Agriculture Tour Plan	\$0.00
19	SWFRPC	Grant	Complete	CTD - FL Commission for the Transportation Disadvantaged	Nichole Gwinnett	Glades-Hendry TD Planning Agreement FY2014-15					5/16/2014		\$38,573.00	\$38,573.00	7/1/2014	6/30/2015	Update of TDSP, CTC Evaluation, Staff Support, LCB Quarterly Meetings, Committee Meetings, Update By-Laws and Grievance Procedures.	\$0.00
20	SWFRPC	Contract	Complete	DEM - FL Div. of Emergency Management	Nichole Gwinnett	Title III (LEPC) FY14-15					7/1/2014	9/24/2014	\$42,000.00	\$42,000.00	7/1/2014	6/30/2015	LEPC Program Coordination; attendance during four (4) local quarterly meetings; attendance during four (4) state quarterly meetings; quarterly reports; quarterly news articles/updates; annual LEPC plan update; industry compliance support; housing of chemical data, meeting minutes; exercise coordination; publishing of public availability notice; etc .	\$0.00
21	SWFRPC	Grant	Pending	DEO - FL Dept. of Economic Opportunity	Jennifer Pellechio	Growing Markets for Small Farmers				6/17/2015				\$25,000			Identify needs of local farmers, identify sellers for the market, Prudce a map and marketing materials, Implement action plan	

#	Agency	Type	Awarded	Funding Agency	Project Mgr.	Project Name	LOI Due Date	LOI Date Submitted	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
22	SWFRPC	Grant	Pending	DEO - FL Dept. of Economic Opportunity	Jennifer Pellechio	Community Planning Technical Assistance Grants- City of Fort Myers				6/15/2015				\$30,000			Educational Program Curriculum, Community Preference Analysis and Visual Preference Assessment, Report results	
23	SWFRPC	Grant	Pending	WalMart	C.J. Kammerer	GoodWheels			7/17/2015	7/16/2015							Run transportation routes between Clewsiton and Belle Glade	\$50,000
24	SWFRPC	Grant	Pending	USDA - US Dept. of Agriculture	Margaret Wuerstle	Farm to School			5/20/2015	5/20/2015								
25	SWFRPC	Grant	Pending	EPA- Environmental Protection Agency	Jim Beever	Wetlands Program Development Grants			5/15/2015	5/15/2015								
26	SWFRPC	Grant	No	DEO - FL Dept. of Economic Opportunity	Jennifer Pellechio	SWF "Know Your Zone" Public Education Campaign				6/17/2015	8/7/2015			\$30,000			Design a logo, Prepare education program and curriculum, introduce campaign and schedules, Create Disaster Planning Guide, Present to schools	
27	SWFRPC	Grant	Pending	DEO - FL Dept. of Economic Opportunity	Jennifer Pellechio	Strategic Opportunity Plan for Immokalee				5/26/2015	8/7/2015			\$25,000			Task 1: Demographics & Economic Study; Task 2: Community Vision & Stakeholder Engagement ; Task 3: Goal Development (with Steering Committee) ; Task 4: Implementation Guide and Strategic Action Plan (3 – 5 years)	
28	SWFRPC	Grant	No	DEO - FL Dept. of Economic Opportunity	Jennifer Pellechio	Hendry County Regional Laborshed/Workforce Assessment				6/17/2015	8/7/2015			\$25,000			Hire consultant, Meeting with Hendry County, Draft Material for Hendry presentation, Final assessment and recommendations	
29	SWFRPC	Grant	No	EDA - US Economic Development Administration	Jennifer Pellechio	EDA- North Port			6/12/2015	6/12/2015	8/3/2015							

#	Agency	Type	Awarded	Funding Agency	Project Mgr.	Project Name	LOI Due Date	LOI Date Submitted	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
30	SWFRPC	Grant	No	NOAA - National Oceanic and Atmospheric Administration	Jim Beaver	Measuring and Forecasting Future Ecosystem Services in the CHNEP Study Area	1/30/2015	1/30/2015	3/17/2015	3/17/2015			\$400,000.00				Products of the study will include updated valuations of the ecosystem services provided by existing conservation lands in the CHNEP; an updated conservation lands mapping of the project study area; a documentation and quantification of the ecosystem services provided by each habitat type, etc.	
31	SWFRPC	Grant	No	Florida Humanities Council	Jennifer Pellechio	Public Art Field Guide and Map Viewer for Lee County	01/15/2015	01/15/2015	3/11/2015	3/5/2015	5/11/2015		\$15,000.00	\$15,000.00			TBD	\$0.00
32	SWFRPC	Grant	No	Artplace America	Margaret Wuerstle	ArtPlace - "OUR CREATIVE ECONOMY"			3/12/2015	3/11/2015			\$3,000,000	\$3,000,000			TBD	\$0.00
33	SWFRPC	Grant	No	EPA - US Environmental Protection Agency	John Gibbons	Environmental Workforce Development Job Training			2/3/2015	2/3/2015			\$200,000.00	\$200,000.00			OSHA 29 CFR 1910.120 40-Hour HAZWOPER and other training.	\$0.00
34	SWFRPC	Grant	No	NEA - National Endowment for the Arts	Margaret Wuerstle	Our Creative Economy - A Regional Strategy for Southwest Florida's Public Art and Cultural Venues			1/15/2015	1/14/2015			\$400,000.00	\$200,000.00			• Asset Mapping • A Regional Strategy for Enhancing Public Art: A SWOT • Southwest Florida's Public Art and Cultural Venues Field and Tour Guide	\$113,472.00
35	SWFRPC	Contract	No	NACo - National Association of Counties	Jennifer Pellechio	NACo County Prosperity Summit			10/3/2014	10/3/2014			\$0.00	\$0.00			Summit	\$0.00
36	SWFRPC	Grant	No	EPA - US Environmental Protection Agency	Dottie Cook	Southwest Florida Brownfields Coalition			12/19/2014	12/19/2014	5/27/2015		\$600,000.00	\$600,000.00				\$0.00
37	RC&DC	Grant	No	Southwest Florida Community Foundation	Nichole Gwinnett	SWFRPC & RC&DC Collaboration			9/30/2014	9/30/2014			\$25,000.00	\$25,000.00			Provide information to the non-profit community about collaborative models that have succeeded in our area and to share proven effective practices for non-profits working together.	\$0.00

Agenda Item

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Consent Agenda

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Consent Agenda Summary

Agenda Item #9(a) - Intergovernmental Coordination and Review

The attached report summarizes the project notifications received from various governmental and nongovernmental agencies seeking federal assistance or permits for the period beginning May 1, 2015 and ending August 31, 2015.

RECOMMENDED ACTION: Approval of the administrative action on Clearinghouse Review items

Agenda Item #9(b) - Sarasota County (DEO 15-4 ESR)

Sarasota 15-4 revises several policies in the 2050 Sarasota Resource Management Area System relating to Village/Open Space. This allows for a 450± acre, 900 unit mixed use development in the Sarasota 2050 North Village Area. The property is adjacent to a property with a Major Employment Center Future Land Use Category. The current Future Land Use Category is Rural and Optional Sarasota 2050-Village/Open Space RMA.

RECOMMENDED ACTION: Staff recommends that this proposal be found not regionally significant.

Agenda Item #9(c) - Sarasota County (DEO 15-5 ESR)

Sarasota County Comprehensive Plan Amendment DEO 15-5ESR proposes to revise FLU Policy 3.1.7 (Affordable Housing Overlay) contained in Chapter 9, Future Land Use (FLU), by reducing the percentage of affordable housing units required to be constructed on-site from either the optional 50 percent or 60 percent to 15 percent.

This amendment would allow revisions to a previously approved 600 unit residential development called Palmer Place. The development is currently approved for 300 market-rate single-family, detached homes and 300 community and/or affordable homes. The amendment would allow for 500 market-rate single-family, detached homes and 100 affordable-rate single-family, attached homes.

RECOMMENDED ACTION: Staff recommends that this proposal be found not regionally significant.

Agenda Item #9(d) –City of Sarasota (DEO 15-1 ESR)

This petition represents a “large scale” amendment to the Sarasota City Plan (2030). The property is a 24.66± acre site located at 1501, 1167, & 1189 N. Orange Avenue and 1100 Central Avenue and is currently classified as Community Office/Institutional on the Future Land Use Map. The proposal is to change the Future Land Use Map for the subject property to Metropolitan Regional #10. There is also an accompanying text change adding Existing and Planned Primary Uses to the text of the Metropolitan Regional classification.

RECOMMENDED ACTION: Staff recommends that this proposal be found not regionally significant.

Agenda Item #9(e) –City of Punta Gorda (DEO 15-2 ESR)

The amendment is for the purpose of an annexation of an existing developed mobile home park consisting of 20.66+ acres and 177 parcels. As there are no proposed changes to the existing developed mobile home park facility, there are no new impacts to the demand on sanitary sewer, drainage, potable water and water supply, traffic circulation, schools and recreation. The City will assume the Solid Waste service.

RECOMMENDED ACTION: Staff recommends that this proposal be found not regionally significant.

Agenda Item #9(f) –City of Punta Gorda (DEO 15-3 ESR)

This amendment proposes an update to the City of Punta Gorda Comprehensive Plan’s Housing Element. The updates would incorporate the updated Analysis of Impediments to Fair Housing; renumber succeeding sections accordingly; update the table of contents, acronyms, and definitions, and appendix; provide for conflict and severability; and provide for an effective date.

RECOMMENDED ACTION: Staff recommends that this proposal be found not regionally significant.

Agenda Item

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Intergovernmental Coordination and
Review

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Project Review and Coordination Regional Clearinghouse Review

The attached report summarizes the project notifications received from various governmental and non-governmental agencies seeking federal assistance or permits for the period beginning May 1, 2015 and ending August 31, 2015.

The staff of the Southwest Florida Regional Planning Council reviews various proposals, Notifications of Intent, Preapplications, permit applications, and Environmental Impact Statements for compliance with regional goals, objectives, and policies of the Regional Comprehensive Policy Plan. The staff reviews such items in accordance with the Florida Intergovernmental Coordination and Review Process (Chapter 29I-5, F.A.C.) and adopted regional clearinghouse procedures.

Council staff reviews projects under the following four designations:

Less Than Regionally Significant and Consistent - no further review of the project can be expected from Council.

Less Than Regionally Significant and Inconsistent - Council does not find the project to be of regional importance, but notes certain concerns as part of its continued monitoring for cumulative impacts within the noted goal areas.

Regionally Significant and Consistent - Project is of regional importance and appears to be consistent with Regional goals, objectives and policies.

Regionally Significant and Inconsistent - Project is of regional importance and appears not to be consistent with Regional goals, objectives, and policies. Council will oppose the project as submitted, but is willing to participate in any efforts to modify the project to mitigate the concerns.

The report includes the SWFRPC number, the applicant name, project description, location, funding or permitting agency, and the amount of federal funding, when applicable. It also includes the comments provided by staff to the applicant and to the FDEP-State Clearinghouse in Tallahassee.

RECOMMENDED ACTION: Approval of the administrative action on Clearinghouse Review items.

09/2015

ICR Council - 2014

SWFRPC #	Name1	Name2	Location	Project Description	Funding Agent	Funding Amount	Council Comments
2015-17	J. Corbett Alday	Guardian Community Resource	Collier County	Youth Haven, Inc. - Naples Equestrian Challenge - Phase III in Collier County	HUD - CDBG	\$500,000.00	Regionally Significant and Consistent
2015-18	J. Corbett Alday	Guardian Community Resource	Hendry County	City of LaBelle - FY2014 Florida Small Cities CDBG Application for Housing Rehabilitation.	HUD-CDBG	\$700,000.00	Regionally Significant and Consistent
2015-19	J. Corbett Alday	Guardian Community Resource	Charlotte County	Charlotte County - FY2014 Florida Small Cities CDBG Application for Neighborhood Revitalization.	HUD-CDBG	\$750,000.00	Regionally Significant and Consistent
2015-20	Lee Combs	Lee County Transit	Lee County	LeeTran - FTA Grant Application - Section 5307.	FTA	\$5,000,000.00	Regionally Significant and Consistent
2015-21	Lee Combs	Lee County Transit	Lee County	LeeTran - FTA Grant Application - Section 5339.	FTA	\$381,035.00	Regionally Significant and Consistent
2015-22	Lee Combs	Lee County Transit	Lee County	Lee County Transit - FTA Section 5307.	FTA	\$3,956,406.00	Regionally Significant and Consistent
2015-23	Fred D. Fox	Fred Fox Enterprises, Inc.	Glades County	Glades County CDBG Grant #15DB-OH-09-32-01-E06.			Regionally Significant and Consistent
2015-24	Richard Kolar	Charlotte County Transit Department	Charlotte County	Charlotte County Transit - 49 USC Section 5307 Grant for Charlotte County.	FTA	\$1,898,042.00	Regionally Significant and Consistent

Review in Progress

<i>SWFRPC #</i>	<i>First Name</i>	<i>Last Name</i>	<i>Location</i>	<i>Project Description</i>	<i>Funding Agent</i>	<i>Funding Amount</i>	<i>Council Comments</i>
2015-05			Lee County	Lee County Transit - Section 5311 Non-Urbanized Program Grant - Rural Operating Assistance for Lee County.	FTA	\$184,582.00	Review in Progress
2015-13			Sarasota County	FDEP - Joint Coastal Permit (File No. 0333315-001-JC) - City of Sarasota and the USACOE - The proposed project is to nourish 1.6 miles of shoreline on Lido Key from Department Reference Monuments R-34.5 to R-44.			Review in Progress
2015-16			Collier County	CB&I Coastal Planning & Engineering, Inc. - Request for Additional Information No. 1 - FDEP # 0331817-001-JC, Collier County Beach Nourishment and Doctors Pass Maintenance Dredging.			Review in Progress

Agenda Item

9b

Sarasota County DEO 15-4 ESR

9b

9b



LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS SARASOTA COUNTY

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Sarasota County Comprehensive Plan (DEO 15-4ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

Staff review of the proposed amendments was based on whether they were likely to be of regional concern. This was determined through assessment of the following factors:

1. Location--in or near a regional resource or regional activity center, such that it impacts the regional resource or facility; on or within one mile of a county boundary; generally applied to sites of five acres or more; size alone is not necessarily a determinant of regional significance;
2. Magnitude--equal to or greater than the threshold for a Development of Regional Impact of the same type (a DRI-related amendment is considered regionally significant); and
3. Character--of a unique type or use, a use of regional significance, or a change in the local comprehensive plan that could be applied throughout the local jurisdiction; updates, editorial revisions, etc. are not regionally significant.

A summary of the results of the review follows:

Factors of Regional Significance

<u>Proposed</u>				
<u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 15-4ESR	No	No	No	(1) Not Regionally Significant (2) Consistent with SRPP

RECOMMENDED ACTION:

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Sarasota County

07/2015

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

The Act requires each municipal and county government to prepare a comprehensive plan that must include at least the following nine elements:

1. Future Land Use Element;
2. Traffic Circulation Element;
A local government with all or part of its jurisdiction within the urbanized area of a Metropolitan Planning Organization shall prepare and adopt a transportation element to replace the traffic circulation; mass transit; and ports, aviation, and related facilities elements. [9J-5.019(1), FAC]
3. General Sanitary Sewer, Solid Waste, Drainage, and Potable Water and Natural Groundwater Aquifer Recharge Element;
4. Conservation Element;
5. Recreation and Open Space Element;
6. Housing Element;
7. Coastal Management Element for coastal jurisdictions;
8. Intergovernmental Coordination Element; and
9. Capital Improvements Element.

The local government may add optional elements (e. g., community design, redevelopment, safety, historical and scenic preservation, and economic).

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

COMPREHENSIVE PLAN AMENDMENTS

A local government may amend its plan at any time during the calendar year. Six copies of the amendment are sent to the Department of Economic Opportunity (DEO) for review. A copy is also sent to the Regional Planning Council, the Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection.

The proposed amendments will be reviewed by DEO in two situations. In the first, there must be a written request to DEO. The request for review must be received within forty-five days after transmittal of the proposed amendment. Reviews can be requested by one of the following:

- the local government that transmits the amendment,
- the regional planning council, or
- an affected person.

In the second situation, DEO can decide to review the proposed amendment without a request. In that case, DEO must give notice within thirty days of transmittal.

Within five working days after deciding to conduct a review, DEO may forward copies to various reviewing agencies, including the Regional Planning Council.

Regional Planning Council Review

The Regional Planning Council must submit its comments in writing within thirty days of receipt of the proposed amendment from DEO. It must specify any objections and may make recommendations for changes. The review of the proposed amendment by the Regional Planning Council must be limited to "effects on regional resources or facilities identified in the Strategic Regional Policy Plan and extra-jurisdictional impacts which would be inconsistent with the comprehensive plan of the affected local government".

After receipt of comments from the Regional Planning Council and other reviewing agencies, DEO has thirty days to conduct its own review and determine compliance with state law. Within that thirty-day period, DEO transmits its written comments to the local government.

NOTE: THE ABOVE IS A SIMPLIFIED VERSION OF THE LAW. REFER TO THE STATUTE (CH. 163, FS) FOR DETAILS.

SARASOTA COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 15-4ESR)

RECEIVED: JULY 10, 2015

Summary of Proposed Amendment

Sarasota County Comprehensive Plan Amendment DEO 15-4ESR is a privately-initiated Comprehensive Plan Amendment requesting to revise several policies contained in Chapter 9 Sarasota 2050 Resource Management Area (RMA) System relating to the Village/Open Space RMA.

The Applicant is proposing a 450± acre, 900 unit mixed-use development (2 units per acre) in the Sarasota 2050 North Village Area. The current Future Land Use category for this land is Rural and Optional Sarasota 2050-Village/Open Space RMA (North Village). The property is adjacent to a property with a Major Employment Center Future Land Use designation. Sarasota 2050 also designates adjacent land to the north, east, and west as Village/Open Space RMA. The proposed development, called Fruitville Road Properties (FRP), is located on the north side of Fruitville Road, south of the Villages of Lakewood Ranch South, east of a proposed development called Hidden Creek and west of Dog Kennel Road/Lorraine Road. The amendment would reduce the minimum required Open Space percentages within Fruitville Road Properties from 50% to 43%. Sarasota County staff is recommending an alternative comprehensive plan amendment (New Policy VOS4.5) that would allow the mixed-use development, but keep Open Space minimums at 50%, the applicant approves this recommendation.

Regional Impacts

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not directly produce any significant regional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

Extra-jurisdictional Impacts

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not directly produce any significant extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

Conclusion

No adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. Staff finds that this project is not regionally significant.

Recommended Action

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Sarasota County.

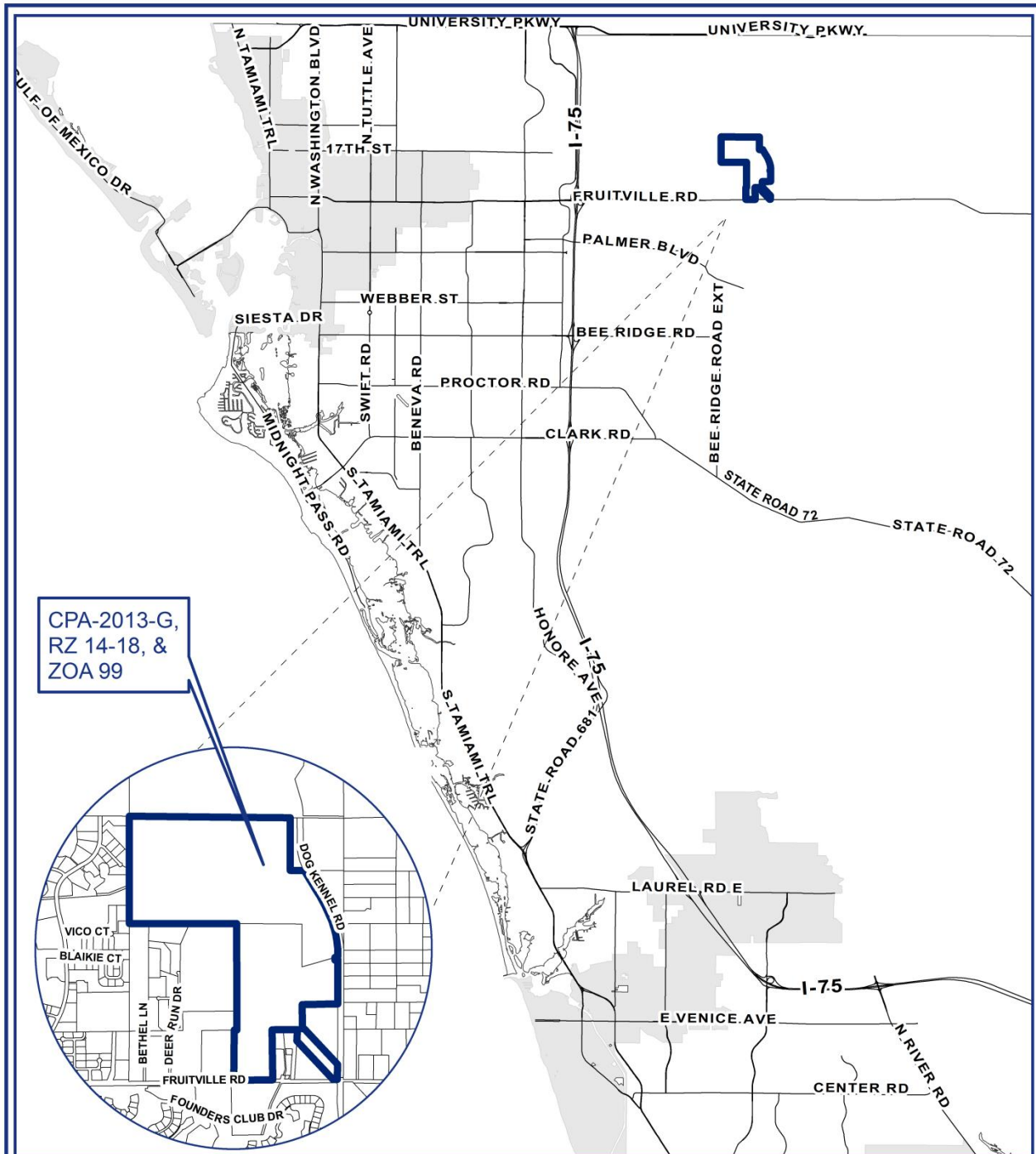
MAPS

Sarasota County

DEO 15-4ESR

Growth Management Plan

Comprehensive Plan Amendment



SARASOTA COUNTY COMMISSION PUBLIC HEARING
FRUITVILLE ROAD PROPERTIES (LINDVEST)
COMPREHENSIVE PLAN AMENDMENT (CPA)-2013-G,
REZONE PETITION NO. 14-18, & ZONING ORDINANCE
AMENDMENT NO. 99

JUNE 23, 2015

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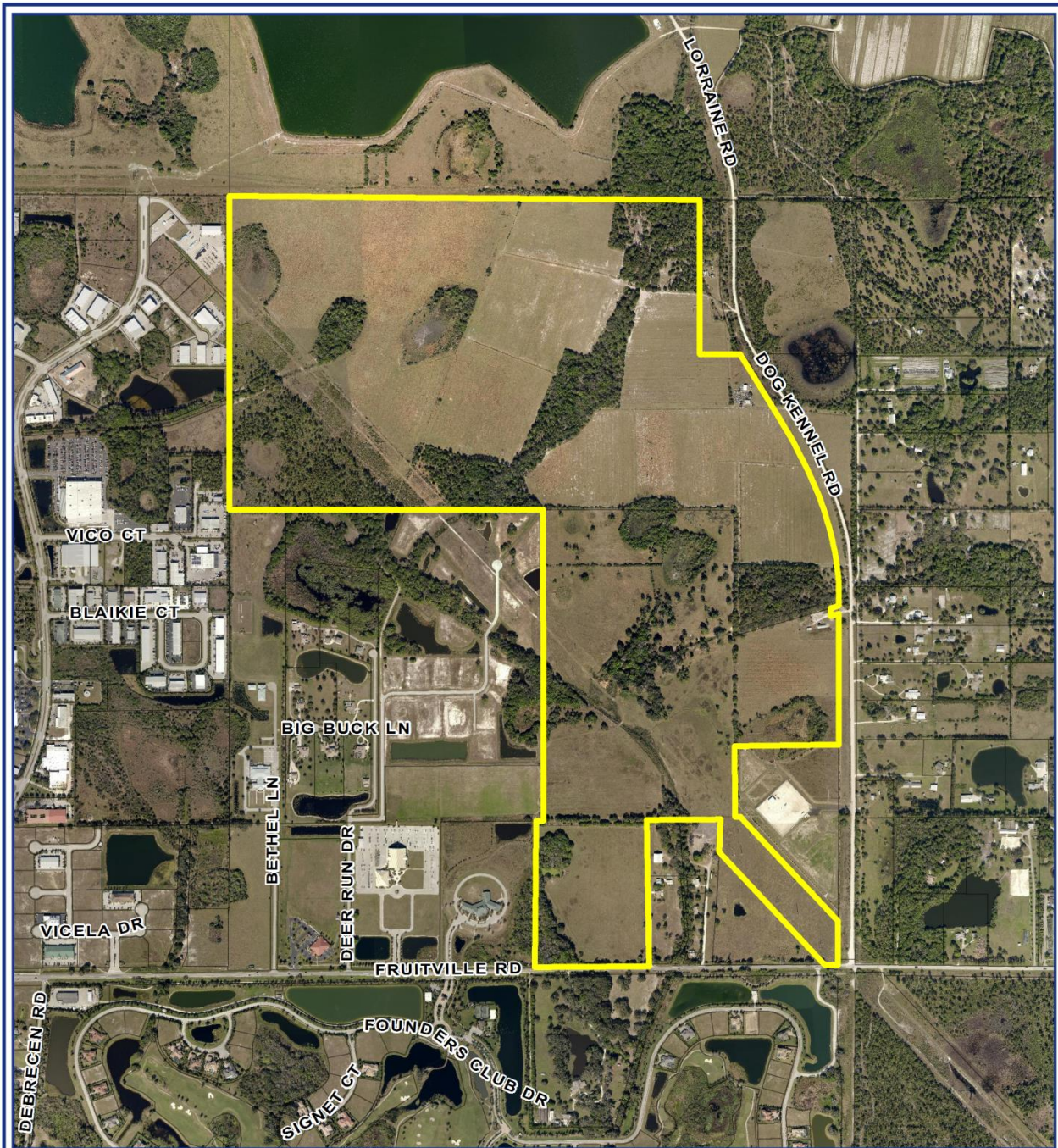
Map published using ArcGIS 10.x by cohendri on Thursday, May 14, 2015

Sarasota County
scgov.net | 941.861.5000



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 CPA-2013-G &
RZ 14-18

2013 Aerial
FRUITVILLE ROAD PROPERTIES (LINVEST)
COMPREHENSIVE PLAN AMENDMENT (CPA)-2013-G &
REZONE PETITION NO. 14-18

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Map published using ArcGIS 10.x by cohendri on Thursday, June 12, 2014

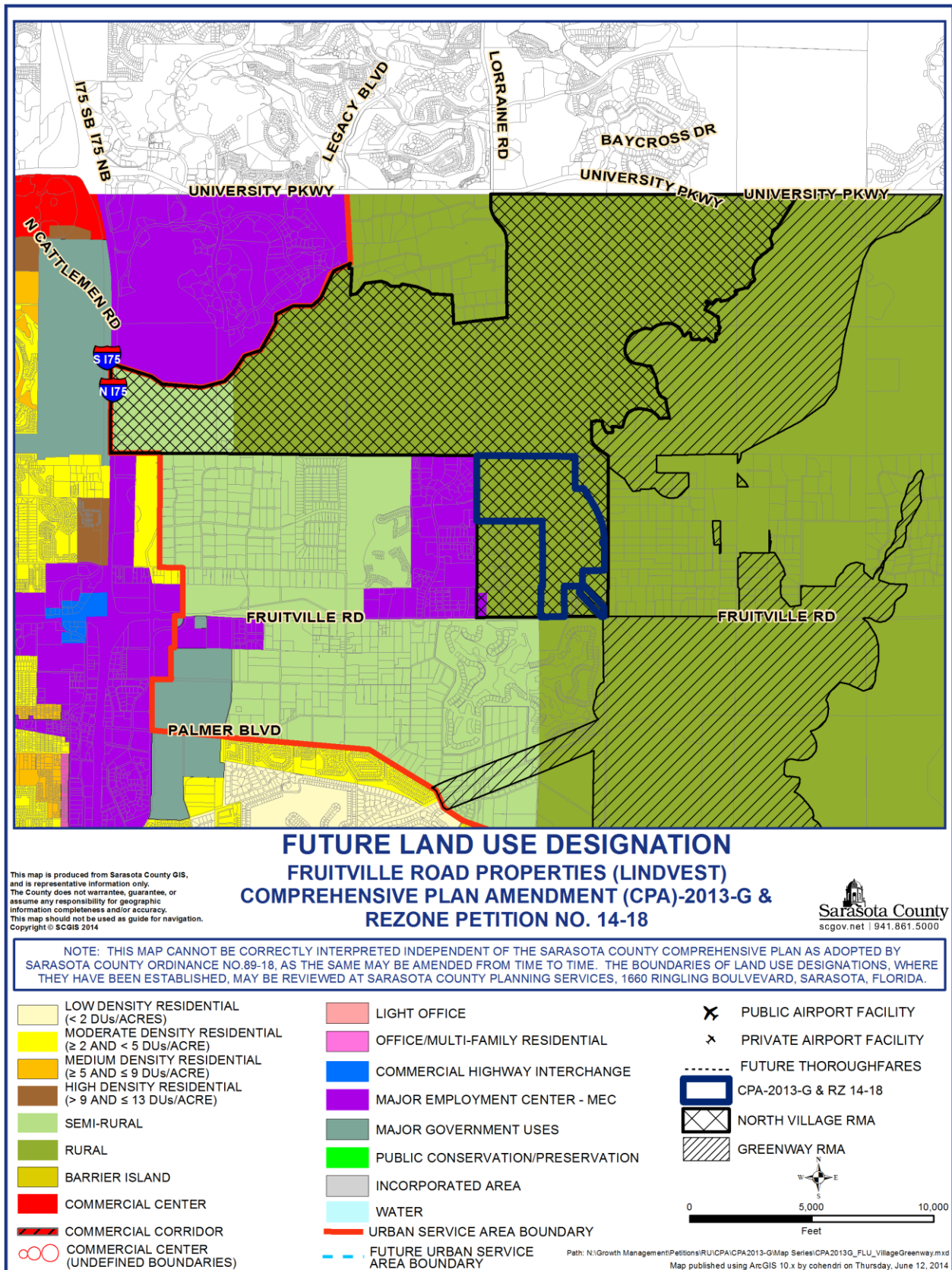
Sarasota County
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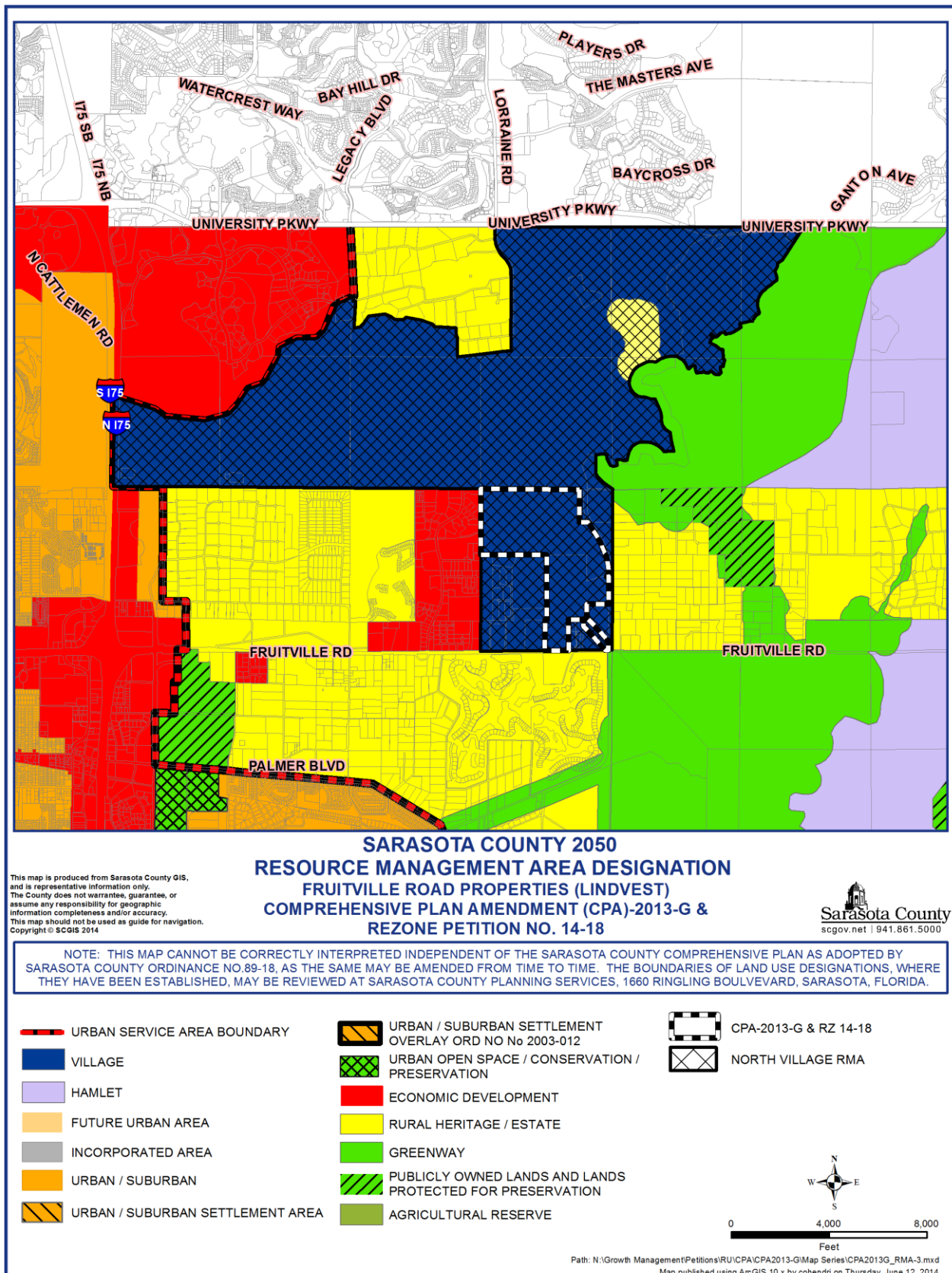


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Aerial Imagery Provided by Pictometry International:
Sarasota County, FL
February 2013
4" Resolution
N.A.D. 1983 HARN State Plane Florida West FIPS 0902 (U.S. Survey Feet)

Path: N:\Growth Management\Petitions\RU\CPA\CPA2013-G\Map Series\CPA2013G_Aerial.mxd





--- Agenda --- Item

9e

Sarasota County DEO 15-7 ESR

9e

9e



LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS SARASOTA COUNTY

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Sarasota County Comprehensive Plan (DEO 15-5ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

Staff review of the proposed amendments was based on whether they were likely to be of regional concern. This was determined through assessment of the following factors:

1. Location--in or near a regional resource or regional activity center, such that it impacts the regional resource or facility; on or within one mile of a county boundary; generally applied to sites of five acres or more; size alone is not necessarily a determinant of regional significance;
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3. Character--of a unique type or use, a use of regional significance, or a change in the local comprehensive plan that could be applied throughout the local jurisdiction; updates, editorial revisions, etc. are not regionally significant.

A summary of the results of the review follows:

Factors of Regional Significance

<u>Proposed</u>				
<u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 15-5ESR	No	No	No	(1) Not Regionally Significant (2) Consistent with SRPP

RECOMMENDED ACTION:

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Sarasota County

07/2015

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

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1. Future Land Use Element;
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A local government with all or part of its jurisdiction within the urbanized area of a Metropolitan Planning Organization shall prepare and adopt a transportation element to replace the traffic circulation; mass transit; and ports, aviation, and related facilities elements. [9J-5.019(1), FAC]
3. General Sanitary Sewer, Solid Waste, Drainage, and Potable Water and Natural Groundwater Aquifer Recharge Element;
4. Conservation Element;
5. Recreation and Open Space Element;
6. Housing Element;
7. Coastal Management Element for coastal jurisdictions;
8. Intergovernmental Coordination Element; and
9. Capital Improvements Element.

The local government may add optional elements (e. g., community design, redevelopment, safety, historical and scenic preservation, and economic).

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

COMPREHENSIVE PLAN AMENDMENTS

A local government may amend its plan at any time during the calendar year. Six copies of the amendment are sent to the Department of Economic Opportunity (DEO) for review. A copy is also sent to the Regional Planning Council, the Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection.

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- an affected person.

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Regional Planning Council Review

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After receipt of comments from the Regional Planning Council and other reviewing agencies, DEO has thirty days to conduct its own review and determine compliance with state law. Within that thirty-day period, DEO transmits its written comments to the local government.

NOTE: THE ABOVE IS A SIMPLIFIED VERSION OF THE LAW. REFER TO THE STATUTE (CH. 163, FS) FOR DETAILS.

SARASOTA COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 15-5ESR)

RECEIVED: JULY 20, 2015

Summary of Proposed Amendment

Sarasota County Comprehensive Plan Amendment DEO 15-5ESR proposes to revise FLU Policy 3.1.7 (Affordable Housing Overlay) contained in Chapter 9, Future Land Use (FLU), by reducing the percentage of affordable housing units required to be constructed on-site from either the optional 50 percent or 60 percent to 15 percent.

The three basic differences with the existing FLU Policy 3.1.7 and the proposed amendment are summarized below:

1. Revises the required percentages of Community/Affordable Housing from 50 or 60 percent to 15 percent;
2. Revises the allocation for providing affordable housing for the various income levels
3. Changes the required affordability length of time options from “in perpetuity” for providing 50 percent affordable housing units or 10-years for providing 60 percent affordable housing units, to selling to a qualified buyer (based on income level) for a period of 5 years.

This amendment would allow revisions to a previously approved 600 unit residential development called Palmer Place. The development is currently approved for 300 market-rate single-family, detached homes and 300 community and/or affordable homes. The amendment would allow for 500 market-rate single-family, detached homes and 100 affordable-rate single-family, attached homes.

Regional Impacts

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not directly produce any significant regional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

Extra-jurisdictional Impacts

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not directly produce any significant extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

Conclusion

No adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. Staff finds that this project is not regionally significant.

Recommended Action

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Sarasota County.

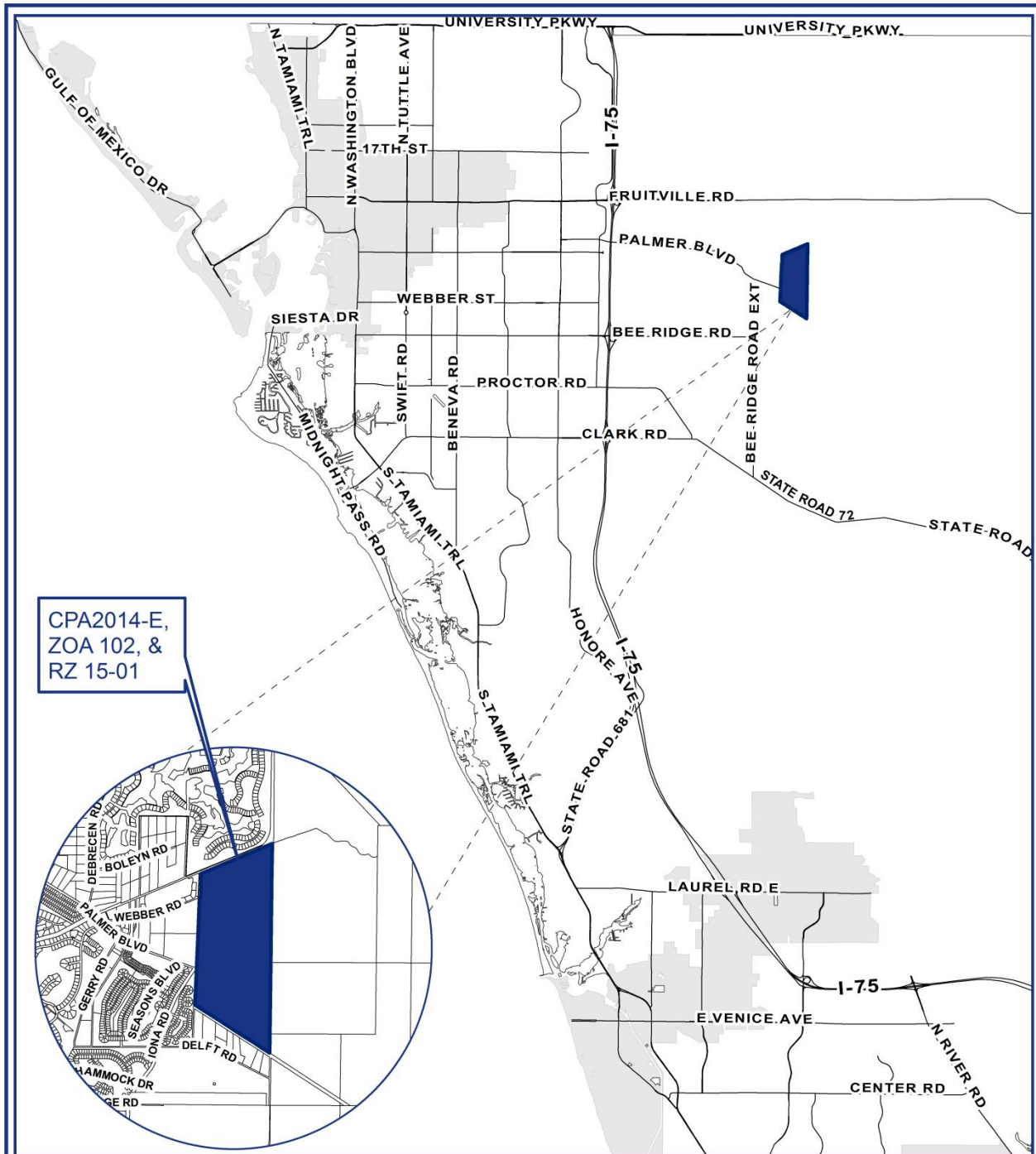
MAPS

Sarasota County

DEO 15-5ESR

Growth Management Plan

Comprehensive Plan Amendment



SARASOTA COUNTY COMMISSION PUBLIC HEARING

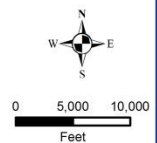


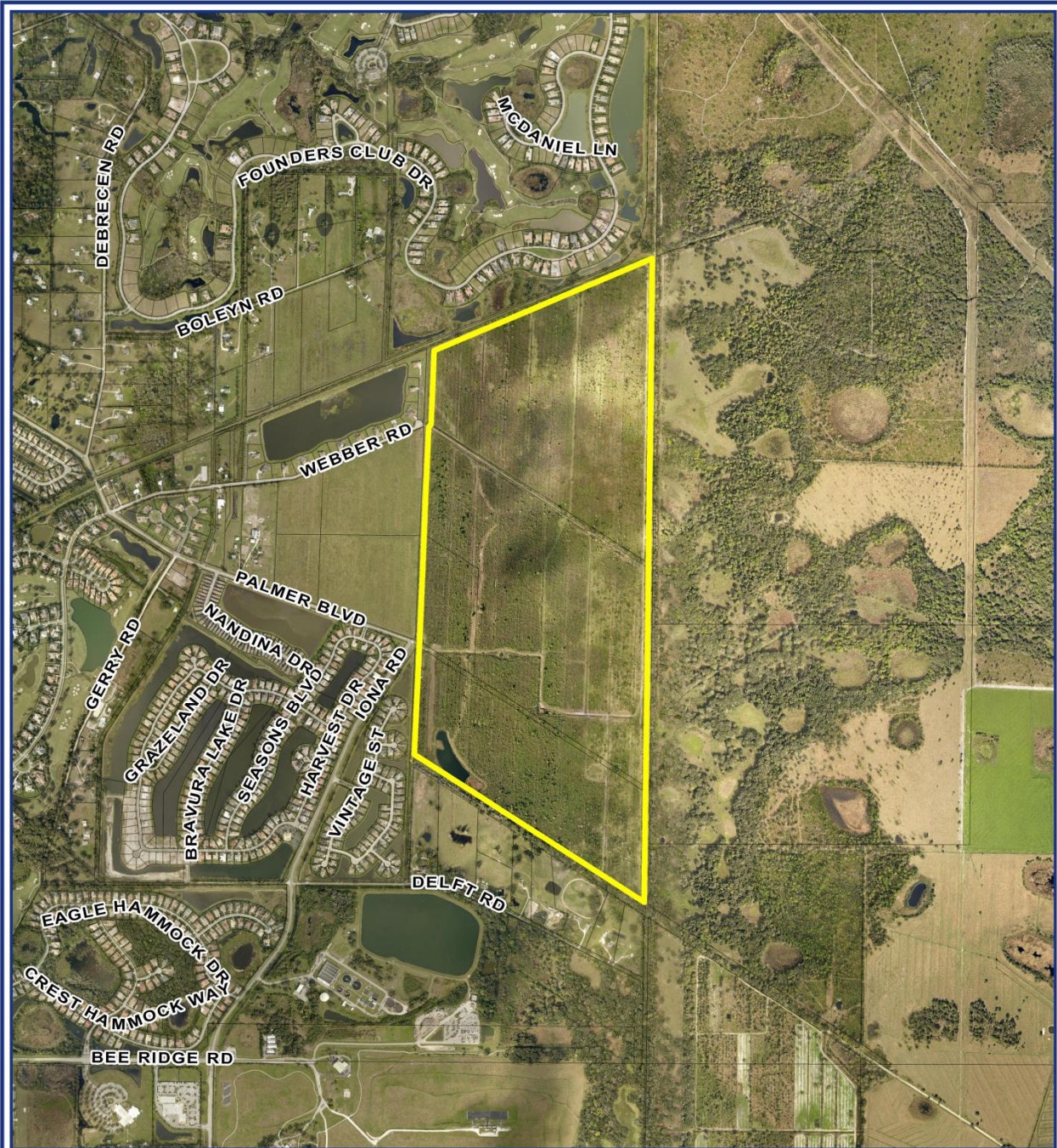
**CPA2014-E,
ZOA 102, &
RZ 15-01**

**PALMER PLACE
COMPREHENSIVE PLAN AMENDMENT CPA2014-E,
ZOA 102, & REZONE PETITION NO. 15-01**

JULY 14, 2015

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CPA2014-E,
ZOA 102, &
RZ 15-01

2015 Aerial PALMER PLACE COMPREHENSIVE PLAN AMENDMENT CPA2014-E, ZOA 102, & REZONE PETITION NO. 15-01

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Map published using ArcGIS 10.x by cohendri on Thursday, May 21, 2015

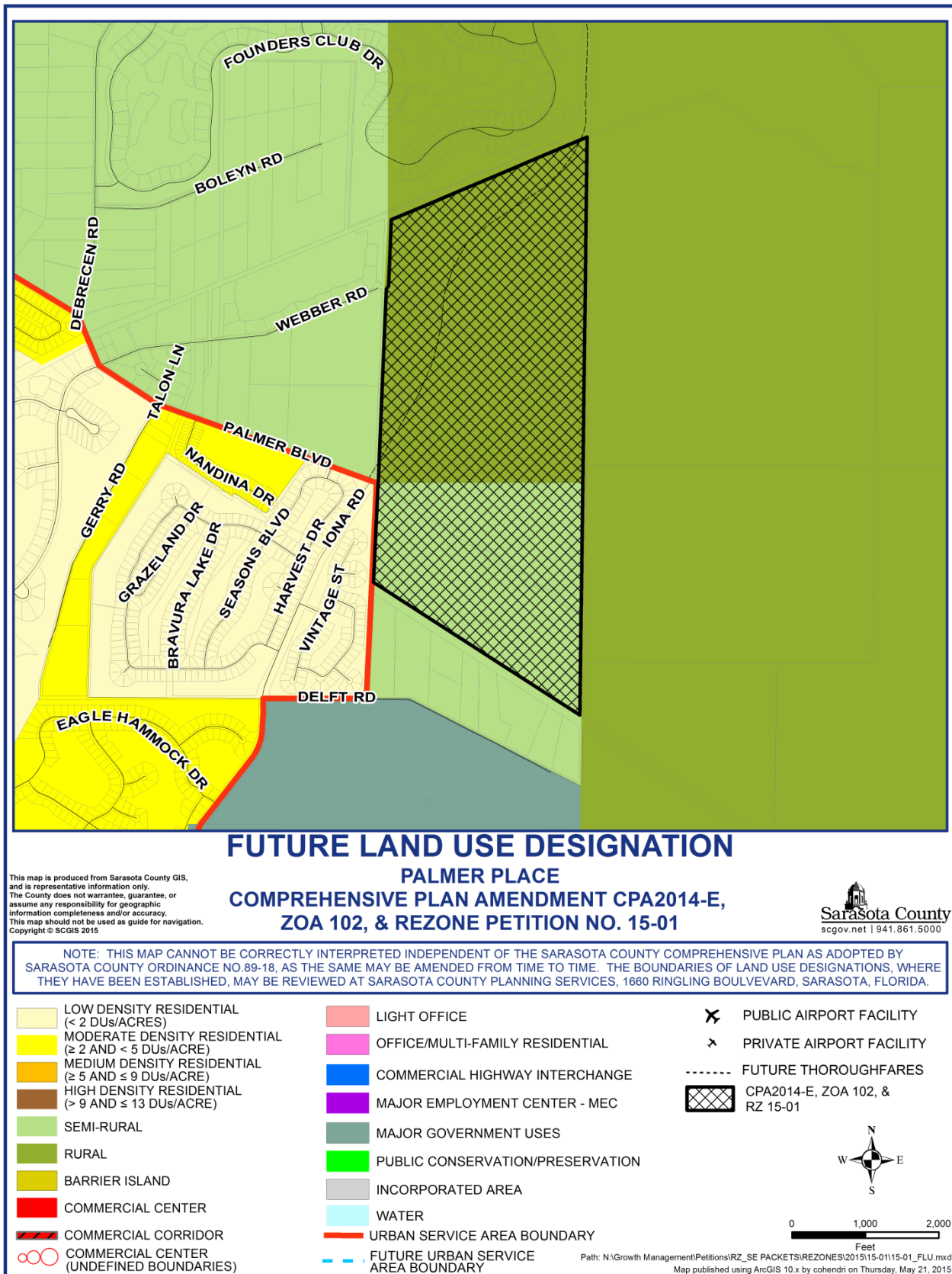

Sarasota County
scgov.net | 941.861.5000



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Feet

Aerial Imagery Provided by Pictometry International:
Sarasota County, FL
January 2015 4" Resolution
N.A.D. 1983 HARN State Plane Florida West FIPS 0902
(U.S. Survey Feet)

Path: N:\Growth Management\Petitions\RZ_SE PACKETS\REZONES\2015\15-01\15-01_Aerial.mxd



Agenda Item

9d

City of Sarasota DEO 15-1 ESR

9d

9d



LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS CITY OF SARASOTA

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the City of Sarasota Comprehensive Plan (DEO 15-1ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

Staff review of the proposed amendments was based on whether they were likely to be of regional concern. This was determined through assessment of the following factors:

1. Location--in or near a regional resource or regional activity center, such that it impacts the regional resource or facility; on or within one mile of a county boundary; generally applied to sites of five acres or more; size alone is not necessarily a determinant of regional significance;
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A summary of the results of the review follows:

Factors of Regional Significance

<u>Proposed</u>				
<u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 15-1ESR	No	No	No	(1) Not Regionally Significant (2) Consistent with SRPP

RECOMMENDED ACTION:

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the City of Sarasota

07/2015

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

The Act requires each municipal and county government to prepare a comprehensive plan that must include at least the following nine elements:

1. Future Land Use Element;
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3. General Sanitary Sewer, Solid Waste, Drainage, and Potable Water and Natural Groundwater Aquifer Recharge Element;
4. Conservation Element;
5. Recreation and Open Space Element;
6. Housing Element;
7. Coastal Management Element for coastal jurisdictions;
8. Intergovernmental Coordination Element; and
9. Capital Improvements Element.

The local government may add optional elements (e. g., community design, redevelopment, safety, historical and scenic preservation, and economic).

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Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

COMPREHENSIVE PLAN AMENDMENTS

A local government may amend its plan at any time during the calendar year. Six copies of the amendment are sent to the Department of Economic Opportunity (DEO) for review. A copy is also sent to the Regional Planning Council, the Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection.

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- the regional planning council, or
- an affected person.

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Regional Planning Council Review

The Regional Planning Council must submit its comments in writing within thirty days of receipt of the proposed amendment from DEO. It must specify any objections and may make recommendations for changes. The review of the proposed amendment by the Regional Planning Council must be limited to "effects on regional resources or facilities identified in the Strategic Regional Policy Plan and extra-jurisdictional impacts which would be inconsistent with the comprehensive plan of the affected local government".

After receipt of comments from the Regional Planning Council and other reviewing agencies, DEO has thirty days to conduct its own review and determine compliance with state law. Within that thirty-day period, DEO transmits its written comments to the local government.

NOTE: THE ABOVE IS A SIMPLIFIED VERSION OF THE LAW. REFER TO THE STATUTE (CH. 163, FS) FOR DETAILS.

CITY OF SARASOTA COMPREHENSIVE PLAN AMENDMENT (DEO 15-1ESR)

RECEIVED: JULY 20, 2015

Summary of Proposed Amendment

This petition represents a “large scale” amendment to the Sarasota City Plan (2030), and, therefore, requires transmittal to the Florida Department of Economic Opportunity (DEO) and other review agencies prior to adoption. The property is a 24.66± acre site located at 1501, 1167, & 1189 N. Orange Avenue and 1100 Central Avenue and is currently classified as Community Office/Institutional on the Future Land Use Map. The proposal is to change the Future Land Use Map for the subject property to Metropolitan Regional #10. There is also an accompanying text change adding Existing and Planned Primary Uses to the text of the Metropolitan Regional classification.

There are three important points to note concerning the review and processing of this petition to amend the Future Land Use Map:

1. The comprehensive plan amendment to Metropolitan Regional #10 is not accompanied by a rezoning for the property at this time. However, the applicant is requesting that the DTE zone district be identified as the implementing zone district for Metropolitan Regional #10 in the Zoning Code for a future rezoning.
2. The decision making process associated with this amendment to the Future Land Use Map and text is legislative in nature. As such, the review does not focus upon competent and substantial evidence or findings of fact that would tend to support or refute the petition. Rather, the review centers on whether or not approval of the petition would achieve or further the public benefit as articulated by the goals, objectives, and action strategies of the Sarasota City Plan. The specifics of the staff review are found in Section II of this report entitled “Public Benefit Review.”
3. A supermajority vote of at least 4 City Commissioners is required to approve a resolution authorizing transmittal to DEO and to adopt this proposed comprehensive plan amendment.

Regional Impacts

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not directly produce any significant regional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

Extra-Jurisdictional Impacts

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not directly produce any significant extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

Conclusion

No adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. Staff finds that this project is not regionally significant.

Recommended Action

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the City of Sarasota.

MAPS

City of Sarasota

DEO 15-1ESR

Growth Management Plan

Comprehensive Plan Amendment

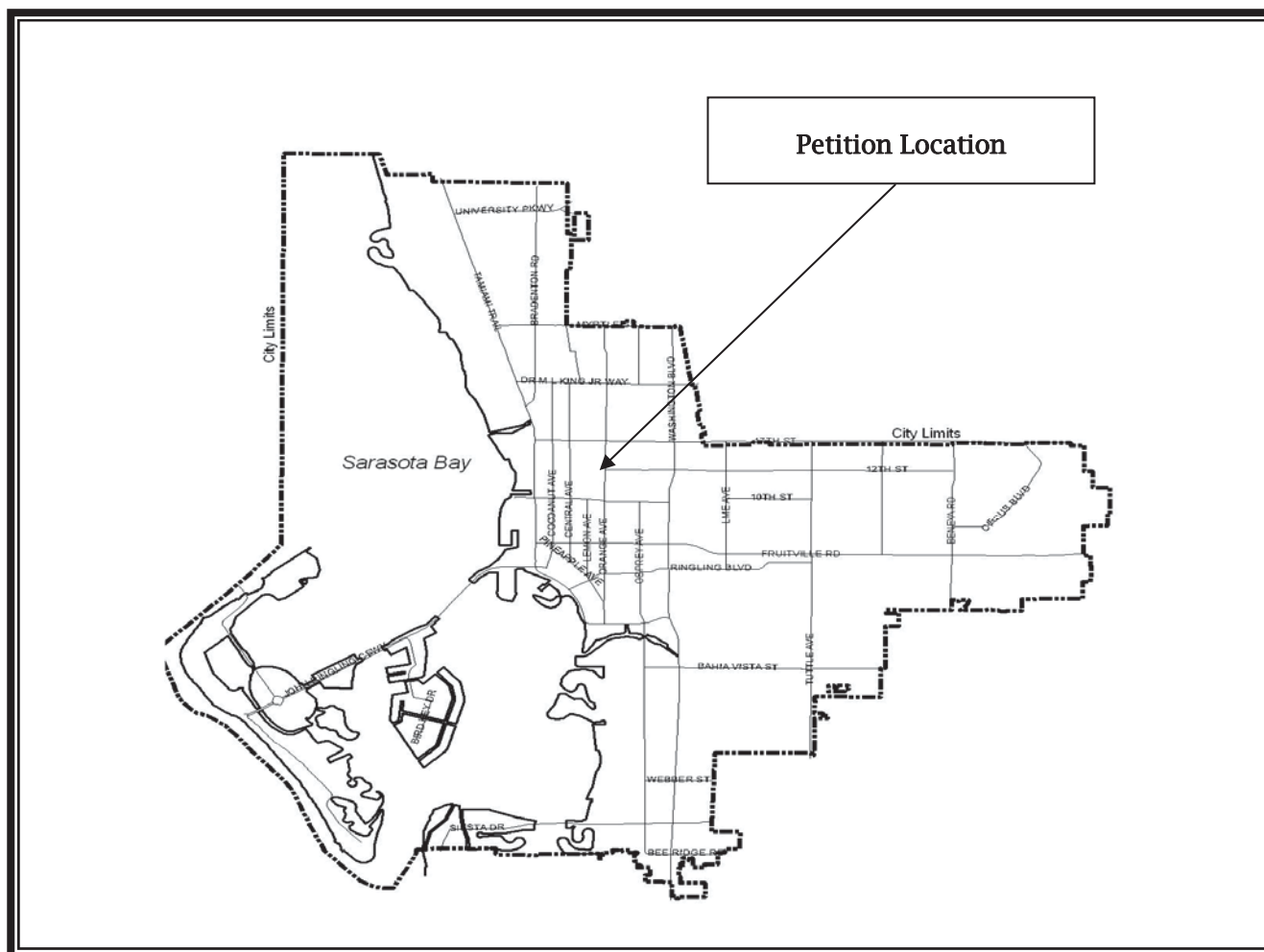
Sarasota City Plan – 14-PA-03
Large Scale Amendment
Future Land Use Map and Text

Applicant: Joel J. Freedman, AICP

Owner: Pines of Sarasota, Inc./1100 Central Avenue Corporation

Location: 1501, 1167 & 1189 N. Orange Avenue, and 1100 Central Avenue

Staff Recommendation: Approval



Currently Adopted Future Land Use Classification:	Community Office/Institutional	Planner:	David L. Smith, AICP
Proposed Future Land Use Classification:	Metropolitan Regional #10 with accompanying text revision	Proposed Uses:	Mixed Use Project to include assisted living, skilled care, thrift shop, residential, office and retail
Subject Site Size:	24.66± Acres	Quarter Section Map:	22
Staff Recommendation:	Approval	Report Date:	April 15, 2015

Illustration 1, Aerial Photograph, 2011

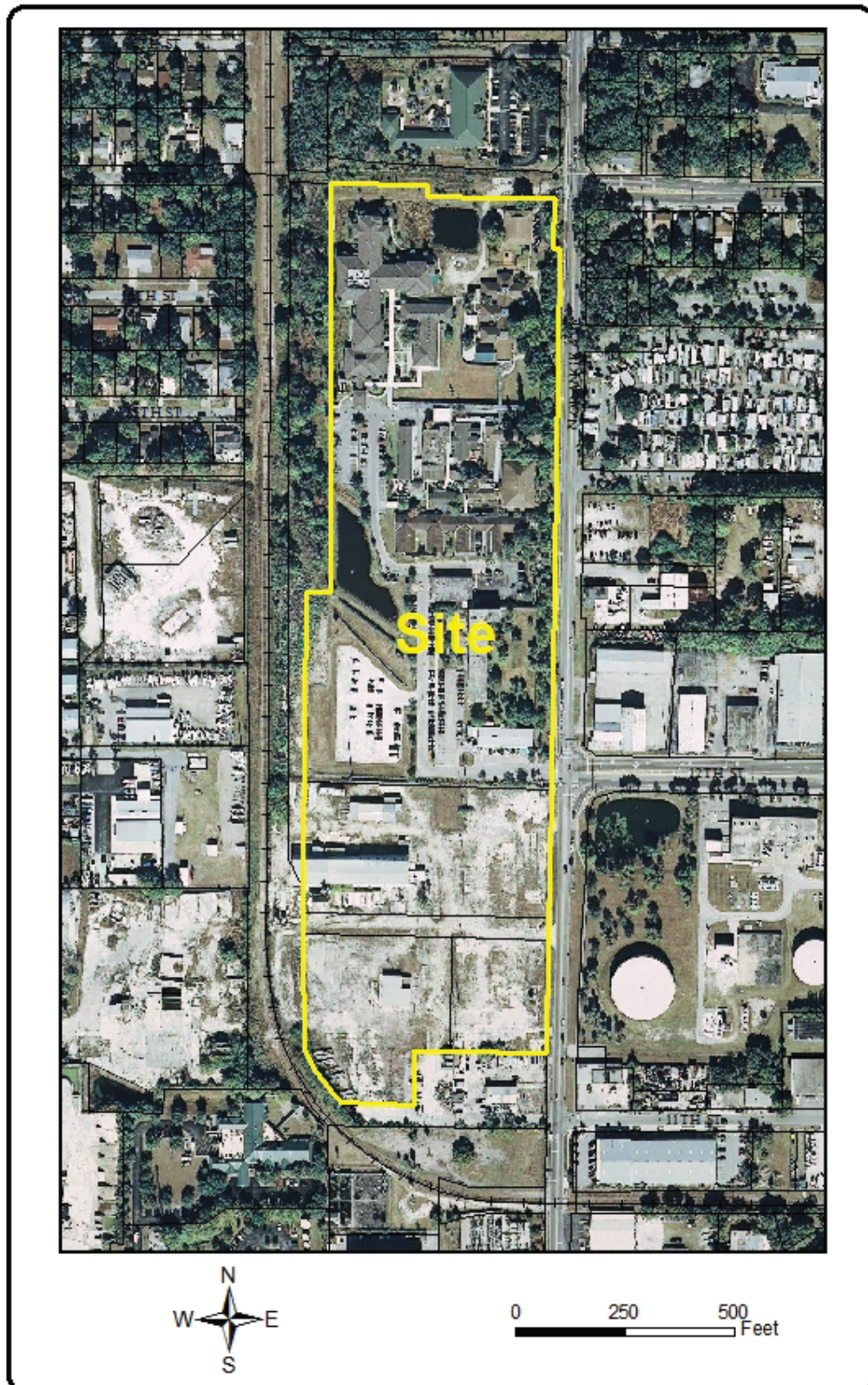


Illustration 3, Currently Adopted Future Land Use Map

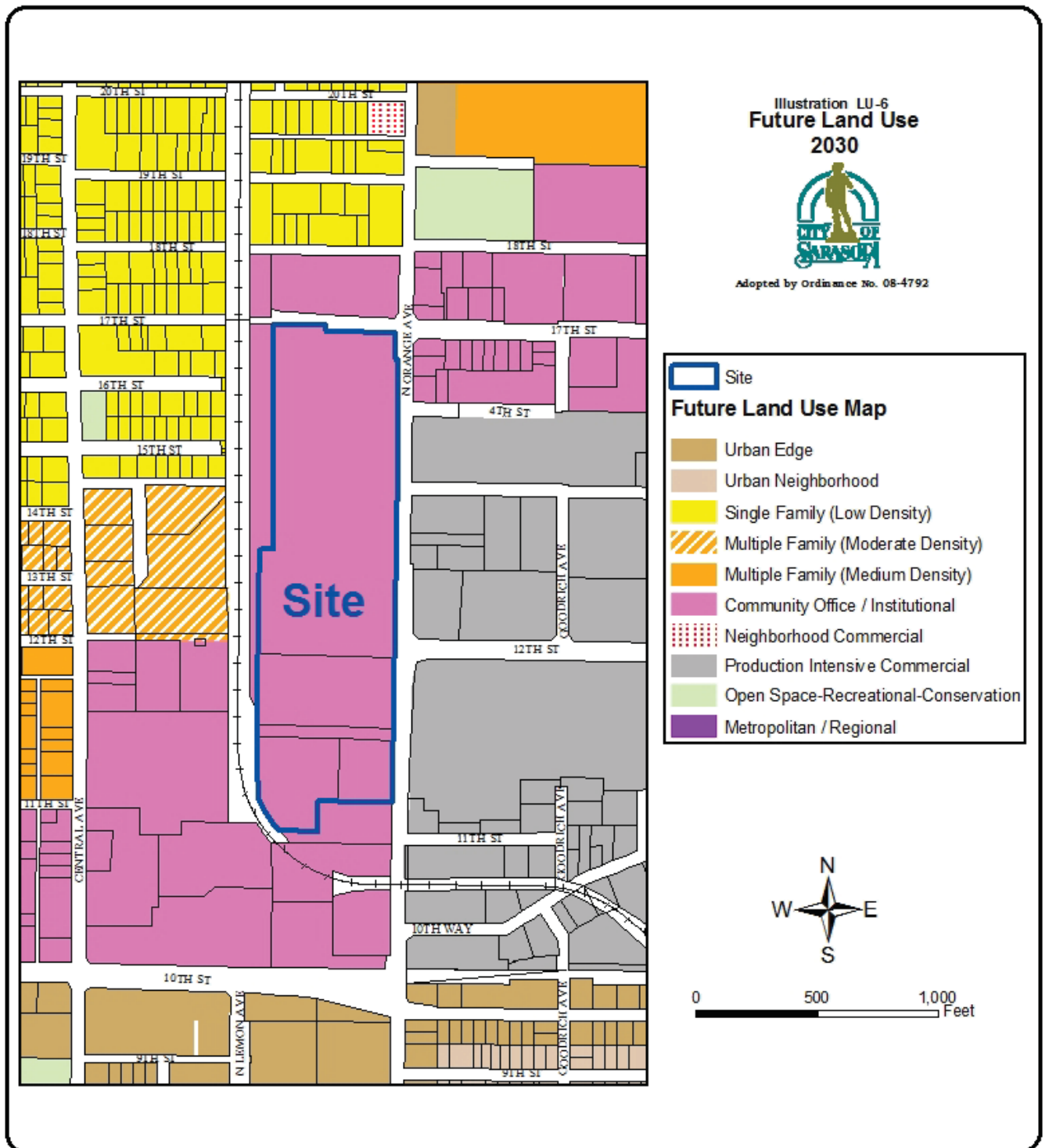
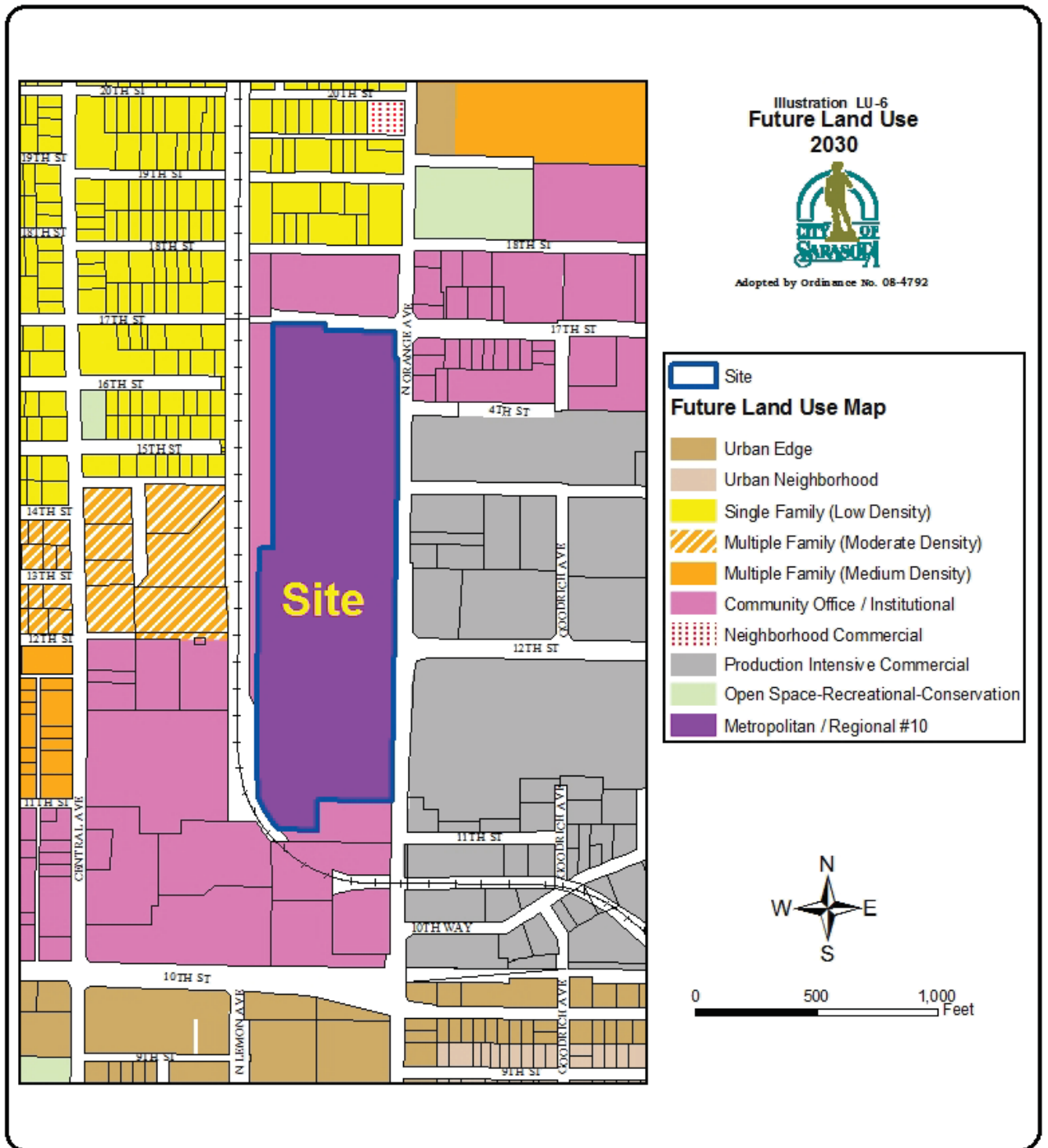


Illustration 4, Proposed Future Land Use Map



9e

City of Punta Gorda DEO 15-2 ESR

9e

9e



LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS CITY OF PUNTA GORDA

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the City of Punta Gorda Comprehensive Plan (DEO 15-2ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

Staff review of the proposed amendments was based on whether they were likely to be of regional concern. This was determined through assessment of the following factors:

1. Location--in or near a regional resource or regional activity center, such that it impacts the regional resource or facility; on or within one mile of a county boundary; generally applied to sites of five acres or more; size alone is not necessarily a determinant of regional significance;
2. Magnitude--equal to or greater than the threshold for a Development of Regional Impact of the same type (a DRI-related amendment is considered regionally significant); and
3. Character--of a unique type or use, a use of regional significance, or a change in the local comprehensive plan that could be applied throughout the local jurisdiction; updates, editorial revisions, etc. are not regionally significant.

A summary of the results of the review follows:

Factors of Regional Significance

<u>Proposed</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
<u>Amendment</u>				
DEO 15-2ESR	No	No	No	(1) Not Regionally Significant (2) Consistent with SRPP

RECOMMENDED ACTION:

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the City of Punta Gorda

07/2015

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

The Act requires each municipal and county government to prepare a comprehensive plan that must include at least the following nine elements:

1. Future Land Use Element;
2. Traffic Circulation Element;
A local government with all or part of its jurisdiction within the urbanized area of a Metropolitan Planning Organization shall prepare and adopt a transportation element to replace the traffic circulation; mass transit; and ports, aviation, and related facilities elements. [9J-5.019(1), FAC]
3. General Sanitary Sewer, Solid Waste, Drainage, and Potable Water and Natural Groundwater Aquifer Recharge Element;
4. Conservation Element;
5. Recreation and Open Space Element;
6. Housing Element;
7. Coastal Management Element for coastal jurisdictions;
8. Intergovernmental Coordination Element; and
9. Capital Improvements Element.

The local government may add optional elements (e. g., community design, redevelopment, safety, historical and scenic preservation, and economic).

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

COMPREHENSIVE PLAN AMENDMENTS

A local government may amend its plan at any time during the calendar year. Six copies of the amendment are sent to the Department of Economic Opportunity (DEO) for review. A copy is also sent to the Regional Planning Council, the Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection.

The proposed amendments will be reviewed by DEO in two situations. In the first, there must be a written request to DEO. The request for review must be received within forty-five days after transmittal of the proposed amendment. Reviews can be requested by one of the following:

- the local government that transmits the amendment,
- the regional planning council, or
- an affected person.

In the second situation, DEO can decide to review the proposed amendment without a request. In that case, DEO must give notice within thirty days of transmittal.

Within five working days after deciding to conduct a review, DEO may forward copies to various reviewing agencies, including the Regional Planning Council.

Regional Planning Council Review

The Regional Planning Council must submit its comments in writing within thirty days of receipt of the proposed amendment from DEO. It must specify any objections and may make recommendations for changes. The review of the proposed amendment by the Regional Planning Council must be limited to "effects on regional resources or facilities identified in the Strategic Regional Policy Plan and extra-jurisdictional impacts which would be inconsistent with the comprehensive plan of the affected local government".

After receipt of comments from the Regional Planning Council and other reviewing agencies, DEO has thirty days to conduct its own review and determine compliance with state law. Within that thirty-day period, DEO transmits its written comments to the local government.

NOTE: THE ABOVE IS A SIMPLIFIED VERSION OF THE LAW. REFER TO THE STATUTE (CH. 163, FS) FOR DETAILS.

CITY OF PUNTA GORDA COMPREHENSIVE PLAN AMENDMENT (DEO 15-2ESR)

RECEIVED: JULY 16, 2015

Summary of Proposed Amendment

The amendment is for the purpose of an annexation of an existing developed mobile home park consisting of 20.66± acres and 177 parcels. As there are no proposed changes to the existing developed mobile home park facility, there are no new impacts to the demand on sanitary sewer, drainage, potable water and water supply, traffic circulation, schools and recreation. The City will assume the Solid Waste service.

Future Land Use (FLU) and Zoning categories will change to match with the City of Punta Gorda's Comprehensive Plan. FLU will be changed from 'Low Density Residential' to 'Mobile Home' and Zoning will be changed from 'Mobile Home Park' to 'Manufactured Home'. These changes occur because Charlotte County and the City of Punta Gorda have different FLU and Zoning categories. The new FLU and Zoning categories will match the property immediately south of the parcel.

Regional Impacts

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not directly produce any significant regional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

Extra-Jurisdictional Impacts

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not directly produce any significant extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

Conclusion

No adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. Staff finds that this project is not regionally significant.

Recommended Action

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the City of Punta Gorda.

MAPS

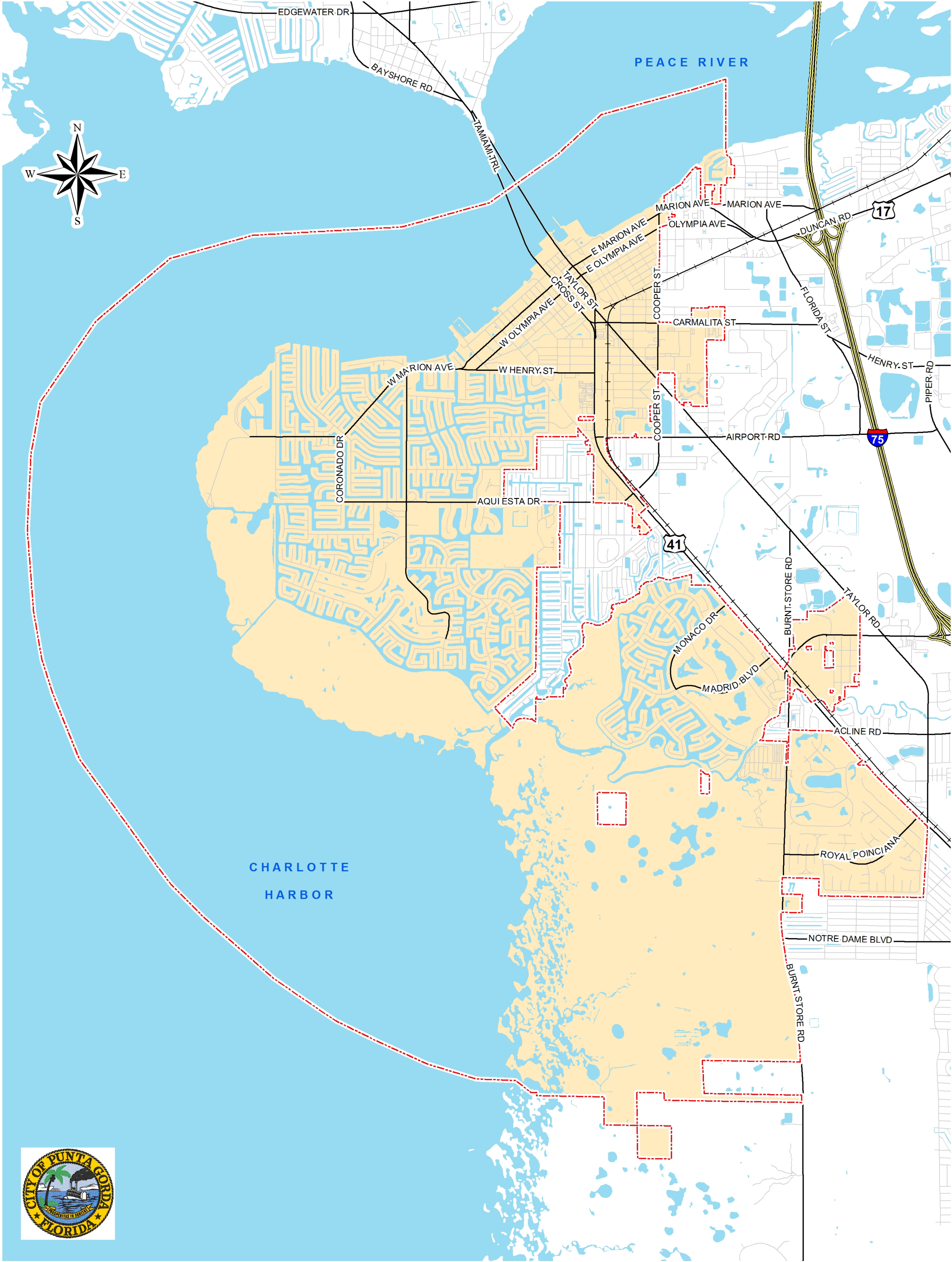
City of Punta Gorda

DEO 15-2ESR

Growth Management Plan

Comprehensive Plan Amendment

City of Punta Gorda



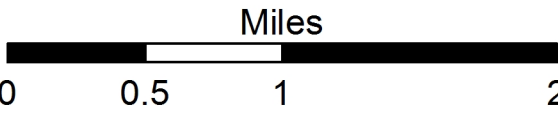
City Limits

Street

Interstate

Railroad

Major Road



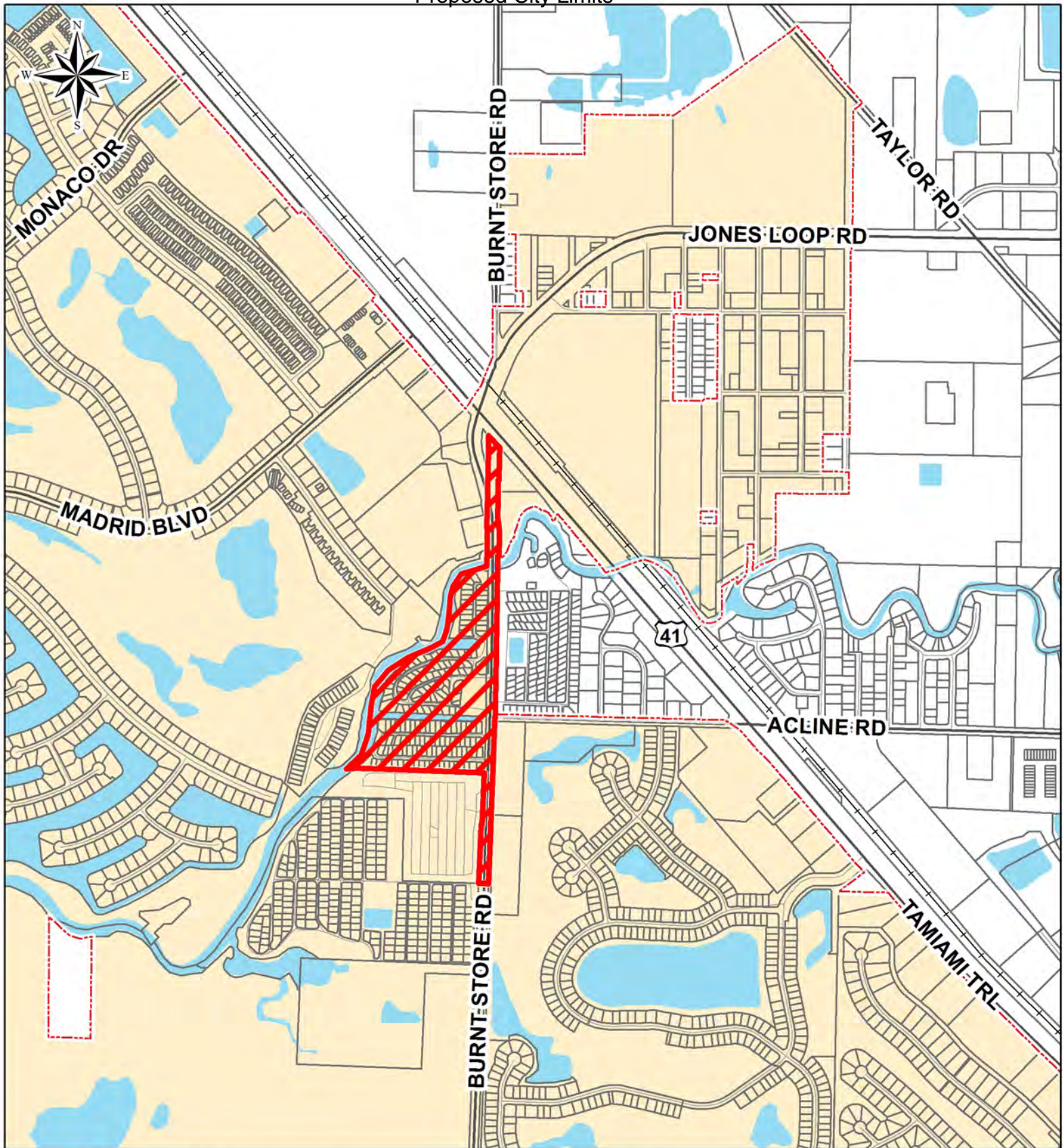
This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but the City of Punta Gorda and its employees make no guaranties, implied or otherwise to the accuracy or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. No part of this map may be reproduced or transmitted by any means without the expressed written permission of the City of Punta Gorda G.I.S. P.G.G.I.S. maintains a record regarding the methods used to produce this map and they can be furnished upon request.

Portions hold Copyright 2015 Punta Gorda, FL by Punta Gorda G.I.S. Prepared in March 2015 by Mitchell S. Austin Using data from Charlotte County G.I.S. Department

AX-02-15

Proposed City Limits

100 of 260



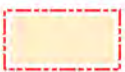
AX-02-15 Parkhill

Major Road



Accounts

Street

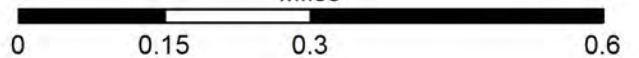


Proposed City Limits

Railroad

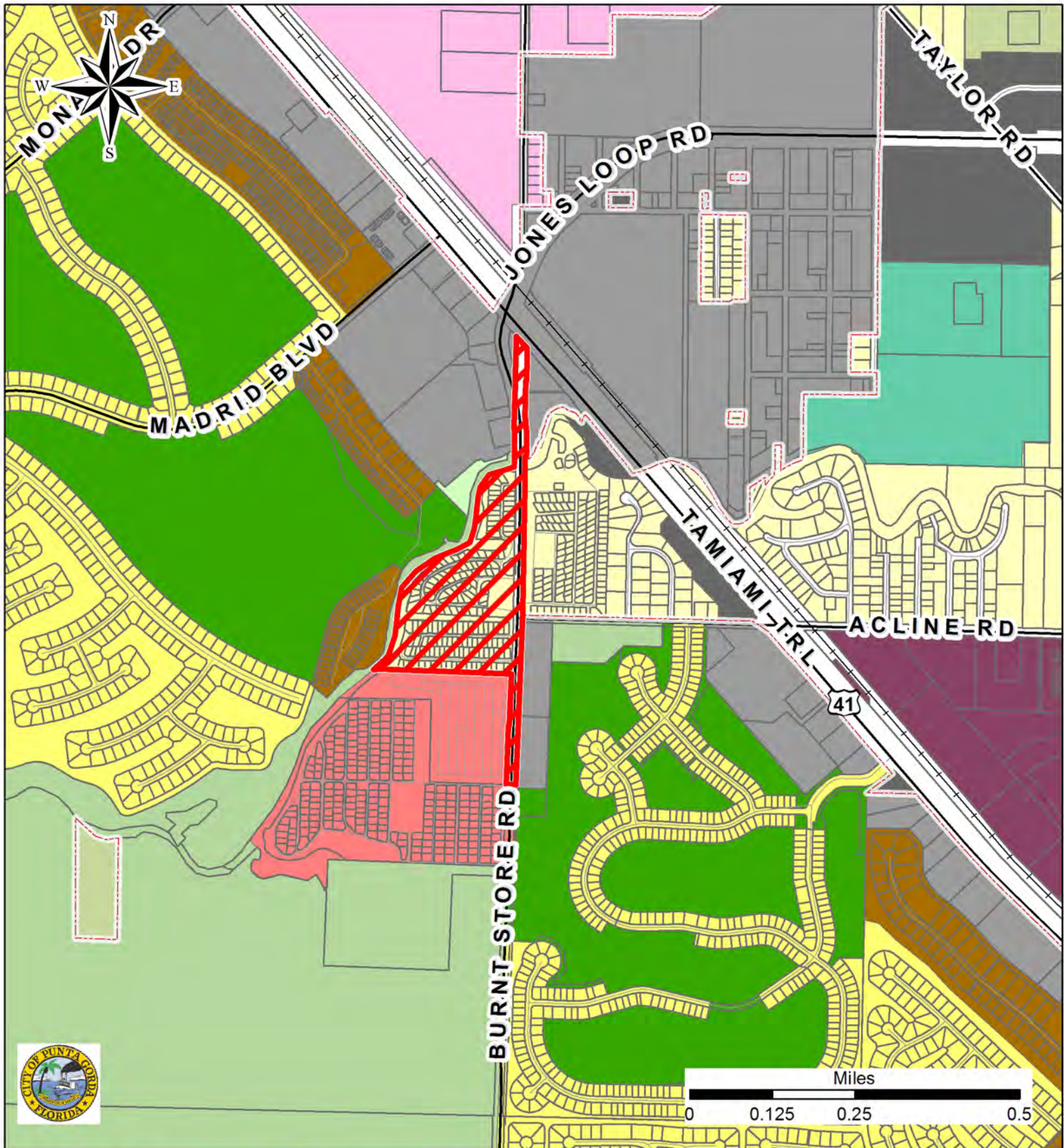


Miles



CP-03-15 Current Future Land Use

101 of 260



City of Punta Gorda

Future Land Use

- Highway Commercial Corridor
- Mobile Home
- High Density Residential

- Low Density Residential
- Public/Semi-Public
- Recreation-Public
- Recreation-Private

Charlotte County

Future Land Use

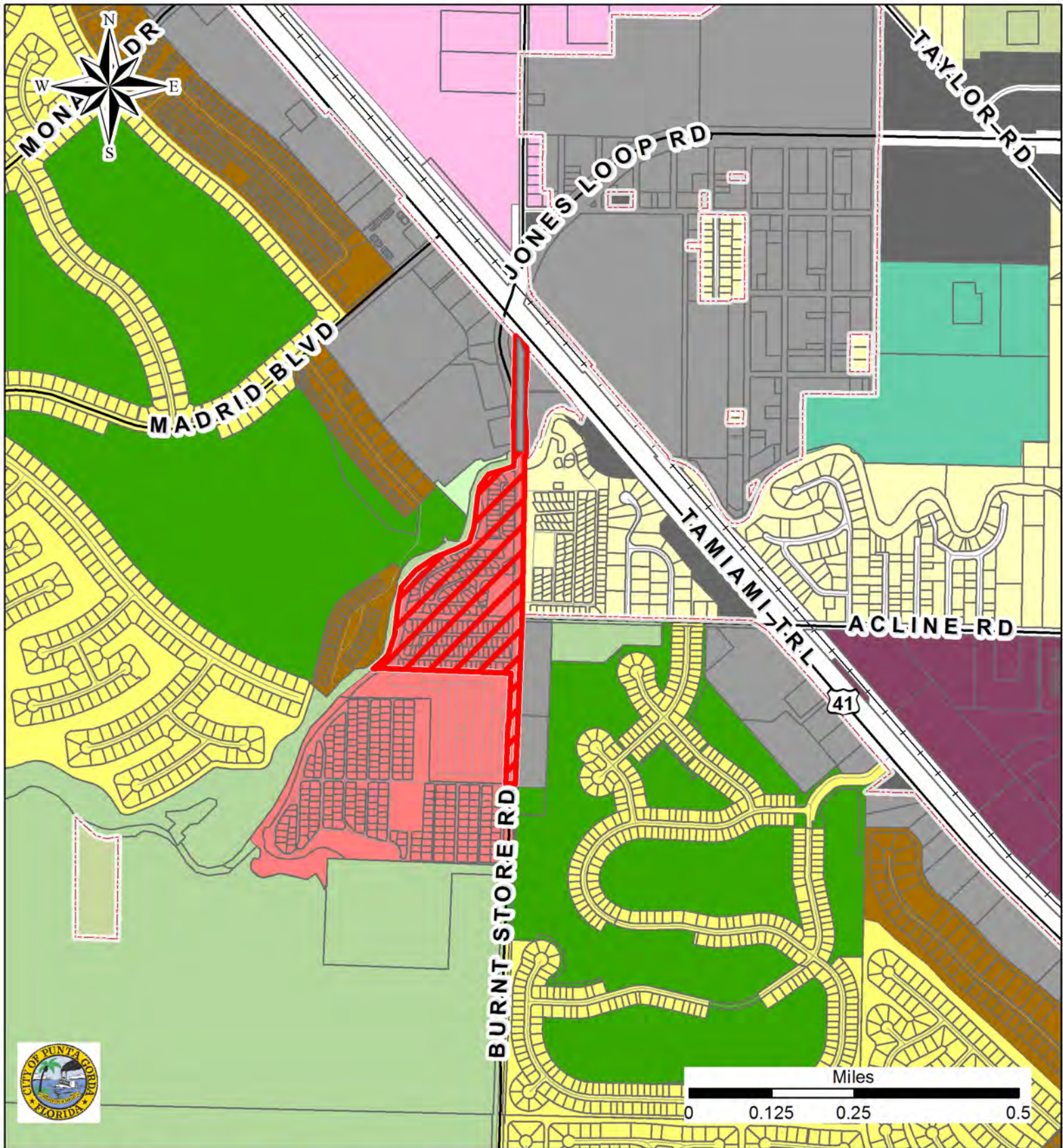
- High Intensity Industrial
- Low Intensity Industrial

Commercial

- Low Density Residential
- Agriculture
- Public Lands & Facilities



- Accounts
- Major Road
- Street
- Railroad



City of Punta Gorda

Future Land Use

- Highway Commercial Corridor
- Mobile Home
- High Density Residential

Charlotte County

Future Land Use

- Public/Semi-Public
- Recreation-Public
- Recreation-Private

Future Land Use

- High Intensity Industrial
- Low Intensity Industrial

Commercial

- Low Density Residential
- Agriculture
- Public Lands & Facilities

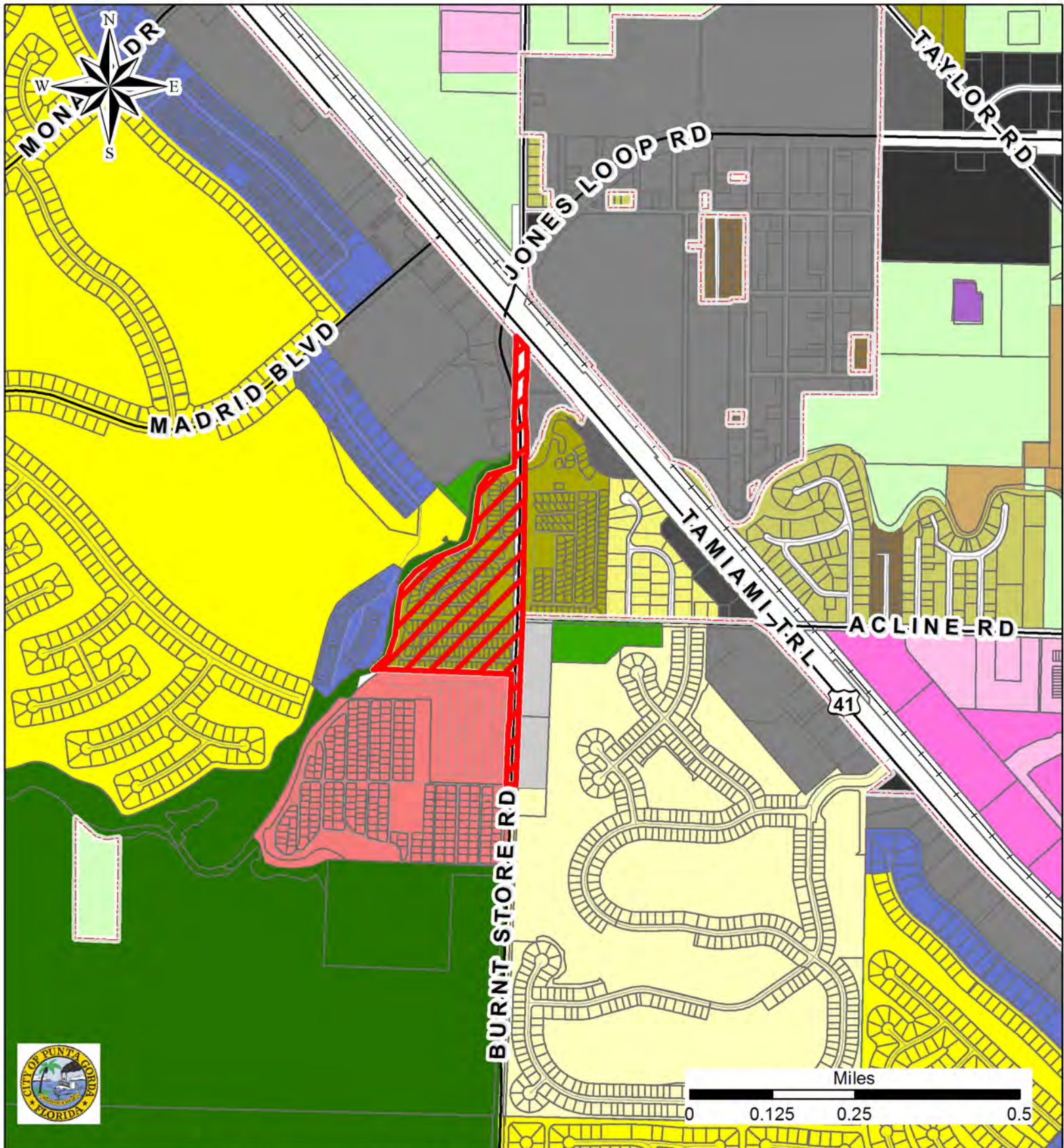
AX-02-15 Parkhill

Accounts

- Major Road
- Street
- Railroad

Z-02-15 Current Zoning

103 of 260



City Zoning

Commercial

- Highway Commercial
- PD-Highway Commercial

Government/Enviro

- Public
- Environmental Preserve

Residential

- Manufactured Home
- PD-General Single Family
- General Single Family - 3.5
- General Multi-Family - 15

County Zoning

- Agriculture Estates
- Residential Single Family - 3.5
- Residential Single Family - 5

- Residential Multi-Family - 5
- Mobile Home Park
- Mobile Home Community
- Office Medical Institutional
- Commercial General

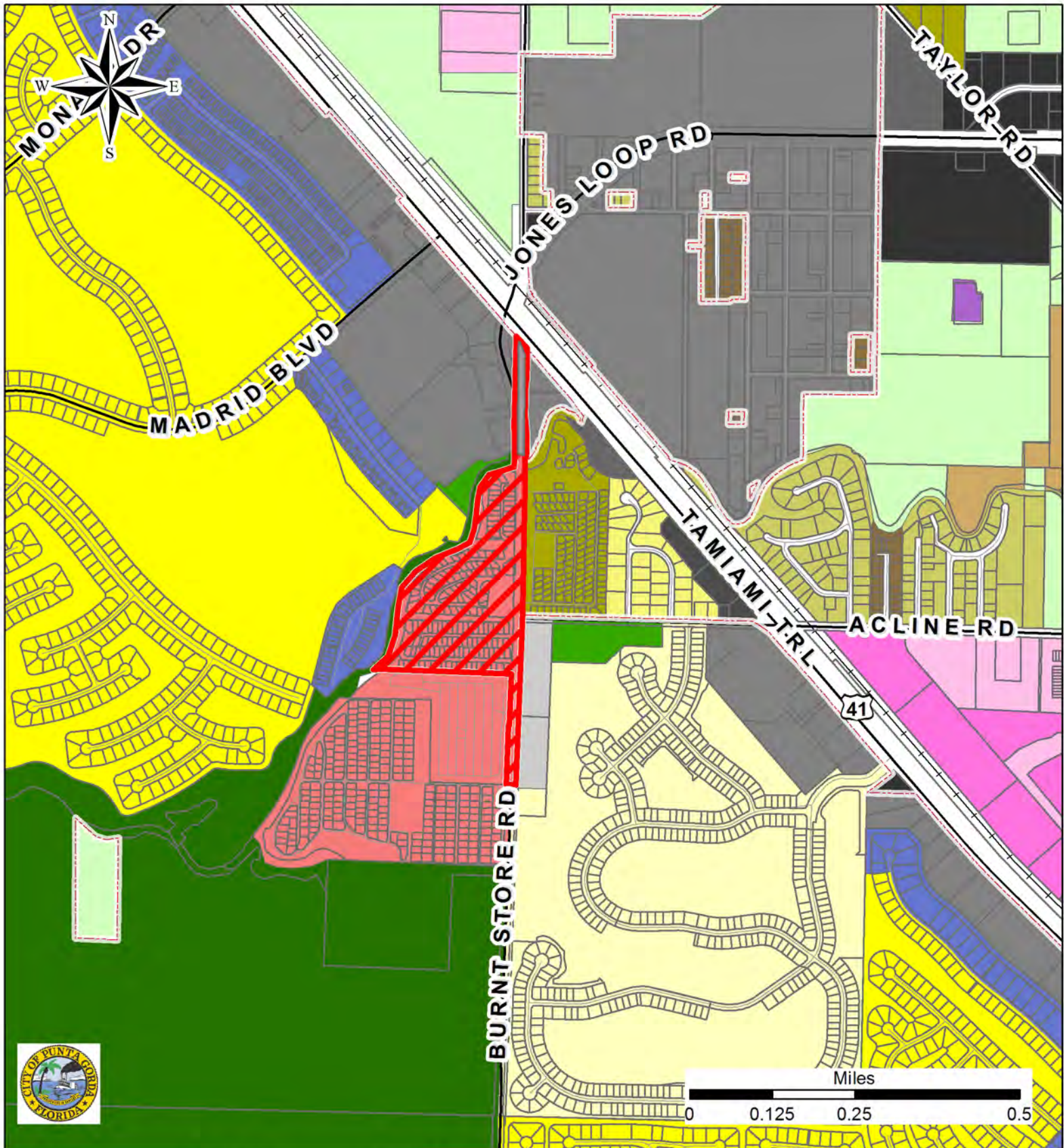
- Commercial Tourist
- Commercial Intensive
- Industrial Limited
- Industrial General

AX-02-15 Parkhill

- City Limits
- Accounts
- Major Road
- Street
- Railroad

Z-02-15 Proposed Zoning

104 of 260



City Zoning

Commercial

- Highway Commercial
- PD-Highway Commercial

Government/Enviro

- Public
- Environmental Preserve

Residential

- Manufactured Home
- PD-General Single Family
- General Single Family - 3.5
- General Multi-Family - 15

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- Mobile Home Community
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- Commercial Tourist
- Commercial Intensive
- Industrial Limited
- Industrial General

AX-02-15 Parkhill

- City Limits
- Accounts
- Major Road
- Street
- Railroad

Agenda Item

9f

City of Punta Gorda DEO 15-3 ESR

9f

9f



LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS CITY OF PUNTA GORDA

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the City of Punta Gorda Comprehensive Plan (DEO 15-3ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

Staff review of the proposed amendments was based on whether they were likely to be of regional concern. This was determined through assessment of the following factors:

1. Location--in or near a regional resource or regional activity center, such that it impacts the regional resource or facility; on or within one mile of a county boundary; generally applied to sites of five acres or more; size alone is not necessarily a determinant of regional significance;
2. Magnitude--equal to or greater than the threshold for a Development of Regional Impact of the same type (a DRI-related amendment is considered regionally significant); and
3. Character--of a unique type or use, a use of regional significance, or a change in the local comprehensive plan that could be applied throughout the local jurisdiction; updates, editorial revisions, etc. are not regionally significant.

A summary of the results of the review follows:

Factors of Regional Significance

<u>Proposed</u>				
<u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 15-3ESR	No	No	No	(1) Not Regionally Significant (2) Consistent with SRPP

RECOMMENDED ACTION:

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the City of Punta Gorda

07/2015

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

The Act requires each municipal and county government to prepare a comprehensive plan that must include at least the following nine elements:

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3. General Sanitary Sewer, Solid Waste, Drainage, and Potable Water and Natural Groundwater Aquifer Recharge Element;
4. Conservation Element;
5. Recreation and Open Space Element;
6. Housing Element;
7. Coastal Management Element for coastal jurisdictions;
8. Intergovernmental Coordination Element; and
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The local government may add optional elements (e. g., community design, redevelopment, safety, historical and scenic preservation, and economic).

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Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

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After receipt of comments from the Regional Planning Council and other reviewing agencies, DEO has thirty days to conduct its own review and determine compliance with state law. Within that thirty-day period, DEO transmits its written comments to the local government.

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CITY OF PUNTA GORDA COMPREHENSIVE PLAN AMENDMENT (DEO 15-3ESR)

RECEIVED: JULY 16, 2015

Summary of Proposed Amendment

This amendment proposes an update to the City of Punta Gorda Comprehensive Plan's Housing Element. The updates would incorporate the updated Analysis of Impediments to Fair Housing; renumber succeeding sections accordingly; update the table of contents, acronyms, and definitions, and appendix; provide for conflict and severability; and provide for an effective date.

The Housing Element is designed to provide an inventory of housing within the City, including historically significant and special housing. The element analysis of the inventory includes housing needs (present and future) for various segments of the population. The analysis portion reviews the supply of housing, substandard housing, sites for housing, household income levels, mobile homes, group homes and foster care facilities and conservation of historically significant neighborhoods. Evaluation of this analysis leads to certain principles that are addressed in the Goals, Objectives and Policy Section.

Regional Impacts

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not directly produce any significant regional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

Extra-Jurisdictional Impacts

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not directly produce any significant extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

Conclusion

No adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. Staff finds that this project is not regionally significant.

Recommended Action

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the City of Punta Gorda.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

JIM BOXOLD
SECRETARY

August 4, 2015

Ms. Joan F. LeBeau, AICP
City of Punta Gorda, Chief Planner
326 West Marion Avenue
Punta Gorda, FL 33950

RE: Proposed Amendment to the City of Punta Gorda Comprehensive Plan – Housing Element (CP-04-15) - Expedited State Review Process, FDOT Comments and Recommendations

Dear Ms. LeBeau:

The Florida Department of Transportation (FDOT), District One, has reviewed the City of Punta Gorda, proposed Comprehensive Plan Amendment (CP-04-15), transmitted under the Expedited State Review process (*received by FDOT on July 13, 2015*) in accordance with the requirements of Chapter 163, *Florida Statutes (FS)*. The Department offers the City of Punta Gorda the following comments and recommendations for your consideration regarding the proposed amendment.

CP-04-15 Comprehensive Plan – Housing Element Amendment

The actions proposed in amendment CP-04-15 to the Housing Element of the City of Punta Gorda Comprehensive Plan 2025 provide an analysis of impediments to Fair Housing Choice. The amendment package notes that as a recipient of federal funds through the Department of Housing and Urban Development (HUD), the City of Punta Gorda is required to conduct an analysis to determine if any impediments exist that might prevent the nation's fair housing laws from being observed. This analysis is an update to the interim Analysis of Impediments in 2013.

FDOT Comment # 1:

The Department has determined that the changes associated with the proposed amendment (CP-04-15) are not anticipated to adversely impact important state transportation resources or facilities.

Ms. Joan LeBeau, AICP
City of Punta Gorda, CP 04-15 – FDOT Comments and Recommendations
August 4, 2015
Page 2 of 2

Thank you for providing FDOT with the opportunity to review and comment on the proposed amendment. If you have any questions please free to contact me at (239) 225-1981 or sarah.catala@dot.state.fl.us.

Sincerely,



Sarah Catala
SIS/Growth Management Coordinator
FDOT District One

CC: *Mr. Ray Eubanks, Florida Department of Economic Opportunity*

MAPS

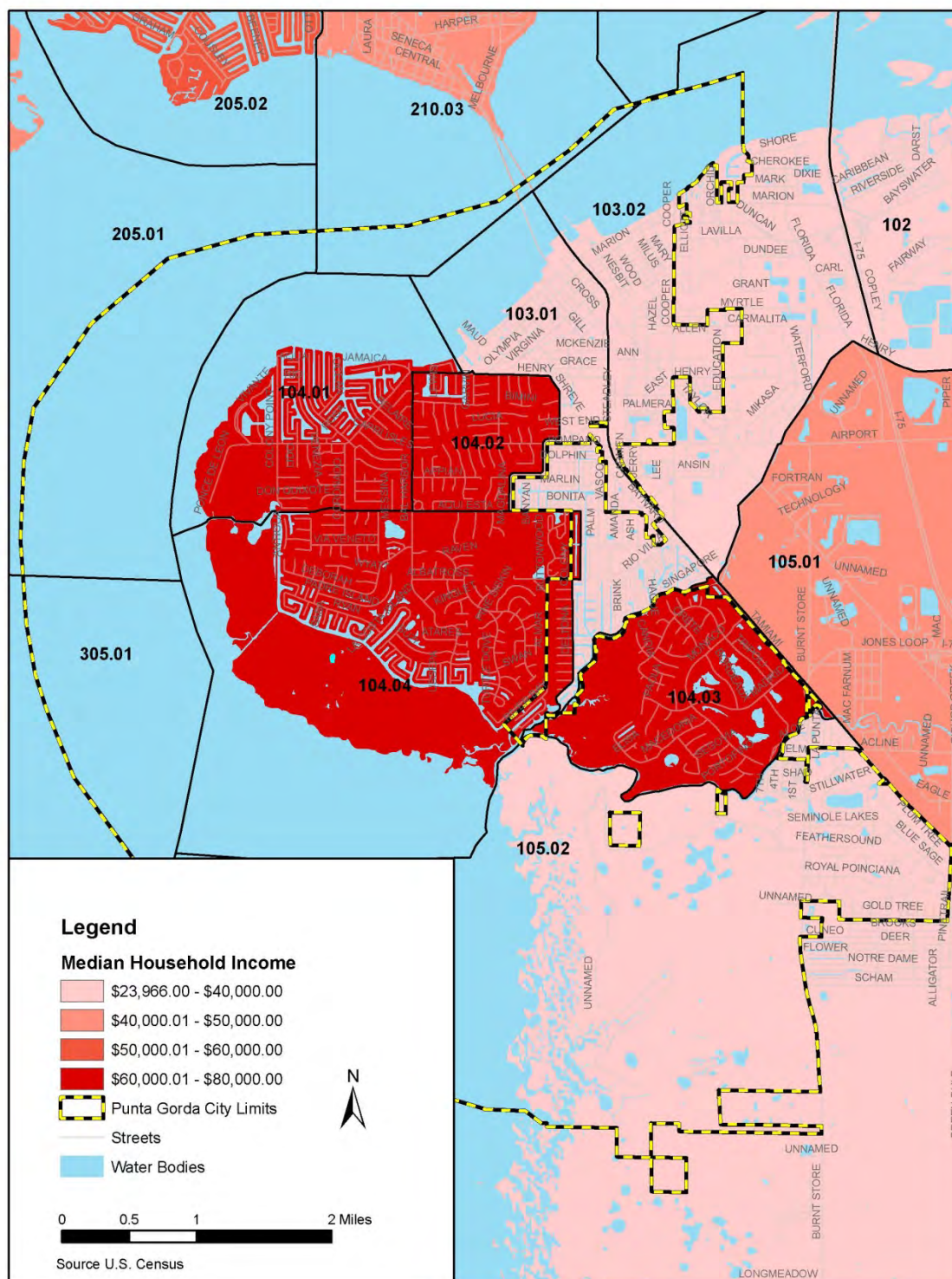
City of Punta Gorda

DEO 15-3ESR

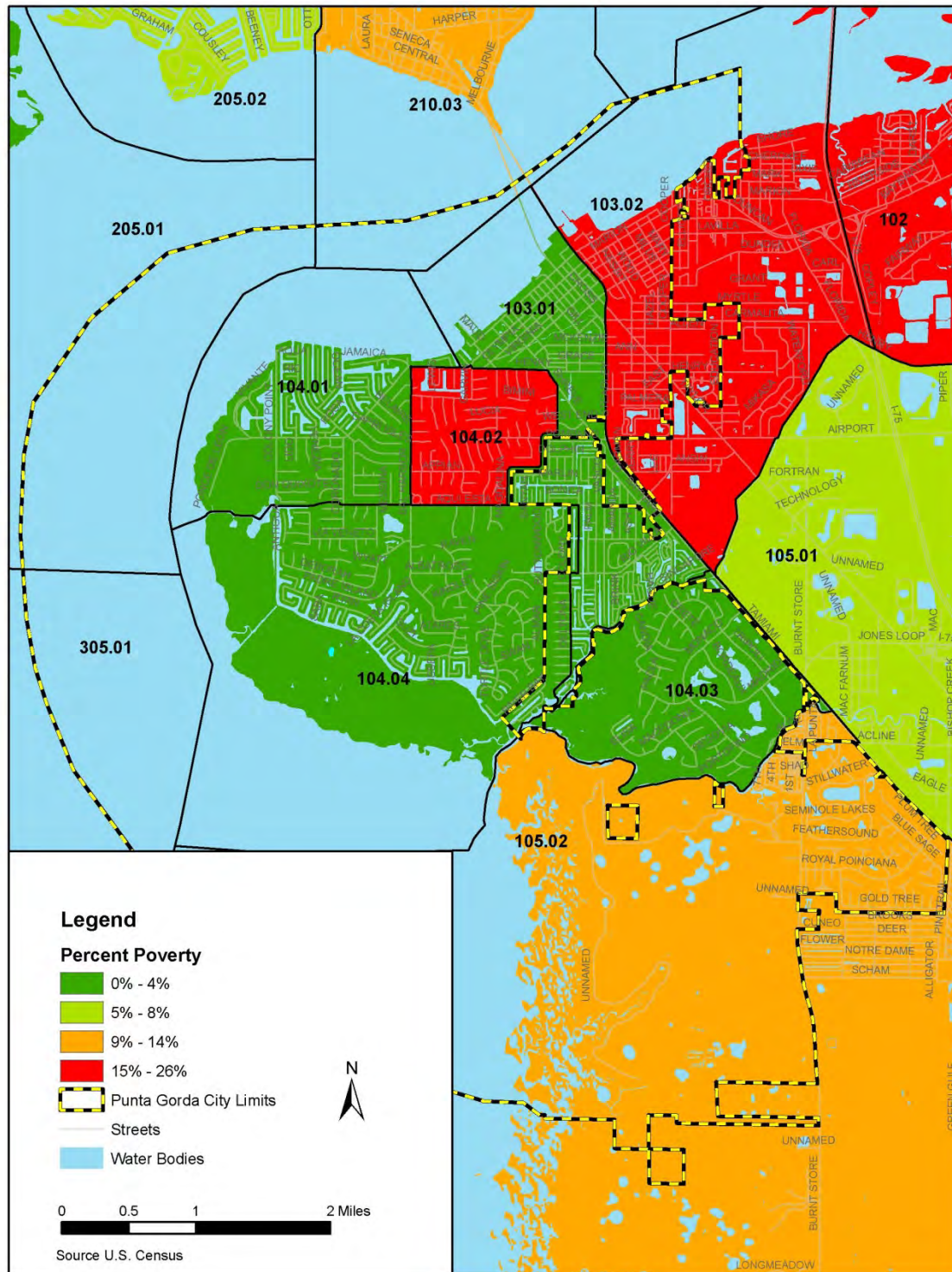
Growth Management Plan

Comprehensive Plan Amendment

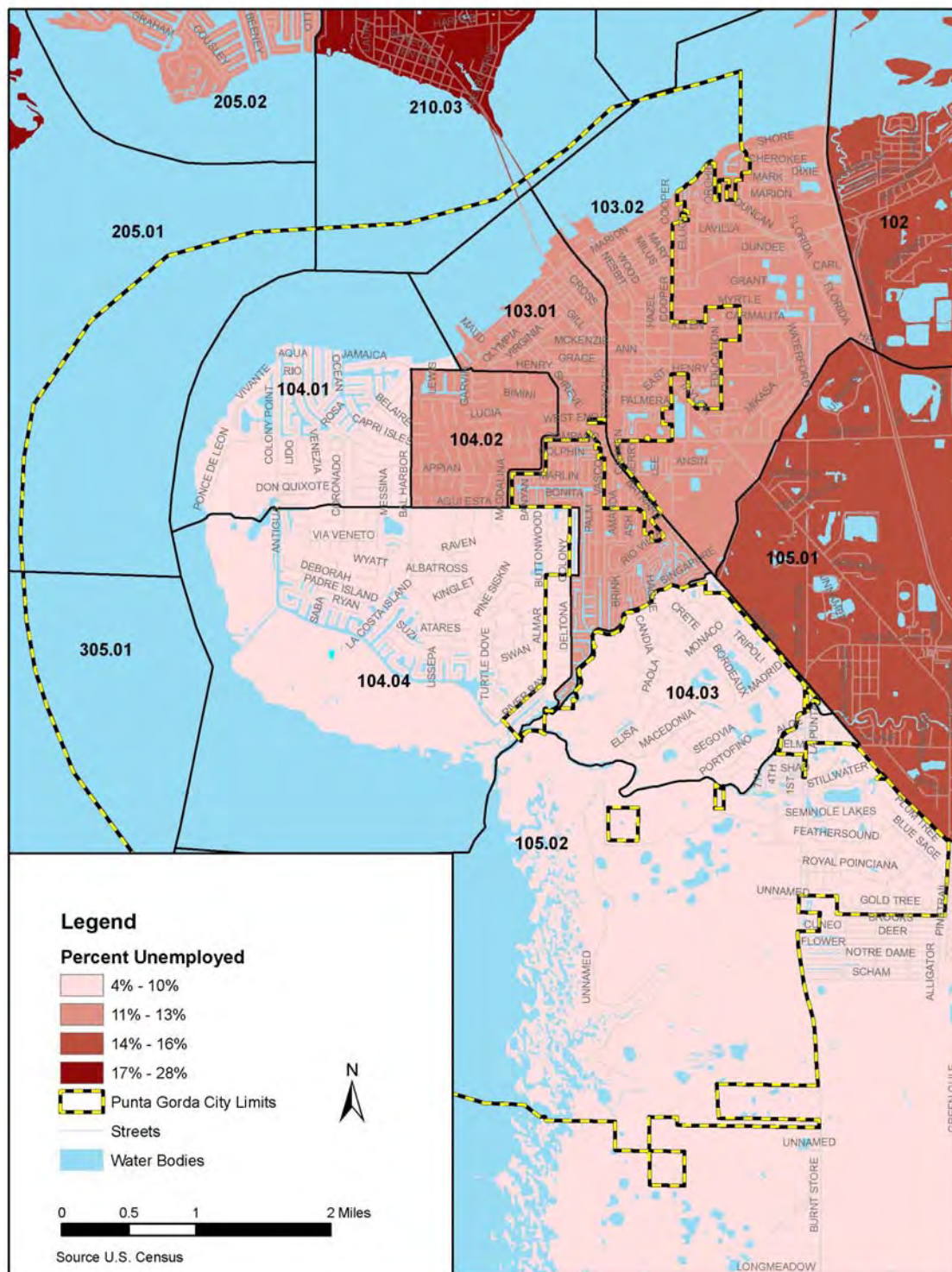
MAP 2.6 MEDIAN HOUSEHOLD INCOME



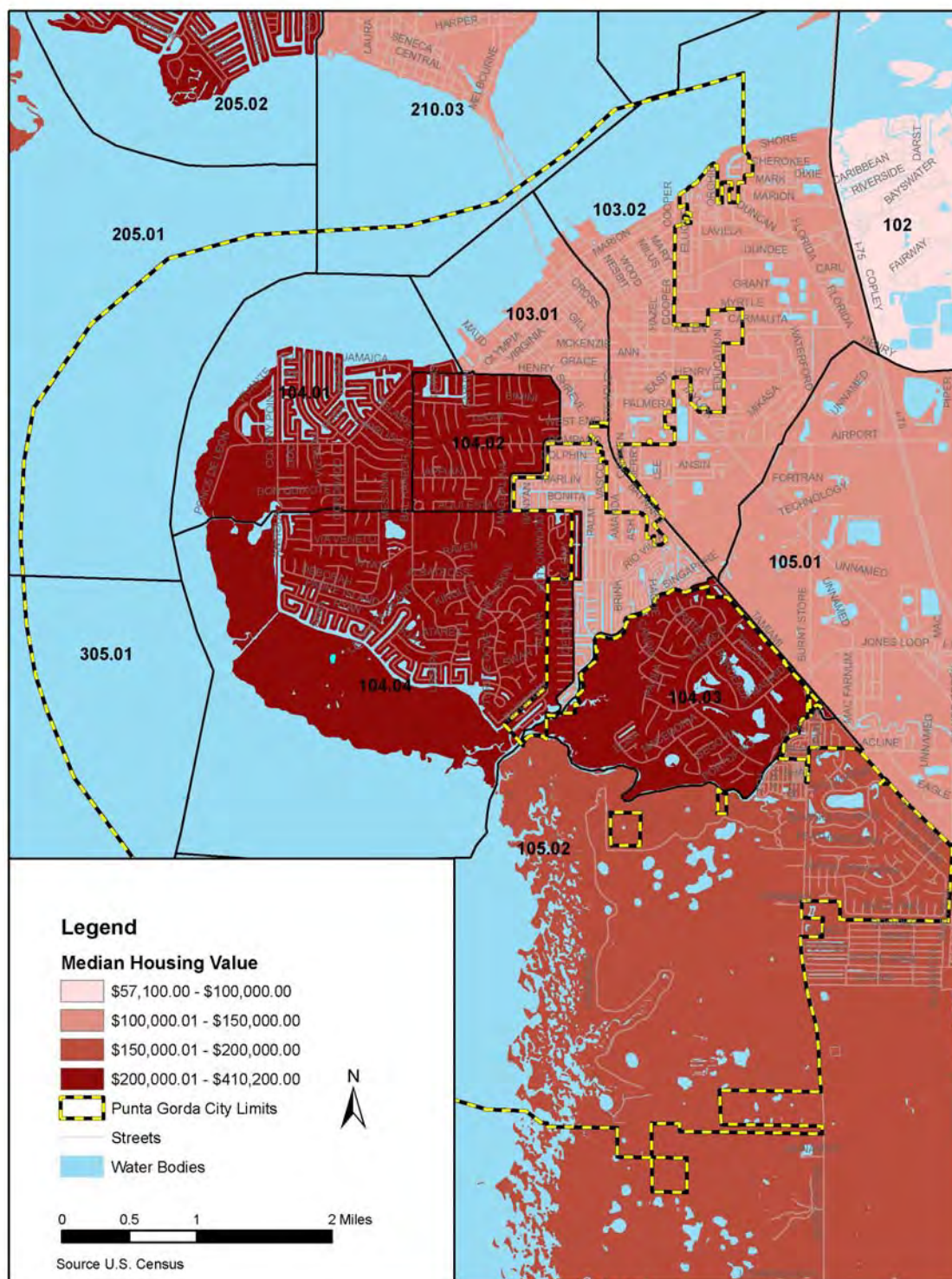
MAP 2.7 PERCENT POVERTY

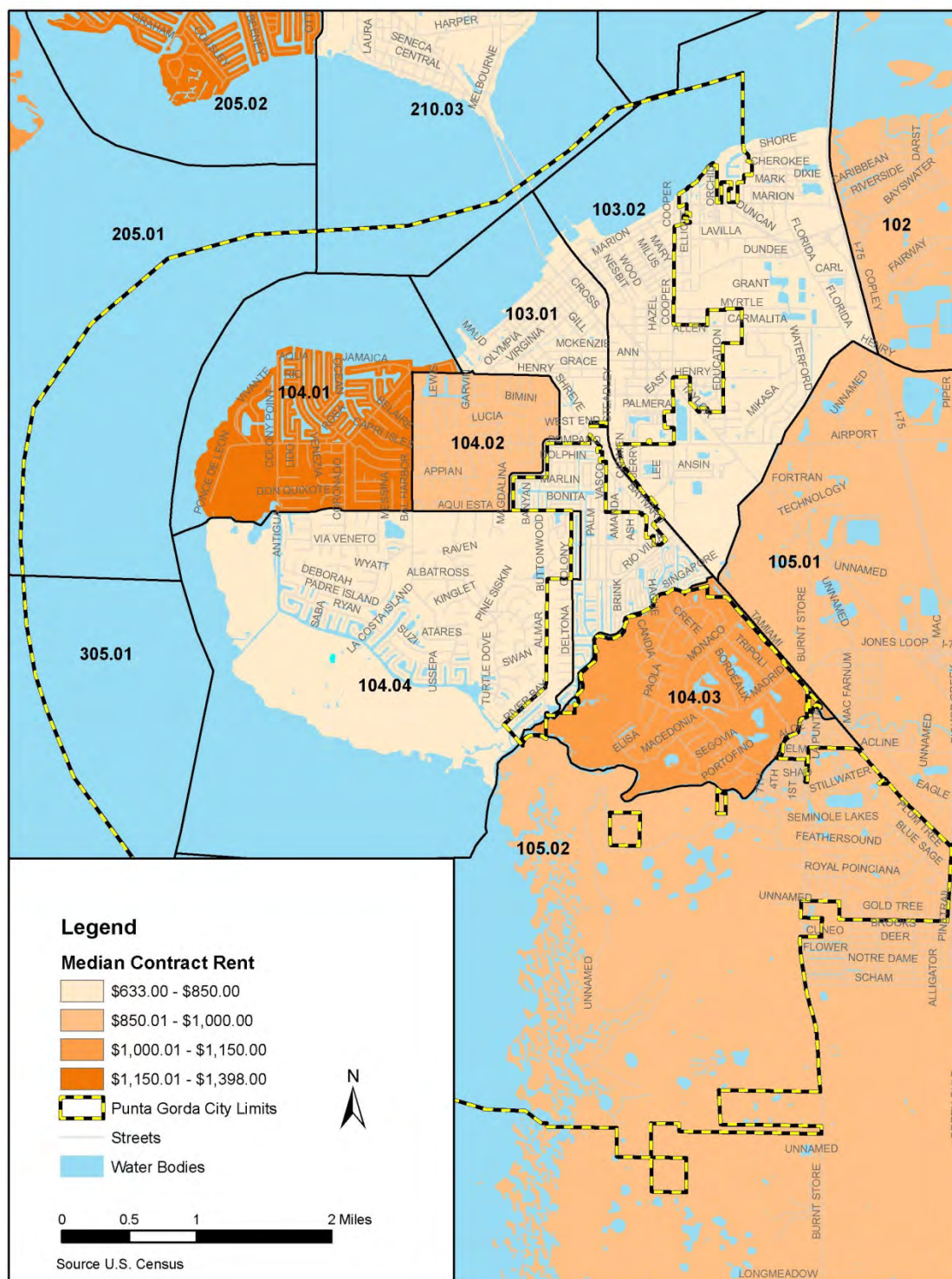


MAP 2.8 PERCENT UNEMPLOYED



MAP 2.9
MEDIAN HOUSING VALUE





Agenda Item

10

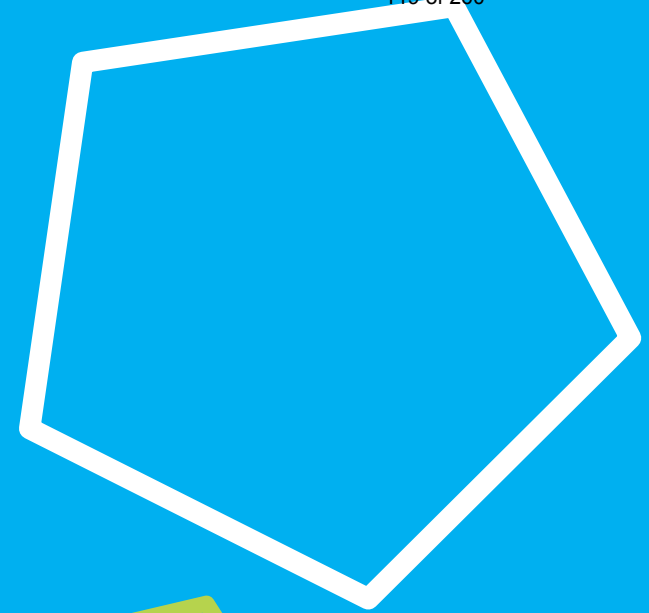
10

Regional Impact

10

10

GROWTH MANAGEMENT PROGRAM



GROWTH MANAGEMENT PLANNING



Funding for the reviews that Council will see today was funded through local jurisdiction dues and Applicant Fees.



COMP PLAN AMENDMENTS



Sarasota County

DEO 15-4 ESR

Fruitville Road Properties

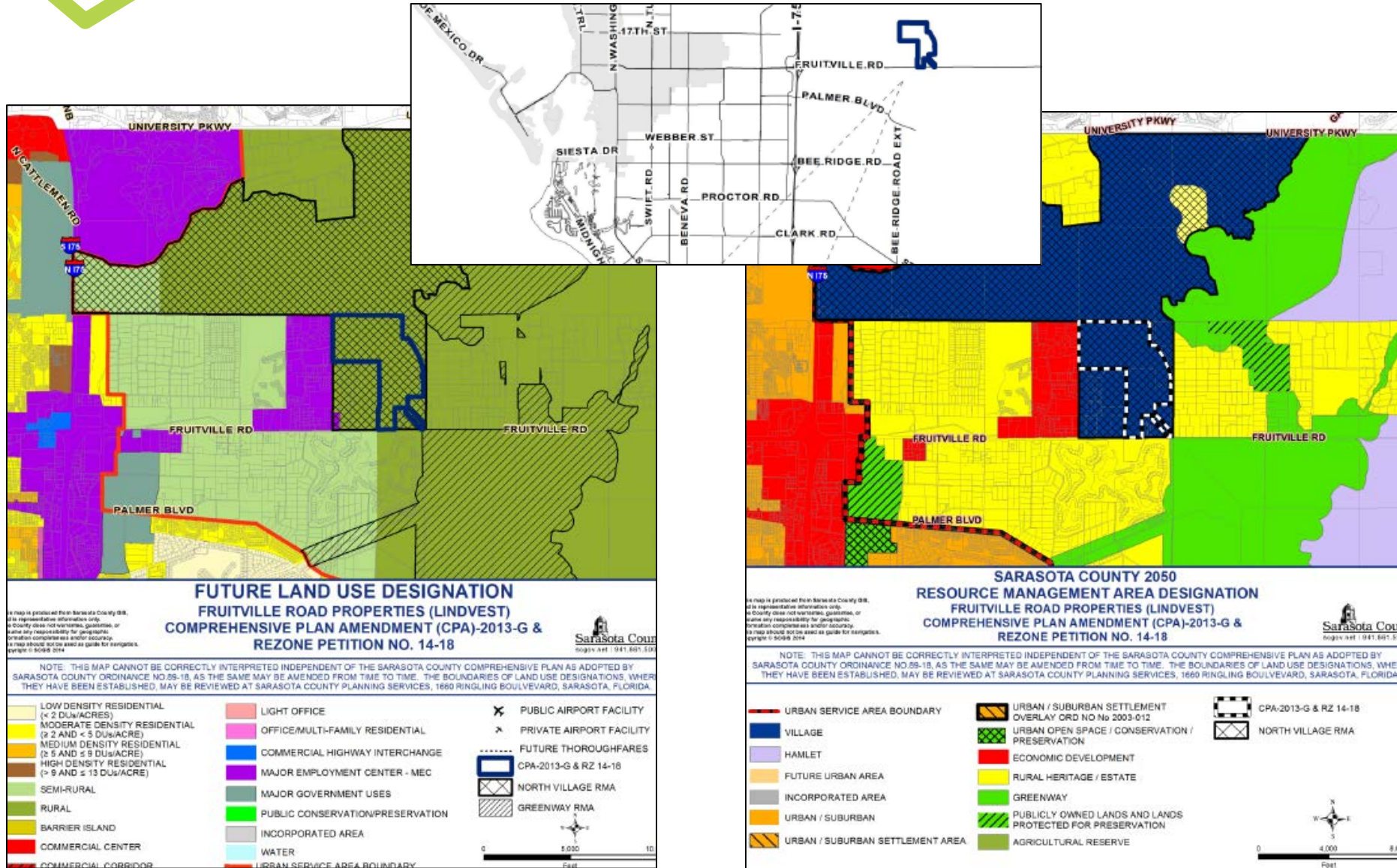
Description:

Sarasota 15-4 revises several policies in the 2050 Sarasota Resource Management Area System relating to Village/Open Space. This allows for a 450± acre, 900 unit mixed use development in the Sarasota 2050 North Village Area. The property is adjacent to a property with a Major Employment Center Future Land Use Category. The current Future Land Use Category is Rural and Optional Sarasota 2050-Village/Open Space RMA.

Recommendation:

Staff recommend that this proposal be found not regionally significant.

Sarasota County DEO 15-4 ESR



Sarasota County

DEO 15-5 ESR

Palmer Place

Description:

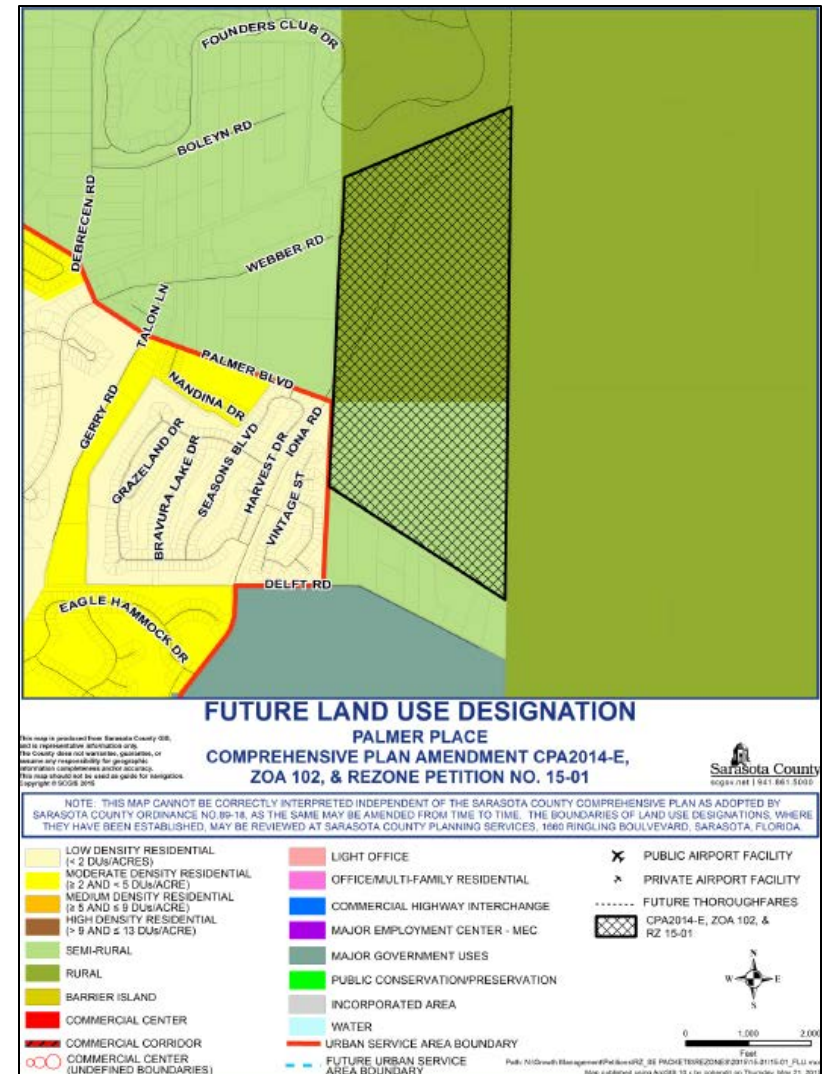
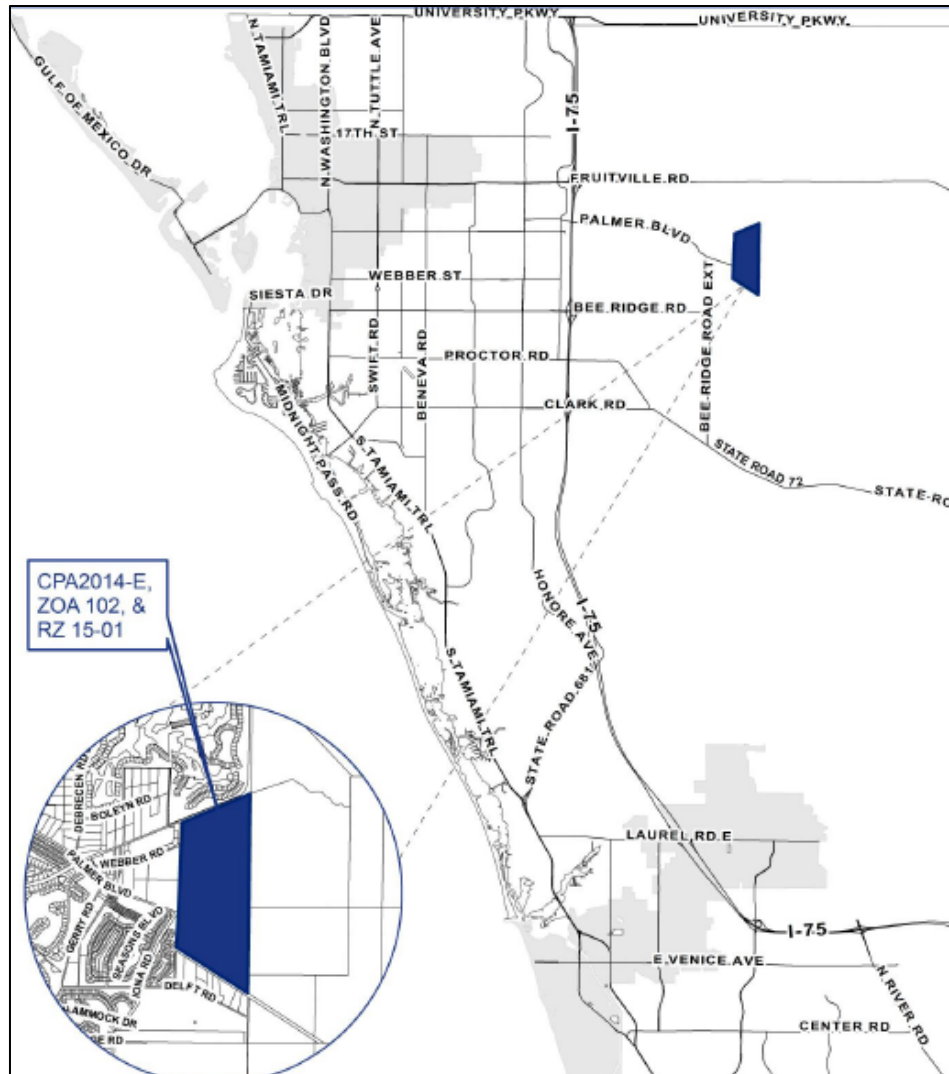
Sarasota County Comprehensive Plan Amendment DEO 15-5ESR proposes to revise FLU Policy 3.1.7 (Affordable Housing Overlay) contained in Chapter 9, Future Land Use (FLU), by reducing the percentage of affordable housing units required to be constructed on-site from either the optional 50 percent or 60 percent to 15 percent.

This amendment would allow revisions to a previously approved 600 unit residential development called Palmer Place. The development is currently approved for 300 market-rate single-family, detached homes and 300 community and/or affordable homes. The amendment would allow for 500 market-rate single-family, detached homes and 100 affordable-rate single-family, attached homes.

Recommendation:

Staff recommend that this proposal be found not regionally significant.

Sarasota County DEO 15-5 ESR



City of Sarasota

DEO 15-1 ESR

Description:

This petition represents a “large scale” amendment to the Sarasota City Plan (2030). The property is a 24.66± acre site located at 1501, 1167, & 1189 N. Orange Avenue and 1100 Central Avenue and is currently classified as Community Office/Institutional on the Future Land Use Map. The proposal is to change the Future Land Use Map for the subject property to Metropolitan Regional #10. There is also an accompanying text change adding Existing and Planned Primary Uses to the text of the Metropolitan Regional classification.

Recommendation:

Staff recommend that this proposal be found not regionally significant.

City of Punta Gorda

DEO 15-2 ESR

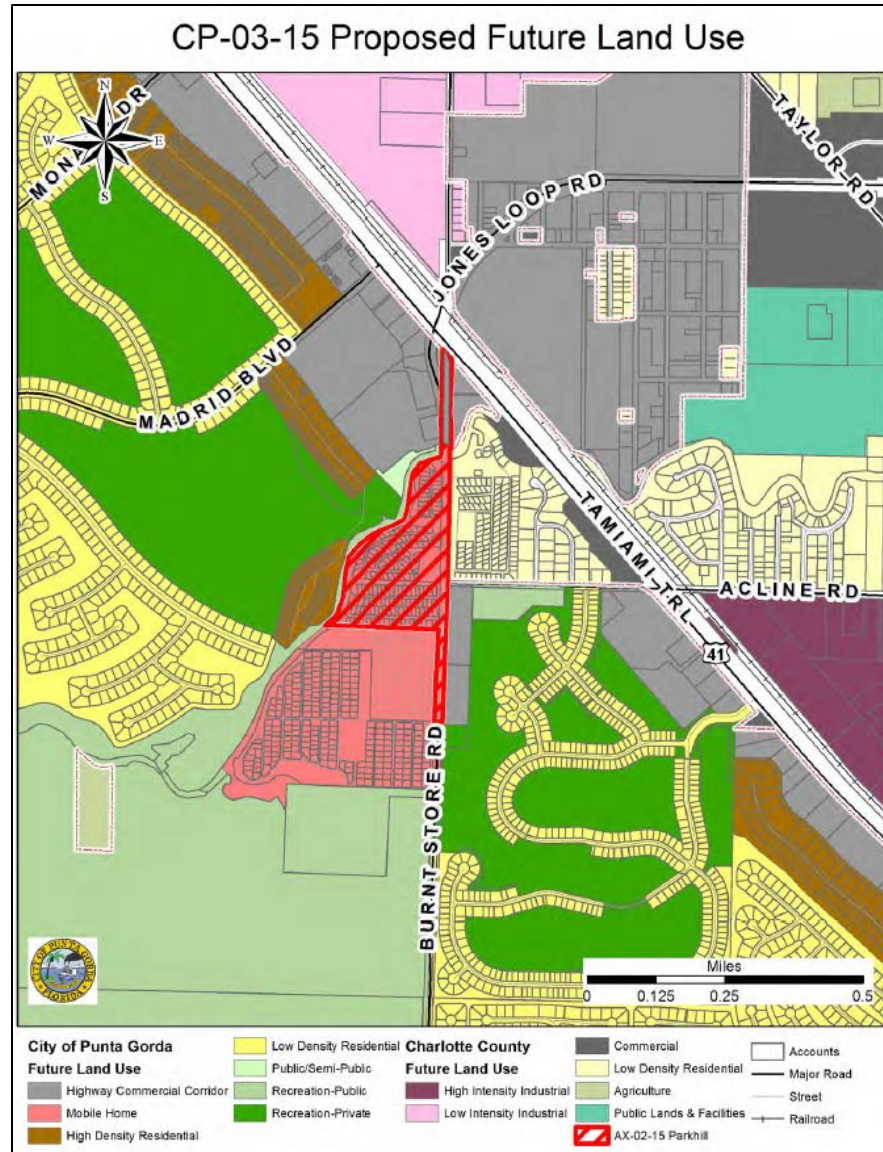
Description:

The amendment is for the purpose of an annexation of an existing developed mobile home park consisting of 20.66+ acres and 177 parcels. As there are no proposed changes to the existing developed mobile home park facility, there are no new impacts to the demand on sanitary sewer, drainage, potable water and water supply, traffic circulation, schools and recreation. The City will assume the Solid Waste service.

Recommendation:

Staff recommend that this proposal be found not regionally significant.

City of Punta Gorda DEO 15-2 ESR



City of Punta Gorda

DEO 15-3 ESR

Housing Element

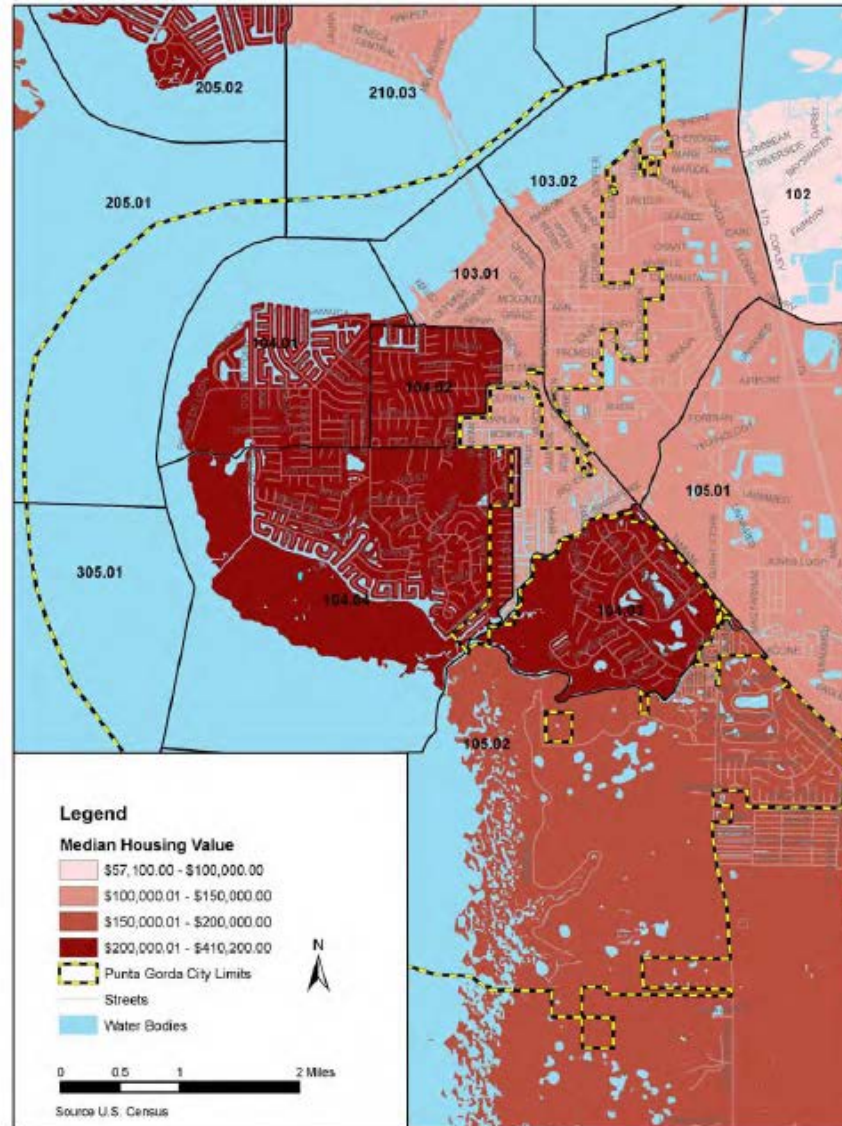
Description:

This amendment proposes an update to the City of Punta Gorda Comprehensive Plan's Housing Element. The updates would incorporate the updated Analysis of Impediments to Fair Housing; renumber succeeding sections accordingly; update the table of contents, acronyms, and definitions, and appendix; provide for conflict and severability; and provide for an effective date.

Recommendation:

Staff recommend that this proposal be found not regionally significant.

City of Punta Gorda DEO 15-3 ESR



Hendry County

DEO 15-1 ESR

Hendry Next Generation Clean Energy Center

Description:

Florida Power & Light Company (FPL) has submitted three comprehensive plan amendment petitions in order to site the “Hendry Next Generation Clean Energy Center” on 3,127± acres located on CR 833 north of the Big Cypress Seminole Indian Reservation.

The applicant provided a fiscal and economic impact study prepared by Fishkind & Associates. This study concluded that \$24,240,926 in property taxes will be paid to the County in the first year and over \$352 million over the first 25 years.

Environmental impacts are assessed in the attached report by SWFRPC staff. Impacted areas covered in the report include Wetlands and Wildlife, Air Quality, Noise, and Light, and Non-Potable Water.

Hendry County

DEO 15-1 ESR

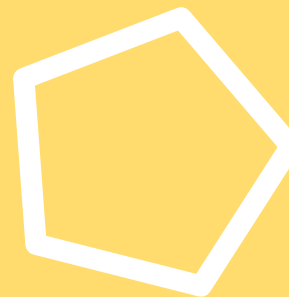
Hendry Next Generation Clean Energy Center

Recommendation:

Staff finds this project to be consistent with the SRPP with conditions and regionally significant with regards to location and character.

The size of the property (3,127 acres) qualifies the project as significant in regards to location. The project qualifies as significant in regards to character due to the Power Plant being a unique type of project. Issues raised in the Environmental Impact Report (attached in the agenda packet) should be addressed through cooperation with the appropriate state agencies. The project would have a tremendous positive economic impact on Hendy County. The proposed amendment package has been found consistent with the Strategic Regional Policy Plan given that staff's conditions recommended in the Environmental Impact Report are addressed.

Palmer Ranch



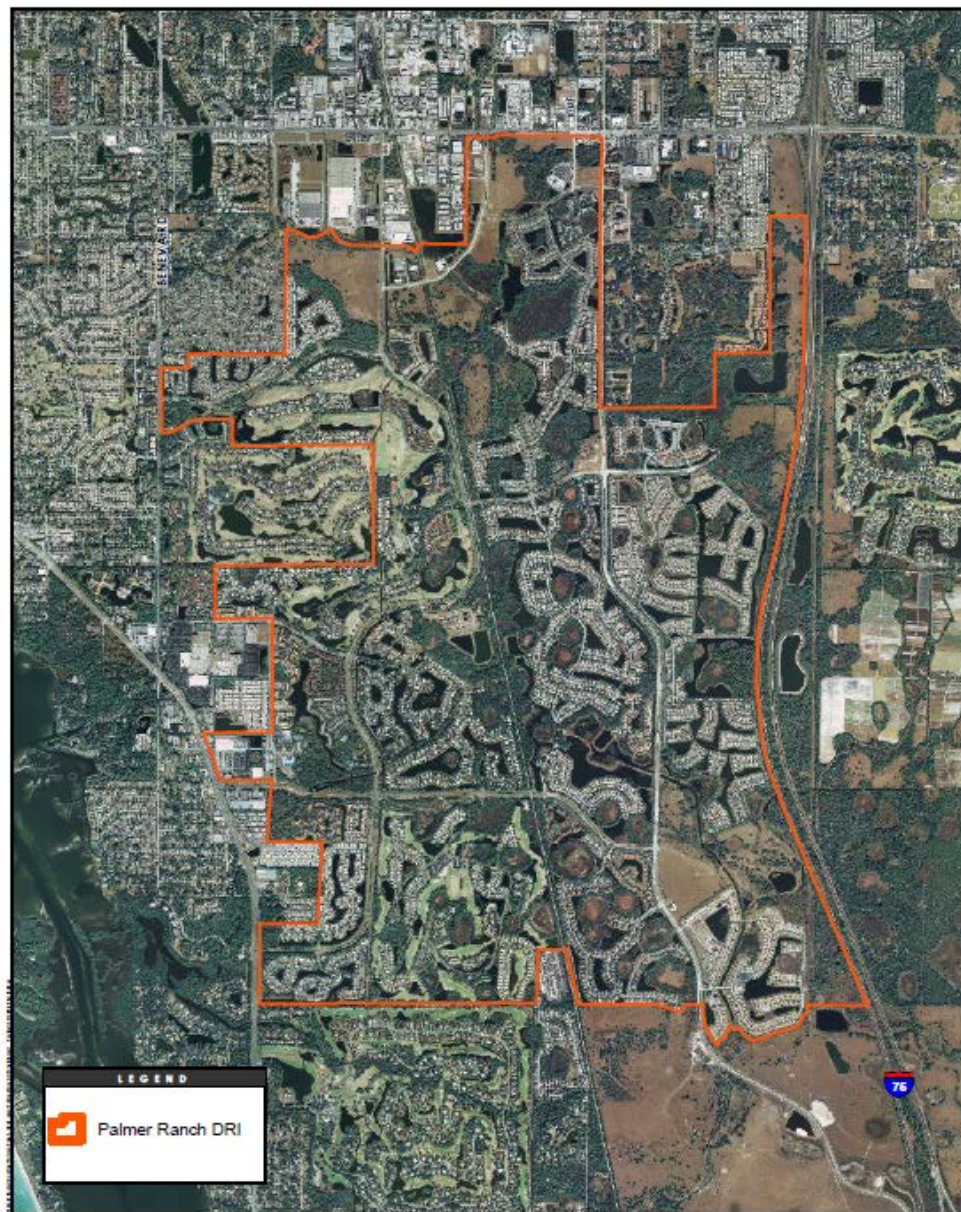


PALMER RANCH MASTER DEVELOPMENT ORDER

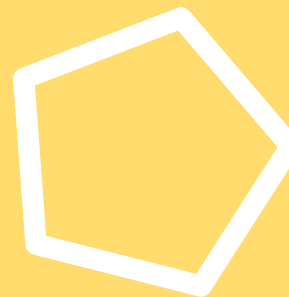
RESOLUTION FOR SUPPLEMENTAL 2014 TRANSPORTATION REANALYSIS

136 of 260

- On August 31, 2015, the Council was rendered Sarasota County Resolution 2015-147 “Supplemental Requirements Concerning the Palmer Ranch DRI Master Development Order” (attached to staff report) which incorporates the results of the 2014 5-Year Transportation Update Reanalysis.
- As stated in the Resolution, based on the review and evaluation of the 2014 Transportation Reanalysis by Sarasota County, the Board has determined that based on the improvements listed in the MOO as necessary for mitigation for the 2019 buildout of the DRI that the following roadway improvements will be necessary. These roadway improvements shall be provided prior to or during the 2019 analysis year.
 - Bay Street from Pine Ranch East Road to Honore Avenue add two new lanes.
 - The Resolution also established a “Consistent Approach to Monitoring of Critical Intersections”.
- The Transportation Reanalysis has shown no additional impacts on regional resources or facilities. It has been demonstrated by the 5-Year Reanalysis Update the Palmer Ranch roads and land uses provide a positive benefit to the overall system.
- Staff recommends that Sarasota County Resolution 2015-147 be accepted by the Regional Planning Council.
- **RECOMMENDED ACTION:** Accept the Resolution as rendered



Pelican Marsh





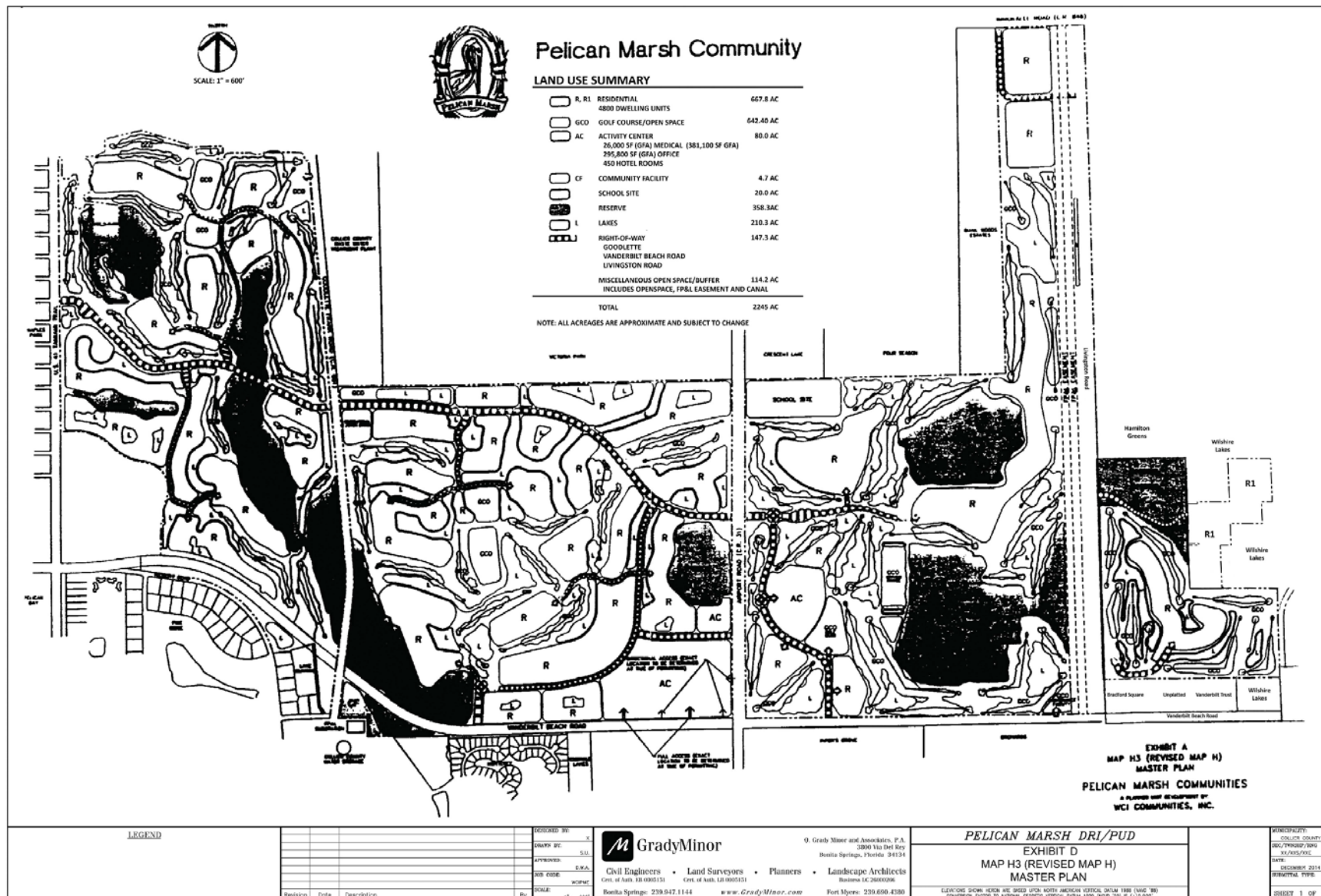
Pelican Marsh DRI Notice of Proposed Change

- As of the last Development Order Pelican Marsh is approved for 80 acres of “activity center” use, which will contain the following land uses: up to 381,100 square feet of gross floor area (GFA) of retail commercial use; up to 295,800 square feet of GFA of office commercial uses, with up to 26,000 GFA of medical office uses; and 450 hotel rooms, a maximum of 4,800 residential dwelling units; 72 holes of golf and clubhouses; 360.4 acres of conservation area, (some of which is within an FP&L easement); 114.2 acres of open space; and a 20 acre school site.
- The proposed change is to (1) add 31.39 acres to the DRI and show the 31.39 acres as residential on Map H (attached) without increasing development entitlements for residential dwelling units, commercial and office uses; (2) modify Map H to show access from the subject 31.39 acres through approximately 2 acres of "Reserve" area to Livingston Road; and (3) modify Development Order Paragraph 4 of the Findings of Fact to reduce the amount of conservation area from 360.4 acres to 358.4 acres to reflect the decrease of 2 acres of Reserve to accommodate the access roadway.

Staff Recommendations

140 of 260

- Notify Collier County and the applicant that the proposed changes will not create additional regional impacts or any regional impacts not previously reviewed by the regional planning council as long as offsite wetland mitigation is addressed.
- Include new Development Order condition that the 31.39 acres of land to be added to the DRI contains 17.28 acres of jurisdictional wetlands to be impacted. Offsite mitigation for this impact must be addressed in the Environmental Resource Permit from the SFWMD.
- The applicant must address the Collier County Land Development Code deviation or splitting the preserve for road access, space connection onto Livingston Road and lighting and buffer from adjacent residential development.
- Request Collier County provide a copy of the proposed DO amendment to the Council to assure that it is consistent with the NOPC.
- Council participation at the local public hearing is not necessary, unless requested by the County for technical assistance purposes.



Agenda Item

10a

10a

Hendry County (DEO 15-1ESR)

10a



LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS HENDRY COUNTY

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Hendry County Comprehensive Plan (DEO 15-1ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

Staff review of the proposed amendments was based on whether they were likely to be of regional concern. This was determined through assessment of the following factors:

1. Location--in or near a regional resource or regional activity center, such that it impacts the regional resource or facility; on or within one mile of a county boundary; generally applied to sites of five acres or more; size alone is not necessarily a determinant of regional significance;
2. Magnitude--equal to or greater than the threshold for a Development of Regional Impact of the same type (a DRI-related amendment is considered regionally significant); and
3. Character--of a unique type or use, a use of regional significance, or a change in the local comprehensive plan that could be applied throughout the local jurisdiction; updates, editorial revisions, etc. are not regionally significant.

A summary of the results of the review follows:

Factors of Regional Significance

<u>Proposed</u>				
<u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 15-1ESR	Yes	No	Yes	(1) Regionally Significant (2) Consistent with SRPP with Conditions

RECOMMENDED ACTION:

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Hendry County

09/2015

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

The Act requires each municipal and county government to prepare a comprehensive plan that must include at least the following nine elements:

1. Future Land Use Element;
2. Traffic Circulation Element;
A local government with all or part of its jurisdiction within the urbanized area of a Metropolitan Planning Organization shall prepare and adopt a transportation element to replace the traffic circulation; mass transit; and ports, aviation, and related facilities elements. [9J-5.019(1), FAC]
3. General Sanitary Sewer, Solid Waste, Drainage, and Potable Water and Natural Groundwater Aquifer Recharge Element;
4. Conservation Element;
5. Recreation and Open Space Element;
6. Housing Element;
7. Coastal Management Element for coastal jurisdictions;
8. Intergovernmental Coordination Element; and
9. Capital Improvements Element.

The local government may add optional elements (e. g., community design, redevelopment, safety, historical and scenic preservation, and economic).

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

COMPREHENSIVE PLAN AMENDMENTS

A local government may amend its plan at any time during the calendar year. Six copies of the amendment are sent to the Department of Economic Opportunity (DEO) for review. A copy is also sent to the Regional Planning Council, the Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection.

The proposed amendments will be reviewed by DEO in two situations. In the first, there must be a written request to DEO. The request for review must be received within forty-five days after transmittal of the proposed amendment. Reviews can be requested by one of the following:

- the local government that transmits the amendment,
- the regional planning council, or
- an affected person.

In the second situation, DEO can decide to review the proposed amendment without a request. In that case, DEO must give notice within thirty days of transmittal.

Within five working days after deciding to conduct a review, DEO may forward copies to various reviewing agencies, including the Regional Planning Council.

Regional Planning Council Review

The Regional Planning Council must submit its comments in writing within thirty days of receipt of the proposed amendment from DEO. It must specify any objections and may make recommendations for changes. The review of the proposed amendment by the Regional Planning Council must be limited to "effects on regional resources or facilities identified in the Strategic Regional Policy Plan and extra-jurisdictional impacts which would be inconsistent with the comprehensive plan of the affected local government".

After receipt of comments from the Regional Planning Council and other reviewing agencies, DEO has thirty days to conduct its own review and determine compliance with state law. Within that thirty-day period, DEO transmits its written comments to the local government.

NOTE: THE ABOVE IS A SIMPLIFIED VERSION OF THE LAW. REFER TO THE STATUTE (CH. 163, FS) FOR DETAILS.

HENDRY COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 15-1ESR)

Summary of Proposed Amendment

Florida Power & Light Company (FPL) has submitted three comprehensive plan amendment petitions in order to site the “Hendry Next Generation Clean Energy Center” on 3,127± acres located on CR 833 north of the Big Cypress Seminole Indian Reservation. Hendry County previously approved a rezoning for an electrical generating facility in the Agricultural Future Land Use Category. This rezoning was appealed and the Circuit Court Judge concluded that the term utilities was ambiguous and did not include electric generating facilities. Another factor in the decision was, since the Industrial Future Land Use Category specifically allowed an “electrical generation facility,” this was the FLUC where this type of facility was meant to be located according to the judge. As a result of this court decision, the rezoning was invalidated. In order to create clear guidelines including location standards for large scale electrical generation facilities, the petitioner has proposed three comprehensive plan amendments.

Petition CPA15-0001 proposes a new Future Land Use Category (FLUC), Electrical Generating Facility (EGF), as Policy 1.1.14 and to amend the existing Industrial FLUC Policy 1.1.10 to clarify the type of electric generating facilities that would be allowed in this future land use category. The new EGF FLUC is a general category that is not site specific.

Petition CPA15-0002 proposes a site specific text amendment to the Hendry County Comprehensive Plan Future Land Use Element to add a Subarea, Policy 1.1.15, to the proposed CPA15-0001, Electrical Generating Facilities Future Land Use Category.

The CPA15-0003 map amendment is a companion petition to the Subarea petition CPA15-0002. The future land use map amendment petition proposes to change the future land use map designation for the subject property from Agriculture Future Land Use Category (AG) to Electrical Generating Facility (EGF).

Regional Impacts

The applicant provided a fiscal and economic impact study prepared by Fishkind & Associates. This study concluded that \$24,240,926 in property taxes will be paid to the County in the first year and over \$352 million over the first 25 years. As highlighted in the study the taxes paid will have a positive economic impact to the community and will require few county services. According to the applicant the property owner currently pays \$10,180.24 in taxes. The study also estimated that there will be 270 construction related jobs and 35 permanent operating related jobs. Based on these findings, this project would have a positive economic impact on the County and would further the County’s goals of economic diversity, creating new jobs, and increasing the County’s tax base.

The Florida Department of Transportation comments that potential traffic impacts of this project are actually less than what the site is currently approved for. The site currently has an Agriculture FLU Designation that allows for a maximum density of 1 dwelling unit per 5 acres (625 total dwelling units for 3,127 acres). Under the proposed EGF FLU Designation, daily trips would decrease from 5,669 to 256 and PM peak trips would decrease from 547 to 54. FDOT’s full comments are attached in this review.

Environmental impacts are assessed in the attached report by SWFRPC staff. Impacted areas covered in the report include Wetlands and Wildlife, Air Quality, Noise, and Light, and Non-Potable Water.

Comments from other state agencies are also attached, including the South Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection.

Extra-Jurisdictional Impacts

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan Amendments do not directly produce any significant extra-jurisdictional impacts to regional counties and cities that would be inconsistent with the Comprehensive Plan of any other local government within the region. The Seminole Indian Tribe is a sovereign entity with a reservation adjacent to the property.

Conclusion

Staff finds this project to be regionally significant with regards to location and character. The size of the property (3,127 acres) qualifies the project as significant in regards to location. The project qualifies as significant in regards to character due to the Power Plant being a unique type of project. The issues raised in the Environmental Impact Report, attached hereto and made a part hereof, should be addressed through cooperation with the appropriate state agencies. The project would have a tremendous positive economic impact on Hendry County. The proposed amendment package has been found consistent with the Strategic Regional Policy Plan given that staff's conditions recommended in the Environmental Impact Report are addressed.

Recommended Action

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Hendry County.

Environmental Impact Report

Introduction

Florida Power & Light Company (FPL) has submitted three comprehensive plan amendment petitions in order to site their “Hendry Next Generation Clean Energy Center” on 3,127 Acres +/- located on CR 833 north of the Big Cypress Seminole Indian Reservation.

Hendry County previously approved a rezoning for an electrical generating facility in the Agricultural Future Land Use Category. This land use category allows utilities associated with agriculture among other uses. This rezoning was appealed and the Circuit Court Judge concluded that the term utilities was ambiguous and did not include electric generating facilities. Another factor in the decision was, since the Industrial Future Land Use Category specifically allowed an “electrical generation facility,” this was the FLUC where this type of facility was meant to be located according to the judge. As a result of this court decision, the rezoning was invalidated. In order to create clear guidelines including location standards for large scale electrical generation facilities, FPL has proposed three comprehensive plan amendments.

Petition CPA15-0001 proposes a new Future Land Use Category (FLUC), Electrical Generating Facility (EGF), as Policy 1.1.14 and to amend the existing Industrial FLUC Policy 1.1.10 to clarify the type of electric generating facilities that would be allowed in this future land use category. The new EGF FLUC is a general category that is not site-specific and not mapped.

Petition CPA15-0002 proposes a site specific text amendment to the Hendry County Comprehensive Plan Future Land Use Element to add a Subarea, Policy 1.1.15, to the proposed CPA15-0001, Electrical Generating Facilities Future Land Use Category.

The CPA15-0003 map amendment is a companion petition to the Subarea petition CPA15-0002. The future land use map amendment petition proposes to change the future land use map designation for the subject property from Agriculture Future Land Use Category (AG) to Electrical Generating Facility (EGF).

Project Description

The proposed project is an electrical generating facility, powered by either natural gas and/or solar photovoltaic (PV) energy. It is titled as the “Hendry Next Generation Clean Energy Center”. Electricity will be generated in an integrated compound of buildings and power generating equipment. The natural gas plant will utilize available and reliably tested commercial emissions control technology. The electrical generating facility will include up to three (3) combined cycle, natural gas power generation units. Each combined cycle unit will be constructed with three (3) combustion turbines, with stacks having a maximum height of one-hundred and fifty feet (150’). The natural gas power generation units are proposed to be located in the northwest quadrant of the subject property and will be set back from County Road 833 by over 4,000+/- feet. The maximum area for buildings related to the natural gas plant shall be within a building envelope not to exceed three-hundred (300) acres in area, which is located in Area 1 as illustrated on the proposed Conceptual Master Plan (Exhibit M) in the application Binder. The secondary energy source, solar photovoltaic (PV), will be produced on up to

2,000+/- acres of the property. Generating electricity from the natural sunlight, multiple arrays of solar panels will be installed on the ground within the dedicated areas as illustrated on the attached conceptual master plan (Exhibit M). The areas dedicated for the installation of the solar panels have been used for farming and pastureland. The overall solar photovoltaic system also includes ancillary, or supportive, electrical equipment. Electricity is conducted from the solar panels through collector cables and to an electric inverter prior to being injected into nearby transmission lines.

The proposed Clean Energy Center will also include ancillary activities, facilities, equipment and other related site improvements. Other components of the Center include surface water management; water treatment and water use systems; construction and administration office and facilities; site security facilities including fencing, mechanical gates and gatehouses; communications tower; signage; residential caretaker unit and a helipad for operations and emergency use.

A north-south and east-west wildlife conservation/natural habitat corridor, which encompasses approximately 716+/- acres of the property, will provide a buffer between the portion of the property housing the natural gas component and County Road 833 to the east and the Big Cypress Seminole Indian Reservation to the south. An additional 177+/- acre conservation area is located within the southeast corner of the subject property and an approximately 32+/- acres is on the southwest property boundary. The attached conceptual master plan (Exhibit M) illustrates the location of the natural gas and solar areas, as well as the natural conservation areas/buffer. Additional landscape buffering is proposed along the property's eastern boundary, abutting County Road 833, and along the northern property boundary, as well as along portions of the western and southern boundaries.

The property is located within a rural area of unincorporated Hendry County. The immediate surrounding area is characterized by farm fields, pastures lands and scattered large lot single family residential development. The Big Cypress Seminole Indian Reservation is located to the south of the property and primarily includes farm fields, open lands and rural residential uses immediately adjacent to the subject property. The Reservation also includes the Billie Swamp Safari tourist attraction, a museum, schools, religious facilities, a public safety complex and other community offices and facilities, a water tower, a truck stop, restaurants, RV resort, rock mining area and a small airport.

Wetlands and Wildlife

In prior correspondence on the project site by the USFWS identified for Florida panther, Audubon's crested caracara, the eastern indigo snake and the wood stork, as being present and using the site. The following listed species were documented as occurring on-site during the Listed Species Assessment in January 2015: American Alligator, Audubon's Crested Caracara, Burrowing Owl, Florida Sandhill Crane, Limpkin, Little Blue Heron, Roseate Spoonbill, Snowy Egret, Tricolored Heron, Wood Stork, and the Florida Panther.

An analysis of potential impacts to wetlands and wildlife has been completed by Bill Kerr, BKI, Inc., and is dated March 2015 (Appendix F). The site plan for the Clean Energy Center proposes

the development area on lands that have historically been utilized primarily for agricultural activities. The larger portions of the site categorized as natural communities or wetlands have been conserved pursuant to the proposed Conceptual Master Plan. BKI conducted a listed species assessment in January 2015. The conservation areas identified on the site have been established with a clear understanding of the habitats on site, the listed species documented as occurring on site, and areas of five acres or more dominated by 50% or more of native vegetation (Policies 1.10.4 and 6.2.7, Hendry County Comprehensive Plan). The current site plan proposes the conservation of approximately 90% of the existing total native habitat acreage on-site. The conservation area incorporates a majority of the habitat that is used by listed species, particularly habitat used by the Florida Panther. The majority of the wetlands on site are also located within areas that will be designated as conservation areas. Any proposed impacts to wetlands or listed species within the property boundaries will be addressed during the certification process based upon the Power Plant Siting Act (PPSA) and applicable federal and state regulations.

The proposed power plant is located in an area of road kills of Florida panther from vehicle collisions on CR 833. The issues of potential increased road kill mortality and the need for wildlife underpasses for the wildlife corridor on-site and its connections off-site needs to be considered.

Recommended Conditions: According to the Power Plant Siting Act ss. 403.501-.518, F.S. the Hendry County Clean Energy Center will apply for a certification which replaces local and state permits. At that time, local governments and state agencies within whose jurisdiction the power plant is to be built will participate in the process. This certification process includes listed species review and permitting. Federal review will occur during this process as detailed within ss. 403.506 (c) of the Power Plant Siting Act. In addition to the review of federally listed species impacts a review of impacts to state-listed species should occur. The recommendations of the USFWS and FWC should be implemented with regard to wildlife and listed species. The determination of how the connectivity of the proposed on-site wildlife corridors to wildlife habitats off-site including the need for wildlife underpasses on CR 833 by the USFWS and FWC should be addressed in coordination with the USFWS and FWC.

Air Quality, Noise and Light

Potential effects to air quality, noise, and light may occur as a result of the operation of the natural gas combined cycle (NGCC) units that were evaluated against the definition of “pollution” under the Hendry County Comprehensive Plan. For air quality, the effects evaluated included the air quality impacts resulting from the operation of the power plant and the atmospheric effects of the cooling towers associated with the power plant.

Air quality modeling analyses using methods and procedures approved by the US Environmental Protection Agency (EPA) and Florida Department of Environmental Protection (FDEP) were conducted to evaluate the potential air quality impacts of a power plant located on the property. The results of an air quality modeling analysis determined that the air emissions from a natural gas fired power plant located on FPL’s property can comply with all applicable federal and state air quality standards. The analysis demonstrates that a power plant would not have adverse impacts on air quality to surrounding properties and not result in “pollution” as defined in the Hendry County Comprehensive Plan.

A NGCC power plant will require the use of wet cooling towers that can result in visible water vapor plumes and deposition of aerosols containing minerals in the cooling water. Several analyses were conducted to determine the frequency of the visible vapor plumes and the amount of minerals deposited. The potential for visible plumes from the cooling towers were determined to be infrequent and retained within the Property, and, therefore, not result in pollution as defined by the Hendry County Comprehensive Plan. Cooling tower deposition was determined to produce very low mineral additions to the surrounding soils, and the quantity would be significantly less than impact thresholds to vegetation. As a result, the effects of cooling tower deposition will not result in “pollution” as defined in the Hendry County Comprehensive Plan because deposition rates from the Project will not be harmful or injurious to plant life or property.

Noise levels from a NGCC power plant were evaluated using noise modeling conducted for a similar plant operated by FPL in Palm Beach County. The potential noise levels for this facility, if located on the FPL property in Hendry County, was determined to comply and be much better than the numerical noise limits specified in the Hendry County Noise Ordinance. As a result, the potential noise levels generated from a combined cycle power plant will not have adverse noise impacts and will not result in “pollution” as defined in the Hendry County Comprehensive Plan.

Outdoor lighting for a combined cycle power plant will be necessary to satisfy safety and security requirements but if unrestricted, can result in light pollution. FPL incorporates nationally recognized mitigation features in the design and operation of the lighting systems to mitigate light pollution while meeting safety and security requirements. These design and operational features will ensure that light pollution does not affect adjacent property owners.

Recommended Condition: To the extent possible the use of "Dark Skies" lighting should be utilized in the project.

Archaeological/Historical

A Phase I Cultural Resource Assessment of the FPL Hendry County Project Parcel, prepared by Robert S. Carr, M.S., Archaeological and Historical Conservancy, Inc., was conducted in January 2015. Mr. Carr's assessment documented twenty-eight (28) previously unrecorded archaeological and historical sites on the subject 3,127+/- acre property (McDaniel Ranch). Of the twenty-eight (28) sites documented nine (9) archaeological sites potentially eligible for listing in the National Register of Historic Places will be preserved within proposed conservation areas. The applicant will attempt to preserve as many of the remaining six (6) potentially eligible archaeological sites located outside the conservation areas. Those sites that are not preserved will be subject to a Phase II archaeological assessment and, if warranted, mitigated by Phase III documentation. If the trail, 8HN612, is documented to be onsite and is determined to be of historic significance, it will be preserved within the proposed conservation areas. Those trail segments that are outside conservation areas will be documented with Phase II archaeological documentation. Signage will be constructed to interpret the history of the trail. Within his report, Mr. Carr has recommended that additional testing and metal detecting be conducted at all

affected hammock islands and other areas of significance (e.g. the historic trail) during the PPSA review process. Potential adverse effects to any known sites will be avoided or mitigated in accordance with regulatory statutes.

Recommended Conditions: There are archaeological sites that are potentially eligible for listing that are not shown as preserves on Exhibit “M”. These sites will be assessed at time of a PUD for preservation. It is the archeological consultant's recommendation that prior to any ground-disturbing activity on the project parcel additional testing and metal detecting be conducted at all affected hammock islands, both at hammocks with known sites as well as those that yielded no cultural material during previous testing. In addition, the historic trail, HN612, should be fully evaluated by metal detection and the trail's significance determined. Potential adverse effects to any known sites will be averted or mitigated in accordance with regulatory statutes. For example, the proposed energy center footprint can be positioned after a final review of any possible cultural resource constraints to a location that will avoid such resources. If avoidance is not feasible then the segment of the historic trail affected by power plant or other development can be mitigated by a comprehensive metal detection survey along its length combined with providing interpretive signage that marks the trail, including points of egress across any developed areas. The large size of the parcel with its many hammocks affords the likelihood that other archaeological sites may occur on the parcel. It is likely that many of the prehistoric sites have historic components, specifically Seminole activity areas, that often include habitation sites and agricultural plots. If such cultural materials are encountered during development, then the consultant archaeologist and Florida's Division of Historic Resources should be notified.

The discovery of human remains in association with any site will require fulfillment of the provisions of Florida Statute 872.05, the Unmarked Human Burials Act, and consultation with two federally recognized tribes: the Seminoles and Miccosukees. The archaeological sites that are potentially eligible for listing in the National Register of Historic Sites that are not in the reserve areas depicted on Exhibit “M” should be considered for preservation. County Staff will require additional assessments at the time of a PUD zoning to determine the appropriateness of their preservation and how they will be addressed.

Fire Protection

Currently Hendry County does not have plans to address fire prevention and response protection for a natural gas fueled electrical generation plant. FPL will work with the county to develop a plan and options to achieve adequate response time. Fire protection will be an important part of the site design and will be in strict compliance with the Power Fire Protection Plant Siting Act (PPSA). Fire protection and emergency medical services (EMS) are provided by the Hendry County Public Safety Department.

Non-Potable Water

The 2013 SFWMD LEC water supply plan has incorporated a proposed power plant in Hendry County. “Another potential FPL plant may be sited in the LEC Planning Area, possibly in Hendry

County where FPL has purchased land. The demand associated with this future plant is 22.8 MGD in 2030” (2013 SFWMD Lower East Coast Water Supply Plan, page 35).

“A Water Rights Compact Among the Seminole Tribe of Florida, the State of Florida and the South Florida Water Management District” was ratified by the United States Congress and the Florida Legislature and became Federal and State Law on October 29, 1987. The Compact recognizes Tribal water rights, provides a procedural forum for the settlement of water disputes, provides due process for all affected parties, and ensures that prior existing users will not experience water related adverse impacts as a result of development of Tribal lands. The Compact provides (Part III c) that the Tribe be given a preference in approval of Tribal work plans (Tribal water use through work plans are reviewed under the compact, no permits are involved) involving groundwater resources underlying the Reservations and Tribal Trust lands. The Tribe is entitled to a preference when its proposed use conflicts with a proposed non-Tribal use and the Tribe is entitled to a preference to a reasonable share of available resources when it’s proposed use conflicts with a pending application by a non-Tribal user to renew or increase authorized use. The Compact further restricts draw downs in confined aquifers to no more than 20 feet at the boundary of the Reservation unless specific written authority with the Tribe is reached through landowner agreements. One aspect of Tribal water rights is the quantification of the amount and timing of the delivery of the Tribe’s entitlement from surface waters available to the Big Cypress Reservation (C (2)(a)). The Compact provides for the Tribe to withdraw from any surface water resource on the Big Cypress Reservation that percentage of the water available within the South Hendry County/L-28 Gap Water Use Basin as the lands of the Big Cypress Reservation bear to the total land acreage within the Basin. Tribal lands comprise 13% of the land in the South Hendry County/L28 Gap Water Use Basin.

The applicant states that the withdrawals from a 22 m gd facility located along the northern property boundary would result in a maximum predicted drawdown of 9 feet at the well field with draw downs in excess of 1 foot extending almost radially for 1.5 miles. The predicted drawdown at the south boundary canal is 0.5 feet.

Recommended Conditions: The non-potable use permit review will be done by the SFWMD. This will include consideration of the “A Water Rights Compact Among the Seminole Tribe of Florida, the State of Florida and the South Florida Water Management District”. The conditions specified in that SFWMD permit should be implemented as part of the project.

Potable Water

The project site is located in an area where centralized potable water systems are not available, and are not included in Hendry County’s Five- and 10-Year Capital Improvement Plans. Policy 7.B.1.2 of the INFRASTRUCTURE ELEMENT (Chapter 5) of the Hendry County Comprehensive Plan allows for properly drilled wells or package water treatment plants to be utilized to support development in areas where centralized potable water systems are not available. Potable water will be provided by a private well(s) and treatment system designed in accordance with the appropriate State and local rules and regulations, including the Hendry County Health Department. The provision of public facilities for potable water is not required for the proposed project.

No industrial wastewater will be treated in the sanitary sewer septic system. Potential discharges of wastewater will be through underground injection control wells. If any discharges to the

groundwater or underground occur, the same will be identified, reviewed and permitted through the PPSA and/or federal processes.

The subject property does not contain any existing known wells used for potable water. However, there is an existing SFWMD water use permit (26-00947-W) on the property for agricultural irrigation of 161 acres of small vegetables (copy attached as Exhibit R). One proposed well is permitted to serve the 161-acre irrigated area; this well has not been installed. The permit also includes eight existing wells (formerly used in conjunction with agricultural activities on the property), which are designated as standby wells that are not being used. A well location map is included within the permit documents. All wells on the property will be filled and abandoned in accordance with applicable permitting requirements, prior to development of the proposed electrical generating facility.

Recommended Condition: Given the agricultural history of the project site the quality of potable water that will be obtained from on-site wells should be tested for chemicals associated with agricultural operations that have the potential to enter into shallow ground water supplies.

Sanitary Sewer

The project site is located in an area where centralized sewer systems are not available, and are not included in Hendry County's Five- and 10-Year Capital Improvement Plans. Policy 7.A.1.2 of the INFRASTRUCTURE ELEMENT (Chapter 5) of the Hendry County Comprehensive Plan allows for appropriately designed septic tanks or package treatment plants to be utilized to support development in areas where centralized sewer systems are not available or cost effective, as long as the soils are adequate to support such alternative systems. Adequacy of soils shall be determined using applicable state standards for septic systems. A sanitary septic tank or package treatment plant system for the project will be designed in accordance with the appropriate State and local rules and regulations, including those of the Hendry County Health Department and Rule 64E-6, F.A.C. The provision of public facilities for sewer is not required for the proposed project.

Drainage/Storm Water Management/Floodplain

The provision of public facilities for stormwater are not required for the proposed development because an onsite stormwater management system will be designed and constructed in accordance with all applicable Federal, State and local rules and regulations. Legal positive outfall from the site to the South Florida Water Management District's North Feeder Canal presently exists, and will be utilized for the proposed project. In accordance with Objective 7.D.1 of the INFRASTRUCTURE ELEMENT (Chapter 5) of the Hendry County Comprehensive Plan, the level of service standards for stormwater management will be consistent with the South Florida Water Management District (SFWMD). In the case of power plants, the State has implemented a site certification process that encompasses the State's environmental resource permitting program. The Florida Department of Environmental Protection (FDEP) issues the site certification in collaboration with the SFWMD. The proposed project is not a commercial, residential, or mixed use project, therefore, the proposed project will be designed to meet the

Level of Service Standard for “all other areas” with adequate stormwater detention such that post-development runoff rates discharging from the site do not exceed pre-development rates for the 5-year, 24-hour storm event in accordance with Policy 7.D.1.2 of the Hendry County Comprehensive Plan (or as determined by other agencies having jurisdiction if more stringent criteria apply). Note that the receiving water body (North Feeder Canal / L-28 Interceptor Canal Basin) has a peak discharge limitation of 11.5 cubic feet per second per square mile for the 25-year, 72-hour design storm as established by SFWMD. Onsite stormwater management facilities will also be designed to meet SFWMD criteria for water quality and any additional water quality standards specific to the receiving water body that may be established by other Federal, State, and local agencies.

Based upon review of the newly adopted Flood Insurance Rate Maps for Hendry County (included as Attachment 2; Community-Panel Numbers 12051C0525D and 12051C0625D; Federal Emergency Management Agency; Effective Date July 6, 2015), the majority of the proposed project site falls outside of Flood Zone A. Flood Zone A is the land area lying within the 100-year flood area. The Zone A areas within the project site appear to coincide with existing wetlands. The existing upland areas, including oak hammocks and pasture areas, fall outside of Zone A. The natural gas plant component of the project as proposed is located in the northwest area of the site, which contains adequate area for the plant to be constructed exclusively within Flood Zone C. Therefore, encroachment into the 100-year floodplain by the natural gas plant will be avoided. A portion of the solar PV field may be located in the 100-year floodplain. Any proposed development of solar fields within the 100-year floodplain will provide appropriate compensatory storage, as applicable. The proposed project will be designed in accordance with Federal and State permitting criteria requiring wetland impacts to be avoided or else minimized. It is expected by the applicant that very little, if any, development would occur within the Zone A 100-year floodplain. Any improvements constructed within Zone A will be designed in accordance with Federal and State criteria which require basin storage compensation for encroachment onto the floodplain.

20150908 JWB3



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

August 21, 2015

Margaret Emblidge, Director
Hendry County Community
and Planning Department
Post Office Box 2340
640 South Main Street
LaBelle, FL 33975

**Subject: Hendry County, DEO #15-1ESR
Comments on Proposed Comprehensive Plan Amendment Package**

Dear Ms. Emblidge:

The South Florida Water Management District (District) has completed its review of the proposed amendment package submitted by Hendry County (County). The amendment includes two Future Land Use Text amendments and one Future Land Use Map amendment. There appear to be no regionally significant water resource issues associated with the text and map amendments; therefore, the District forwards no comments on the proposed amendment package. We would note however, that the amendments involve lands located adjacent to the Seminole Tribe of Florida's Big Cypress Reservation. Future proposed development activities on these lands will be evaluated in consideration of the Water Rights Compact among the Seminole Tribe of Florida, the State of Florida, and the South Florida Water Management District.

The District offers its technical assistance to the County and the Department of Economic Opportunity in developing sound, sustainable solutions to meet the County's future water supply needs and to protect the region's water resources. Please forward a copy of adopted amendments to the District. For assistance or additional information, please contact Terry Manning, Planning and Policy Analyst, at (561) 682-6779 or tmanning@sfwmd.gov.

Sincerely,

A handwritten signature in purple ink that reads "Mal E Ebner for".

Dean Powell
Water Supply Bureau Chief

DP/tm/lmr

c: Ray Eubanks, DEO
Terry Manning, SFWMD
Brenda Winningham, DEO
Margaret Wuerstle, SWFRPC



Florida Fish
and Wildlife
Conservation
Commission

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Jennifer Fitzwater
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Executive Director

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*Managing fish and wildlife
resources for their long-term
well-being and the benefit
of people.*

Conservation and Wildlife Management Division

620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: (850) 488-4676

Hearing/speech-impaired:
(800) 955-8771 (T)
(800) 955-8770 (V)

MyFWC.com

August 20, 2015

Margaret Emblidge, AICP
Community and Planning Development Director
Hendry County
640 S. Main Street
LaBelle, FL 33975
margaret.emblidge@hendryfla.net

RE: Hendry County Comprehensive Plan Amendment 15-IESR (Application Numbers CPA 15-0001, CPA 15-0002, and CPA 15-0003), Hendry County, Florida

Dear Ms. Emblidge:

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the above-referenced comprehensive plan amendment package and provides the following recommendations for your consideration in accordance with Chapter 163, Florida Statutes. While we have no objections to the amendment, we offer the following information as technical assistance during your review.

Proposed Amendments

The applicant, Florida Power and Light Company (FPL), proposes three comprehensive plan amendments that would be necessary to pursue development of an electrical generating facility to be known as the Hendry Next Generation Clean Energy Center. CPA 15-0001 is a county-wide amendment to add a new future land use category, Electrical Generating Facility (EGF), as Policy 1.1.14 and to amend the "Description/Use" section of the Industrial Future Land Use category, Policy 1.1.10, to further clarify the type of electrical generating plant that is allowable in that future land use category. The remaining proposed amendments, CPA 15-0002 and CPA 15-0003, are specific to an approximately 3,127-acre property (subject property) owned by FPL located along the west side of County Road 833 in southern unincorporated Hendry County. CPA 15-0002 would add a subarea Policy 1.1.15 which identifies specific details applicable to the proposed Hendry Next Generation Clean Energy Center on the subject property. CPA 15-0003 would amend the Hendry County Comprehensive Plan Future Land Use Map by changing the future land use designation from Agriculture to EGF on the subject property.

Potentially Affected Resources

FWC staff has met with the applicant to discuss the proposed CPA, potential projects, potentially affected wildlife resources, and the proposed policies and process for addressing any wildlife impacts associated with development of an energy facility. The applicant provided a listed species report with the comprehensive plan amendment

package and has identified several listed species potentially occurring onsite, including: gopher frog (*Lithobates capito*, State Species of Special Concern [SSC]), American alligator (*Alligator mississippiensis*, Federally Threatened [FT] because of similarity of appearance), Eastern indigo snake (*Drymarchon corais couperi*, FT), gopher tortoise (*Gopherus polyphemus*, State Threatened [ST]), Audubon's crested caracara (*Polyborus plancus audubonii*, FT), bald eagle (*Haliaeetus leucocephalus*), burrowing owl (*Athene cunicularia*, SSC), Everglade snail kite (*Rostrhamus sociabilis plumbeus*, Federally Endangered [FE]), Florida sandhill crane (*Grus canadensis pratensis*, ST), limpkin (*Aramus guarauna*, SSC), little blue heron (*Egretta caerulea*, SSC), roseate spoonbill (*Ajaja ajaja*, SSC), snowy egret (*Egretta thula*, SSC), southeastern American kestrel (*Falco sparverius paulus*, ST), tricolored heron (*Egretta tricolor*, SSC), white ibis (*Eudocimus albus*, SSC), wood stork (*Mycteria americana*, FT), Big Cypress fox squirrel (*Sciurus niger avicennia*, ST), and Florida panther (*Puma concolor coryi*, FE).

Additionally, FWC staff has conducted a geographic information system analysis which indicates that the site is located within the USFWS consultation areas for Audubon's crested caracara (*Polyborus plancus audubonii*, FT), the Everglade snail kite (*Rostrhamus sociabilis plumbeus*, FE), the Florida bonneted bat (*Eumops floridanus*, FE), and the Florida panther (*Puma concolor coryi*, primary and secondary zone, FE). The site is within one wood stork nesting colony core foraging area (CFA), and the site has potential habitat for the Eastern indigo snake (*Drymarchon corais couperi*, FT). The site is also located within the primary range for Big Cypress population of Florida black bear (*Ursus americanus floridanus*) (South Bear Management Unit).

FWC staff considers the above-referenced state- and federally listed species as important state fish and wildlife resources in accordance with Chapter 163.3184, F.S.

Comments and Recommendations

In order to offset impacts to important state fish and wildlife resources, the applicant is currently proposing an extensive north-south and east-west habitat corridor to encompass approximately 716 acres of the property. The amendment package also includes a proposal to provide buffers between the portion of the property planned for construction of energy generating facilities, County Road 833 to the east, and the Big Cypress Seminole Indian Reservation to the south. An additional 177-acre conservation area is proposed within the southeast corner of the subject property and an approximately 32-acre conservation area is proposed on the southwest property boundary. In total, the proposed project would include conservation of approximately 925 acres onsite. Additional measures for protection of these conservation areas such as conservation easements, exotic vegetation control, and fencing for wildlife protection would be identified during subsequent review and permitting processes, such as review processes associated with the Power Plant Siting Act (PPSA).

In the amendment package, proposed Policy 1.1.14 creates the EGF land use category requiring proposed facilities to only be allowable uses if they are subject to the PPSA. Any proposed uses not subject to the PPSA would be reviewed and approved in accordance with applicable local, state, and federal requirements. Existing Policy 1.10.1 of the comprehensive plan indicates that state and federal wildlife agency requirements

shall be followed and existing Policy 1.10.2 states that Hendry County shall require a listed species survey for development sites of 20 acres or more. Existing Policy 6.2.2 states that evidence of required mitigation and management plans must be provided prior to issuance of final development order by Hendry County. Existing Policy 6.2.5 requires coordination with FWC in consideration of species-specific habitat protection policy and criteria.

The PPSA identified in 403.501-.518, F.S., and referenced in Policy 1.1.14 is the state's centralized process for licensing large power generating facilities. The program is administered by the Florida Department of Environmental Protection's Siting Coordination Office (FDEP/SCO). The license, known as a certification, replaces local and state permits. This process preempts the need for the utility company to obtain state or local permits or approvals through separate application processes, with the exception being local zoning and building permits. FDEP administers the PPSA certification process by coordinating input from a number of state agencies, local governments, and the public. The site certification grants approval for the location of the power plant and its associated facilities. FWC is one of the state agencies responsible for reviewing projects approved under the PPSA and FWC staff work with the FDEP/SCO throughout the initial project scoping, identification of preliminary issues, determining application completeness reviews, and developing final recommended conditions of certification. Any proposed impacts to fish and wildlife resources within the proposed certified facility boundary as a result of the project are addressed during the certification process through the PPSA and applicable federal regulations.

The PPSA allows the FWC the opportunity to work with the applicant to avoid, minimize, or offset potential impacts to important state fish and wildlife resources or facilities, such as potential impacts to the Florida panther or other state- or federally listed wildlife species. During the state's review of the proposed FPL Hendry Next Generation Clean Energy Center, FWC staff will coordinate with Hendry County and FPL staff to develop conditions to avoid or minimize impacts to fish and wildlife resources or to mitigate for potential unavoidable impacts to listed species or their habitats. The Conditions of Certification developed under the PPSA govern the site preparation within the certified area and development and operation of the certified facility. Conditions may include, but are not limited to, such requirements as conducting site-specific surveys to identify presence of listed species, avoidance or protective measures for listed species and their habitats, facility or site design features to accommodate wildlife, and biological monitoring and reporting during and after construction. We expect that coordination with FWC staff throughout the PPSA and incorporation of FWC recommended conditions within the facility certification will fulfill the proposed and existing policies within the Hendry County Comprehensive Plan as they relate to important state fish and wildlife resources. Any proposed uses not subject to the PPSA are required to comply with all applicable local, state, and federal regulations.

We appreciate the opportunity to participate in the review of these amendments and we encourage Hendry County to contact our offices at any time for technical assistance regarding fish and wildlife resources. If you need any further assistance, please do not hesitate to contact Jane Chabre either by phone at (850) 410-5367 or by email at FWCConservationPlanningServices@MyFWC.com. If you have specific technical

questions regarding the content of this letter, please contact Marissa Krueger by phone at (561) 882-5711 or by email at Marissa.Krueger@MyFWC.com.

Sincerely,



Jennifer D. Goff
Land Use Planning Program Administrator
Office of Conservation Planning Services

jdg/mk
ENV 2-3-3
Hendry County 15-1 CPA-ESR_21526-100_082015

cc: Ray Eubanks, DEO, DCPexternalagencycomments@deo.myflorida.com
Peter Cocotos, NextEra Energy, Peter.Cocotos@fpl.com
Linda Shelley, Buchanan, Ingersoll, & Rooney, PC, linda.shelley@bipc.com
Matt Raffenberg, FPL, Matt.Raffenberg@fpl.com
Ernest Marks, South Regional Director, FWC, ernie.marks@MyFWC.com

Shelley, Linda

From: Stahl, Chris <Chris.Stahl@dep.state.fl.us>
Sent: Monday, August 24, 2015 10:36 AM
To: 'margaret.emblidge@hendryfla.net'
Cc: Craig, Kae; DEO Agency Comments; Manning, Terese (tmanning@sfwmd.gov); Shelley, Linda
Subject: Hendry County 15-1ESR – Proposed

To: Margaret Emblidge, Community and Planning Development Director

Re: Hendry County 15-1ESR – Expedited Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Feel free to contact me at Chris.Stahl@dep.state.fl.us or (850) 245-2169 for assistance or additional information. Please send all amendments, both proposed and adopted, to Plan.review@dep.state.fl.us or

Florida Department of Environmental Protection
Office of Intergovernmental Programs, Plan Review
3900 Commonwealth Blvd., MS 47
Tallahassee, FL 32399-3000



OFFICE OF THE COMMISSIONER
(850) 617-7700



THE CAPITOL
400 SOUTH MONROE STREET
TALLAHASSEE, FLORIDA 32399-0800

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

COMMISSIONER ADAM H. PUTNAM

August 24, 2015

VIA US EMAIL (Margaret.emblidge@hendryfla.net)

Hendry County Planning & Zoning Department
Attn: Margaret Emblidge
P.O. Box 2340
LaBelle, FL 33975

Re: DACS Docket # --20150727-583
Hendry County CPA15-001, CPA15-002, CPA-003
Submission dated July 20, 2015

Dear Ms. Emblidge:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on July 27, 2015 and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2289.

Sincerely,

A handwritten signature in black ink, appearing to read "Stormie Knight", is written over a circular stamp that partially overlaps the signature.

Stormie Knight
Sr. Management Analyst I
Office of Policy and Budget

cc: Florida Department of Economic Opportunity
(SLPA #: Hendry County 15-1 ESR)



Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

JIM BOXOLD
SECRETARY

September 1, 2015

Ms. Margaret Emblidge, AICP
Community and Planning Development Director
Hendry County Planning and Zoning Department
P.O. Box 2340
640 South Main Street
LaBelle, Florida 33975

RE: Hendry County 15-IESR Proposed Comprehensive Plan Amendments (CPA15-0001, CPA15-0002 and CPA15-0003), (Expedited State Review Process) – FDOT Comments and Recommendations

Dear Ms. Emblidge:

The Florida Department of Transportation (FDOT), District One, has reviewed the Hendry County 15-IESR, Proposed Comprehensive Plan Amendments, transmitted under the Expedited State Review process (received by FDOT on July 20, 2015), in accordance with the requirements of Florida Statutes (F.S.) Chapter 163. The Department offers Hendry County the following comments and recommendations for your consideration regarding the proposed amendment package, which contains three comprehensive plan amendments (CPA15-0001, CPA15-0002, and CPA15-0003).

Petition CPA15-0001 (Text Amendment):

Petition CPA15-0001 is privately-initiated Proposed Comprehensive Plan Text Amendment, which proposes to add a new future land use category “**Electrical Generating Facility**” (EGF), as Policy 1.1.14 and to amend the “Description/Use” section of the “Industrial” Future Land Use (FLU) category, Policy 1.1.10, to further clarify the type of electrical generating plant that is permitted in that future land use category. The new EGF FLU category is a general category (County-Wide) that is not site specific.

The Department has determined that the changes associated with the Proposed Text Amendment included in the Hendry County 15-IESR (CPA15-0001) are not anticipated to adversely impact important State transportation resources or facilities.

Petition CPA15-0002 (Text Amendment):

Petition CPA15-0002 is privately-initiated Proposed Comprehensive Plan Text Amendment, which proposes to add a subarea policy, Policy 1.1.15, which identifies specific details applicable to the proposed Hendry Next Generation Clean Energy Center on the subject property.

Ms. Margaret Emblidge, AICP

Hendry County 15-IESR (CPA15-0001 FPL, CPA15-0002 FPL and CPA15-0003 FPL) – FDOT Comments and Recommendations

September 1, 2015

Page 2 of 3

This Comprehensive Plan Text Amendment is specific to the 3,127 acres of the subject property, as described in the companion application (CPA15-0003), summarized below, for an amendment to the Future Land Use Map (FLUM).

The Department has determined that the changes associated with the Proposed Text Amendment included in the Hendry County 15-IESR (CPA15-0002) are not anticipated to adversely impact important State transportation resources or facilities.

Petition CPA15-0003 (Map Amendment):

Petition CPA15-0003 is a privately-initiated Proposed Comprehensive Plan Map Amendment, which proposes to amend the Hendry County Comprehensive Plan FLUM by changing the future land use designation on approximately 3,127 acres, from Agriculture (AG) to Electrical Generating Facility (EGF). This Comprehensive Plan Map Amendment is a companion application to the proposed subarea Policy 1.1.15 (Text Amendment), included in application CPA15-0002, as described above.

The subject property is located along the west side of CR 833, and is generally located north of West Boundary Road and south of County Road 835, in Hendry County, Florida.

According to the **existing** AG FLU designation, the maximum development that can occur on the 3,127 acres is 625 single family dwelling units (*1 DU/5 Acres*), which would result in **5,669 daily trips or 547 p.m. peak hour trips**.

Based on the information provided in Appendix B (*Traffic Impact Statement* dated May 13, 2015) of the CPA package, the proposed EGF FLUM designation is anticipated to generate **256 daily trips or 54 p.m. peak hour trips**. The proposed development could result in a **net decrease of 5,413 daily trips or 493 p.m. peak hour trips**.

The table below summarizes the trip generation potential for the currently adopted and proposed land uses, and the change in trips as a result of the amendment.

TRIP GENERATION AS PROPOSED IN CPA15-0003

Scenario	Land Use Designation	Maximum Allowed Density / Intensity	ITE Land Use Code	Size of Development		Daily Trips ¹	PM Peak Trips ¹
				Acres	Allowed Development		
Approved	AG	1 DU/5 Acres	210	3,127	625 DU's	5,669	547
Proposed	EGF	NA	NA	3,127	NA	256 ²	54 ²
Change in Trips						-5,413	-493

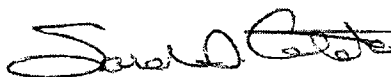
1. Trip generation based on the rates and equations obtained in the ITE Trip Generation Manual (9th Edition).
2. No comparable land use for this designation is included in the ITE Trip Generation Manual. The proposed trip generation is based on the Traffic Impact Statement for Hendry Next Generation Clean Energy Center, dated May 13, 2015.

Ms. Margaret Emblidge, AICP
Hendry County 15-1ESR (CPA15-0001 FPL, CPA15-0002 FPL and CPA15-0003 FPL) – FDOT Comments and
Recommendations
September 1, 2015
Page 3 of 3

Based on the trip generation analysis, the Department has determined that the changes associated with the Proposed Map Amendment included in the Hendry County 15-1ESR (CPA15-0003) are not anticipated to adversely impact important State transportation resources or SIS facilities.

Thank you for providing FDOT with the opportunity to review and comment on the proposed amendments. If you have any questions please free to contact me at (239) 225-1981 or sarah.catala@dot.state.fl.us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sarah Catala', with a stylized flourish at the end.

Sarah Catala
SIS/Growth Management Coordinator
FDOT District One

CC: Mr. Ray Eubanks, Florida Department of Economic Opportunity

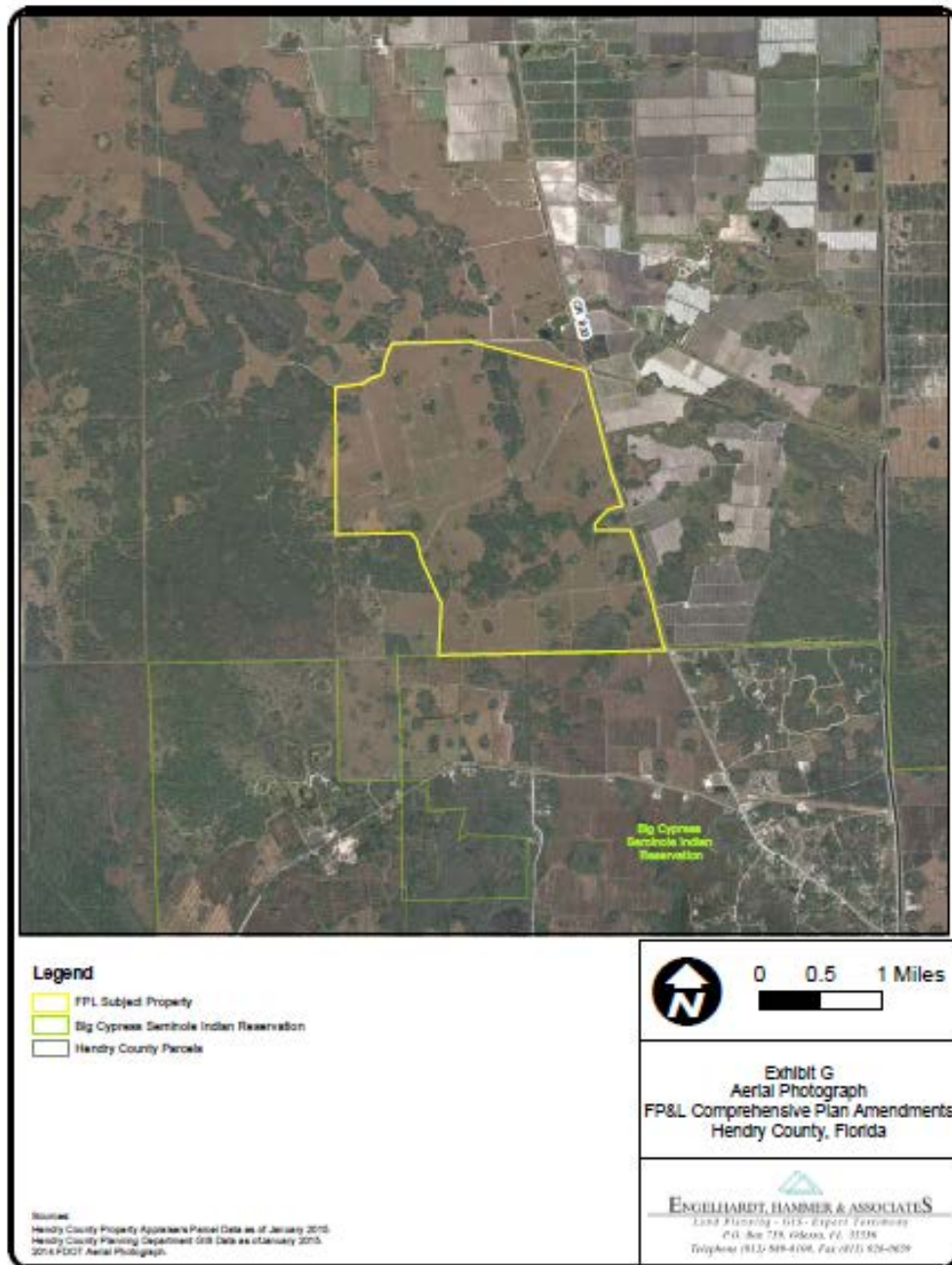
MAPS

Hendry County

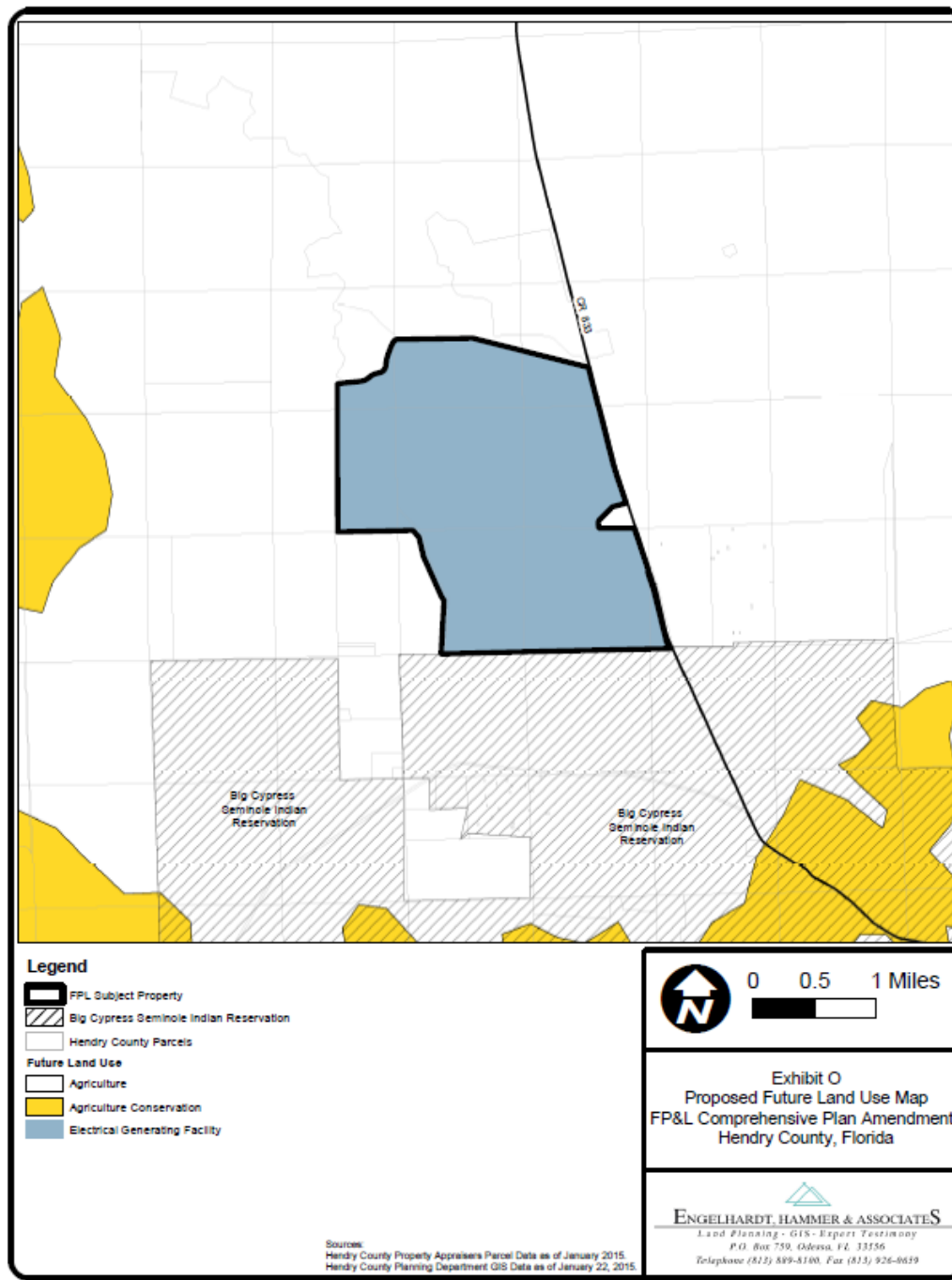
DEO 15-1ESR

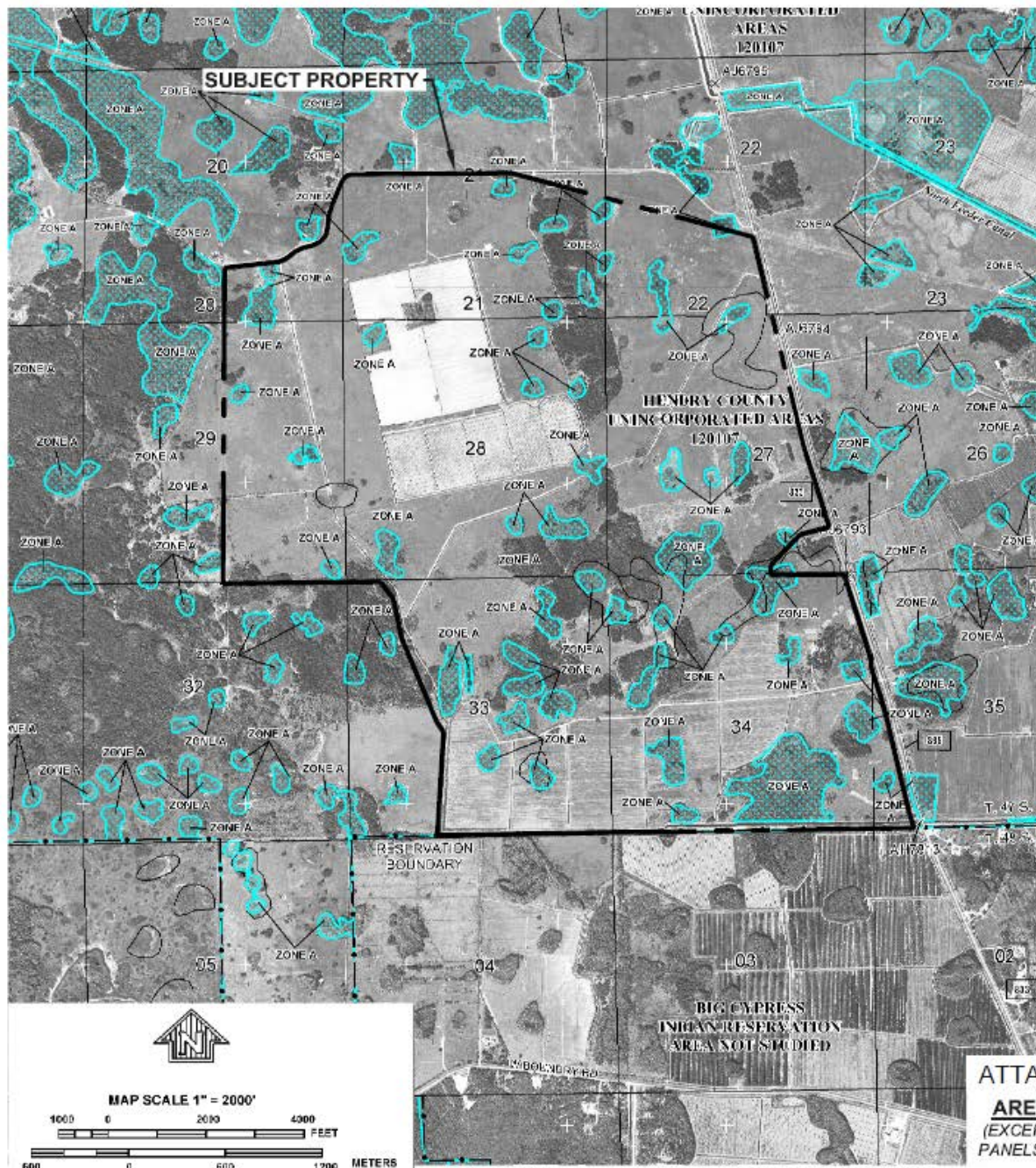
Growth Management Plan

Comprehensive Plan Amendment









LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AR, A99, V, VE, and X. The base flood elevation is the water surface elevation of the 1% annual chance flood.

- ZONE A** No base flood elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently abandoned. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no base flood elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0625D

FIRM

FLOOD INSURANCE RATE MAP

HENDRY COUNTY, FLORIDA AND INCORPORATED AREAS

PANEL 625 OF 650
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY	NUMBER	PANEL	SUFFIX
HENDRY COUNTY	120107	0025	D

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

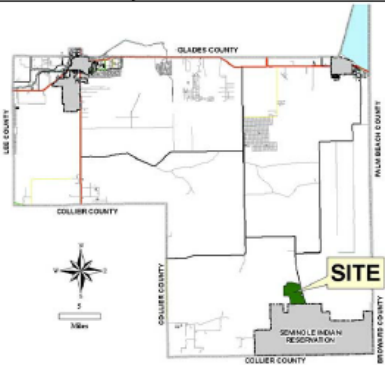
MAP NUMBER
12051C0625D

EFFECTIVE DATE
JULY 6, 2015

Federal Emergency Management Agency

ATTACHMENT 2
AREA OF DETAIL
(EXCERPT FROM FIRM
PANELS 0525D & 0625D)

Location Map



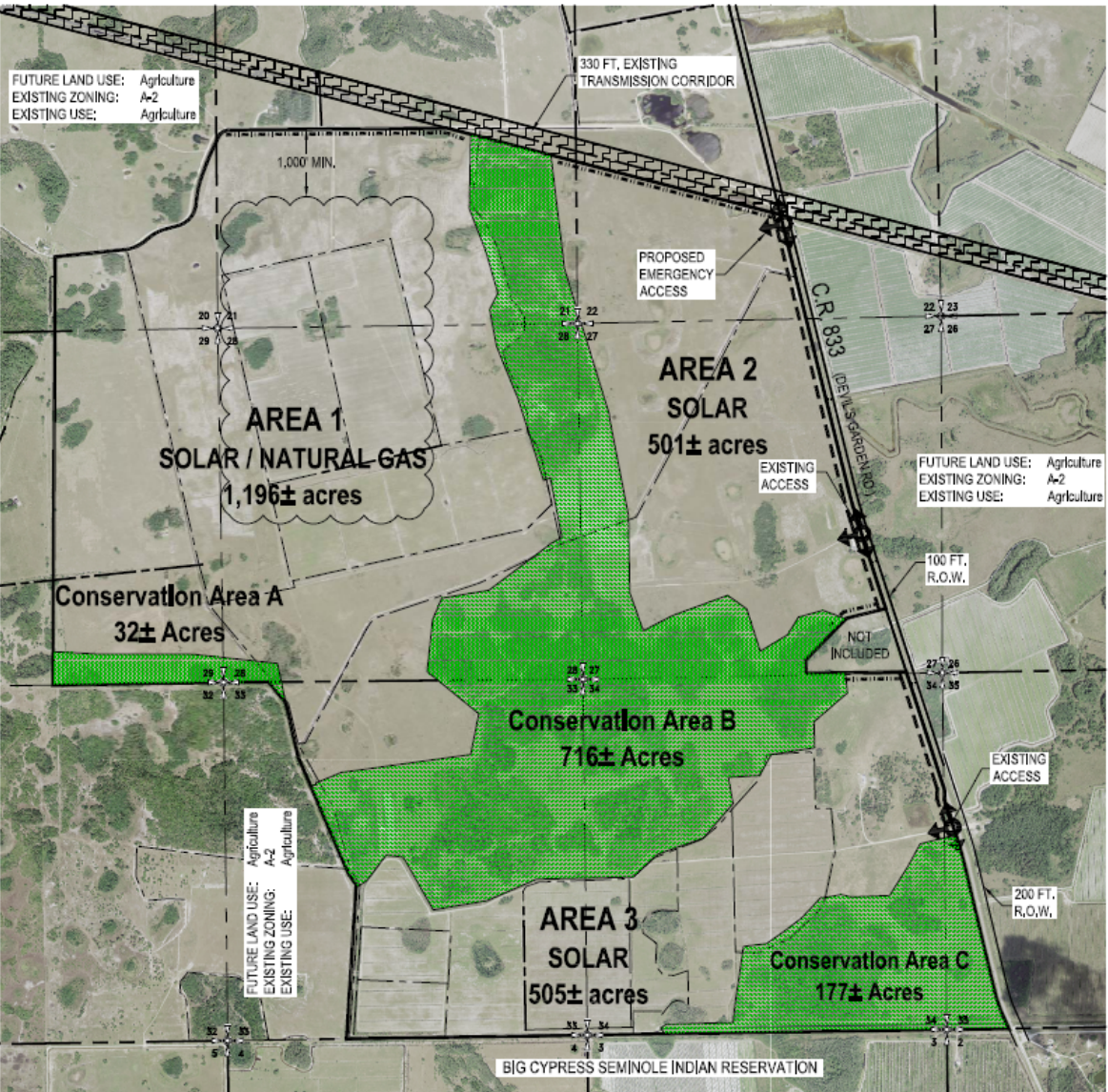
Site Data

Total Site Area	3,127± Ac.
Existing Zoning	A-2
Proposed Zoning	PUD
Existing Future Land Use	Agriculture
Proposed Future Land Use	Electric Generating Facility
Existing Use	Agriculture
Maximum Height	150 Feet
Area 1: Solar / Natural Gas	1,196± Ac. 38% ±
Area 2: Solar	501± Ac. 16% ±
Area 3: Solar	505± Ac. 16% ±
Conservation Area A	32± Ac. 1% ±
Conservation Area B	716± Ac. 23% ±
Conservation Area C	177± Ac. 6% ±
TOTAL	3,127± Ac. 100%

- Notes:
1. Areas labeled "Conservation" may be used for access, storm water management and incidental passive activities.
 2. Access locations shown are conceptual and subject to final design.
 3. Residential housing for security and/or maintenance may be located within the property subject to County permitting.

Legend

- Transmission Lines
- Access & Signage Location (see note #2)
- Existing Farm Ditches
- Section Line
- Section Corner
- Type "A" Buffer
- Type "D" Buffer
- Development Area for Natural Gas Plant and Related Uses



Project Team:

- Applicant / Property Owner:**
Florida Power & Light Company
c/o Sean Miller, PFL Development
700 Universal Blvd., E37/JB
Juno Beach, FL 33408
- Planner:**
Ernsthardt, Hammer & Associates
P.O. Box 709
Odessa, FL 33556
813-860-8100
Contact: Edna Hammer
- Civil Engineer:**
Rock Enterprises, Inc.
870 W. Hickpochee Ave., Suite 100
LaBelle, FL 33935
863-812-0011
Contact: Rock Aboujaoudé, P.E.
- Legal Counsel:**
Peter Corcoran, Esq.
Law Department
Florida Power & Light Company
700 Universal Blvd., LAW/JB
Juno Beach, FL 33408
- Land Acquirement:**
Linda Loomis Shales, Esq.
Bushman Ingersoll & Romney, PC
101 N. Monroe St., Suite 1050
Tallahassee, FL 32301
850-881-4250
- Surveyor:**
Survey1, LLC
302 Banyan Street
Gresham, FL 33440
863-832-2282
Contact: Orville Howard, L.S.

Hendry Next Generation Clean Energy Center

PUD GENERAL CONCEPT PLAN

Hendry County, Florida

Date	Description
4/10/15	



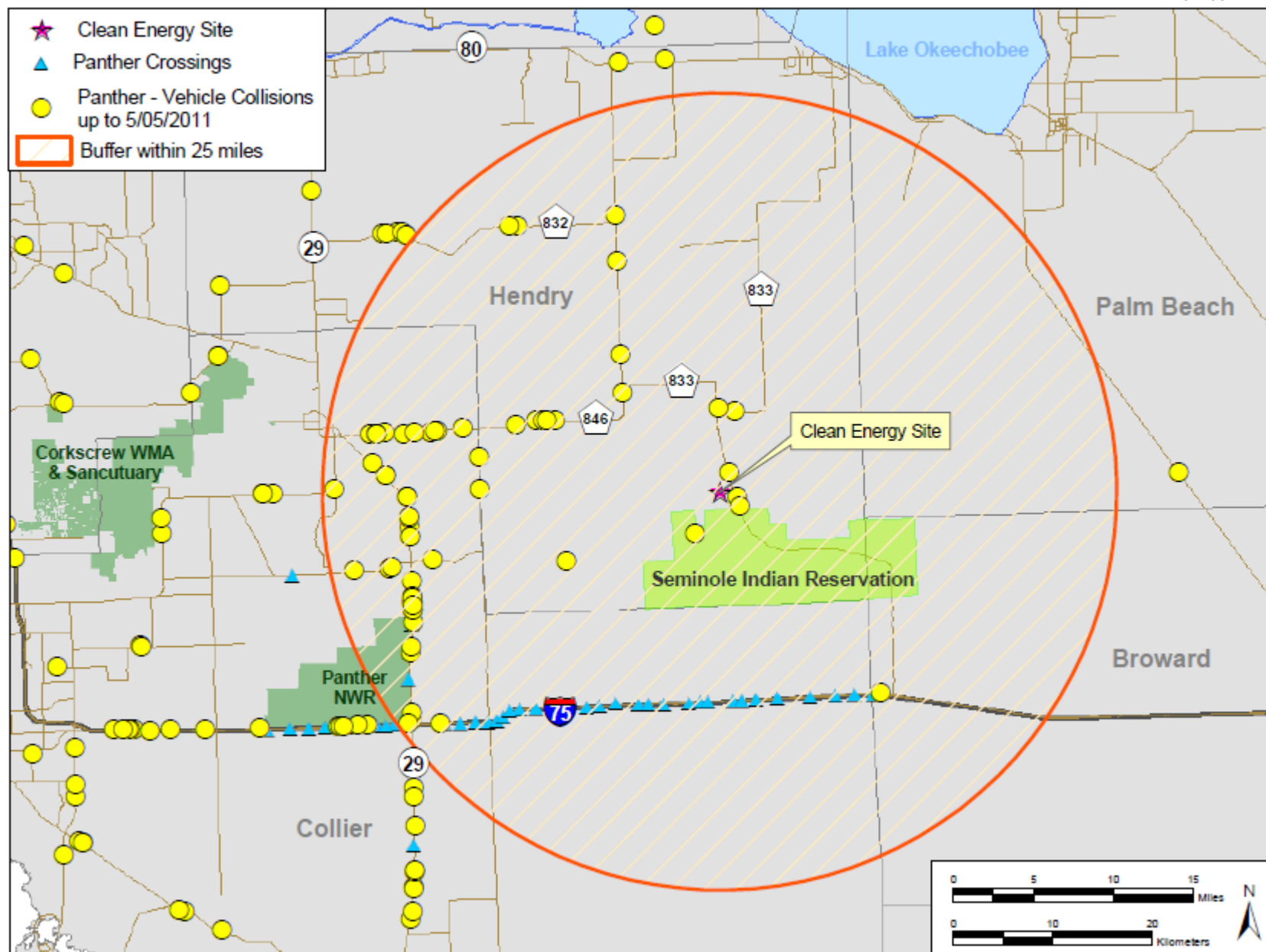
Scale: 1" = 800'



SCALE IS DOUBLE IF ON 11" x 17"



870 W. Hickpochee Ave., Ste. 100
LaBelle, FL 33935
T (863) 812-0011
F (863) 812-0014



Agenda Item

10b

10b

Palmer Ranch MDO Resolution

10b

Agenda Item

**PALMER RANCH MASTER DEVELOPMENT ORDER RESOLUTION FOR
SUPPLEMENTAL 2014 TRANSPORTATION REANALYSIS**Background

Palmer Ranch is an existing mixed-use development in unincorporated Sarasota County, Florida. The project location is shown in Figure 1. A Master Development Order (Sarasota County resolution 84-418) was approved for the project in 1984. A Settlement Stipulation and Agreement regarding transportation impacts of the project reached in 1987 among the developers of Palmer Ranch, Sarasota County, Southwest Florida Regional Planning Council, Florida Department of Community Affairs (now Department of Economic Development), required that a comprehensive analysis of the traffic impacts of Palmer Ranch be performed.

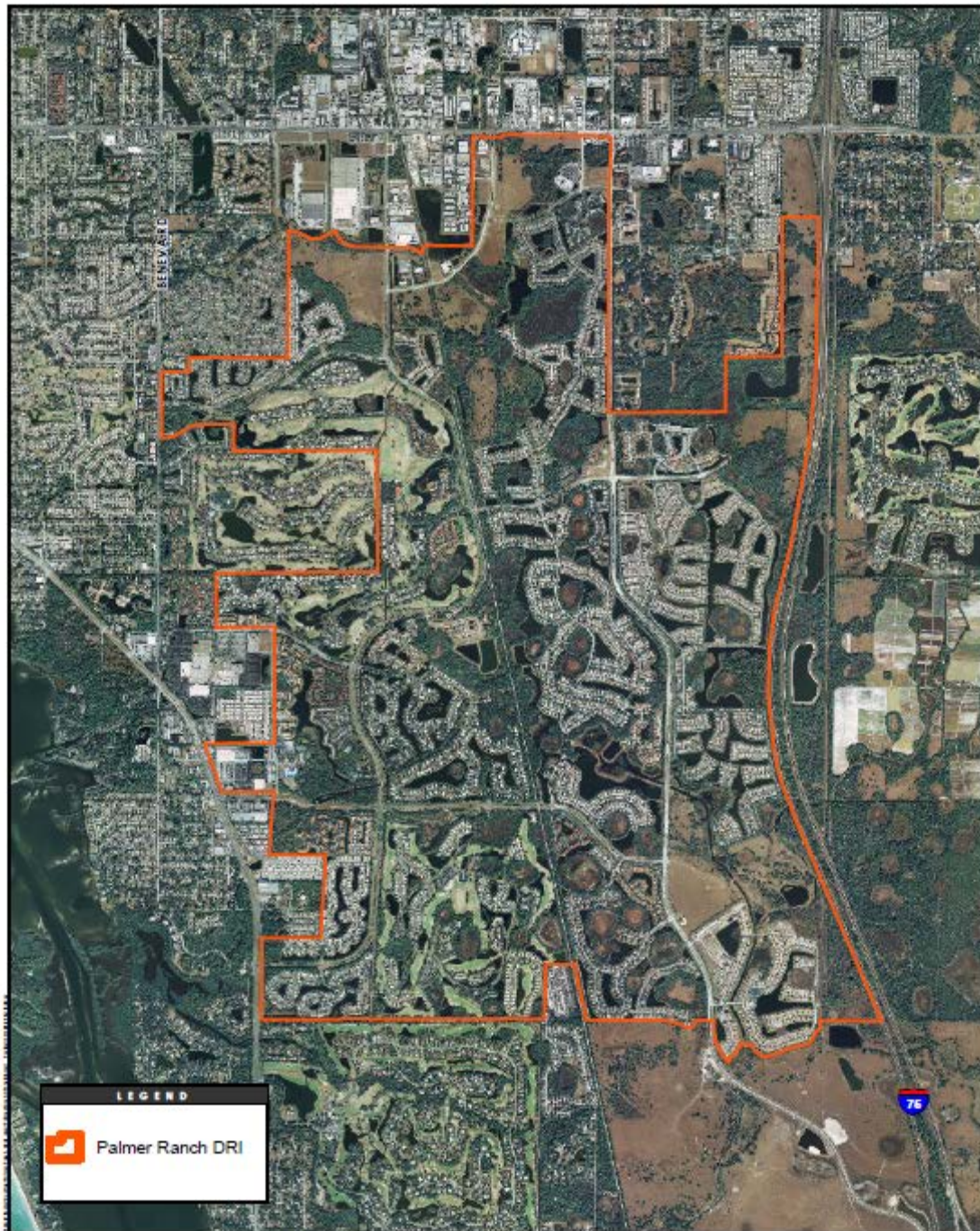
Sections 5 and 6 of Resolution No. 89-98 require that the transportation reanalysis be updated every five years to determine the need for fair share mitigation of cumulative impacts of the Palmer Ranch DRI. Subsequent Transportation Reanalysis reports were performed in 1994, 1999, 2004, and 2009. Sarasota County required the preparation and submittal of a new Transportation Reanalysis by the end of 2014. The attached Resolution No. 2015-147 adopted required mitigation based on this 2014 reanalysis.

Study Purpose

The purpose of the study is to assess the system-wide impacts created by the Palmer Ranch DRI. The Palmer Ranch DRI has constructed several roads that are a part of the County Thoroughfare Plan. In opening these new roads to the public, Palmer Ranch has reduced traffic on other existing county and state roadways. The prior transportation reanalyses documented the benefits created by the new roads as mitigating the impacts created by traffic from the Palmer Ranch DRI.

A comparative analysis was previously established as the accepted methodology to quantify the benefits of each individual roadway link constructed by the Palmer Ranch DRI. The 2014 Transportation Reanalysis is consistent with the previously conducted and approved system-wide analyses, which cumulatively balances vehicle miles of travel on deficient roadways with and without construction of major roadways and land uses within the Palmer Ranch DRI.

The Master Development Order, as amended, includes a list of roads within Palmer Ranch that are to be built. The prior transportation reanalyses have been conducted to determine which of the roads need to be constructed within the upcoming five years in order to maintain a balance of benefits and impacts. This current Transportation Reanalysis evaluates the buildout of Palmer Ranch land uses and the Palmer Ranch roads included in the Master Development Order.



Stantec Consulting Services Inc. is not responsible for the accuracy or completeness of the data. The user assumes all liability for errors, omissions, and/or inaccuracies. The user assumes all liability for errors, omissions, and/or inaccuracies.

PROJECT LOCATION

FIGURE 1
SEPTEMBER 2014

Stantec Consulting Services Inc.
2075 Steeles Ave. East
Scarborough, ON M1S 5A5
416-741-2400



Scale: 1" = 100'

September 2014

Roadway Improvements

As stated in the Resolution, based on the review and evaluation of the 2014 Transportation Reanalysis by Sarasota County, the Board has determined that based on the improvements listed in the MOO as necessary for mitigation for the 2019 buildout of the DRI that the following roadway improvements will be necessary. These roadway improvements shall be provided prior to or during the 2019 analysis year.

- Bay Street from Pine Ranch East Road to Honore Avenue add two new lanes.

The Resolution also established a “Consistent Approach to Monitoring of Critical Intersections”.

Character, Magnitude, Location

The supplemental transportation analysis will not change the character, magnitude, or location of the DRI.

Regional Resources or Facilities Impacts

The Transportation Reanalysis will not create additional impacts on regional resources or facilities. It has been demonstrated by the 5-Year Reanalysis Update the Palmer Ranch roads and land uses provide a positive benefit to the overall system.

Potential Multi-Jurisdictional Issues

Because transportation is a regional issue and Palmer Ranch does impact Sarasota County, City of Sarasota and State roadways the project does affect multi-jurisdictional issues. The Transportation Reanalysis demonstrates the Palmer Ranch commitment to cooperate with state, regional, and local government to resolve on-going transportation impacts. The Transportation Reanalysis is consistent with the Amended Master Development Order (Sarasota County Resolution 99-179), Settlement Stipulation and Agreement, and revised NOPC.

Acceptance of the Transportation Reanalysis

The SWFRPC role in coordinating the review process is to determine under the authority of Chapter 380.06(19)(a) F.S., if “any proposed change to a previously approved development creates a reasonable likelihood of additional regional impact, or any regional impact created by the change not previously reviewed by the regional planning agency. The five-year transportation reanalysis is intended to serve as a tool to both the developer and the community. Therefore, as additional increments of development for Palmer Ranch and the surrounding area are submitted, the analyses can serve as the basis for further evaluation and comparison.

In fact a new 5-Year transportation update methodology is currently under review precipitated by a Notice of Proposed Change to be submitted in the near future. Palmer Ranch Holdings, Ltd, is proposing to add 863.85 acres to the south of the current DRI boundary. The additional acreage will increase the maximum residential dwelling units from 11,550 dwelling units to 14,200 dwelling units and relocate some of the approved 99 acres of commercial entitlement. The additional 2,650 dwelling units will be comprised of 2,350 single-family detached units and 300 apartment units. Pursuant to Florida Statute Chapter 380.06(19)(e)(5)(b), a simultaneous increase and decrease of at least two of the uses within an authorized multiuse DRI can be used to rebut a substantial deviation to the development of regional impact. To offset the trip generation for the residential dwelling unit increase, existing commercial, industrial, and office land use entitlements will be decreased.

Staff recommends that Sarasota County Resolution 2015-147 “Supplemental Requirements Concerning the Palmer Ranch DRI Master Development Order” which incorporates the results of the 2014 5-Year Transportation Update Reanalysis be accepted by the Regional Planning Council.

RECOMMENDED ACTIONS:

1. Accept Sarasota County Resolution 2015-147 “Supplemental Requirements Concerning the Palmer Ranch DRI Master Development Order”

Agenda Item

10c

10c

Pelican Marsh NOPC

10c

Agenda Item

PELICAN MARSH NOTICE OF PROPOSED CHANGE

Background

The Collier County Board of County Commissioners approved the Pelican Marsh DRI on January 24, 1995 (DO 95-1). The original project approval was a multi-use development; approved for 575,000 square feet gross floor area (GFA) of retail space, 250,000 gross square feet of general office space, 100,000 gross square feet of medical office space, 280 hotel rooms, 5,600 residential units and a cultural facility containing 80,000 square feet, 750 seats and 400 parking spaces. The development as originally approved also contains 36 golf courses holes, 294 acres of conservation easement and 59 acres of open space/buffers. Pelican Marsh is located in northwestern Collier County (see location map attached).

As of the last Development Order Pelican Marsh is approved for 80 acres of “activity center” use, which will contain the following land uses: up to 381,100 square feet of gross floor area (GFA) of retail commercial use; up to 295,800 square feet of GFA of office commercial uses, with up to 26,000 GFA of medical office uses; and 450 hotel rooms. The Pelican Marsh Community will contain a maximum of 4,800 residential dwelling units; 72 holes of golf and clubhouses; 360.4 acres of conservation area, (some of which is within an FP&L easement); 114.2 acres of open space; and a 20 acre school site.

Previous Changes

- On September 26, 1995, the Collier County Commission approved Development Order 95-5 that was necessary to resolve a Boundary Settlement Agreement with an adjacent property owner to the north. This resulted in the exchange of approximately 9 acres of land from each landowner to the other, with the net result being an increase of one acre to the northern boundary of Pelican Marsh between U.S. 41 on the west and Goodlette-Frank Road on the east.
- An approved 1997 NOPC (DO 97-4; Resolution No. 97-457) decreased the number of dwelling units by 500 to 5,100 units and decreased retail and office use by 230,000 and 150,000 square feet, respectively. An additional 27 golf holes and 120 hotel rooms were also approved in 1997. The preserve acreage increased by 36.4 acres, from 294 acres to 330.4 acres and the amount of miscellaneous open space increased from 59 acres to 114.2 acres, an increase of 55.2 acres. Finally, in lieu of retrofitting golf course clubhouses or other approved buildings as onsite hurricane shelters, Collier County Emergency Management has agreed to accept the donation of the 20 acre Pelican Marsh Elementary School (approximately 148,000 square feet) site as satisfaction of the shelter space mitigation requirement.
- Approved in earlier 1999 (DO 99-2) included the following (WCI Communities Limited Partnership) minor revisions to the Pelican Marsh Master Plan to reflected changes in the

previously approved land uses and to refine the approved development plan. To accommodate market conditions and to negate any increase in additional regional impacts the following changes were approved:

- the leasable retail commercial increased by 50,000 square feet (adding 57,500 square feet of (GFA);
 - hotel rooms were increased by 50 for a total of 450 rooms; and
 - 25,000 square feet decreased medical office.
- NOPC approved on December 14, 1999 (DO 99-6) contained the following changes:
 - added 141.6 acres of land bring total DRI size to 2,213.6 acres;
 - added 9 holes of golf, resulting in a total of 72 holes which increased the golf course acreage from 578.8 to 642.4 acres;
 - reducing the residential units by 100 for a total of 4,800 units;
 - eliminate the 80,000 square foot cultural center within the Activity Center;
 - decrease retail uses by 21,400 square feet (GFA) to a total of 381,000 square feet (GFA);
 - increase office uses by 120,800 square feet (GFA) to a total of 295,800 square feet (GFA); and
 - increase the conservation area by 30 acres.
- On December 17, 2002 an NOPC was approved (DO 02-04, Resolution 02-507) which increased the allocation of medical office space by 17,000 square feet to a maximum of 26,000 square feet. The overall allocation of 295,800 square feet of office commercial was not increased.

Proposed Changes

The proposed change is to amend the DRI Development Order as follows: (1) add 31.39 acres to the DRI and show the 31.39 acres as residential on Map H (attached) without increasing development entitlements for residential dwelling units, commercial and office uses; (2) modify Map H (attached) to show access from the subject 31.39 acres through approximately 2 acres of "Reserve" area to Livingston Road; and (3) modify Development Order Paragraph 4 of the Findings of Fact to reduce the amount of conservation area from 360.4 acres to 358.4 acres to reflect the decrease of 2 acres of Reserve to accommodate the access roadway.

According to the applicant, the change will reduce previously designated reserve (open space) lands proposed to be impacted were not so designated for protection of endangered plant or animal species. The decrease in open space is less than 5% of the project's open space; therefore, it can be deemed to not be a substantial deviation. The applicant has offered appropriate documentation as part of the NOPC application which demonstrates there are no additional regional impacts associated with the addition of land for residential development as no additional dwelling units are proposed, no new or additional traffic is generated for the project. The lands are not inhabited by endangered species, the lands have no known archeological significance, and the small decrease of 2 acres of lands designated as reserve (open space) do not impact any threatened or endangered

plant or animal species. The project as revised will continue to contain significantly more native vegetation than required by Collier County.

Staff Review

The Department of Economic Development (DEO) has reviewed the changes (attached) and provided comments which SWFRPC staff concurs, that the proposed addition of 31.39 acres for residential development is presumed to create a substantial deviation pursuant to Section 380.06(19)(e)3, Florida Statutes (F.S.). The proposed change does not increase entitlements for residential dwelling units and will likely not create additional impacts to regional transportation facilities. According to the environmental data (Pelican Marsh PUD/DRI Environmental Data, Collier Environmental Consultants, Inc., May 2015), the 31.39 acres contains 17.28 acres of jurisdictional wetlands that the applicant is proposing to impact, and the applicant proposes to mitigate the impacts off-site. The NOPC does not include proposed Development Order conditions to mitigate the impacts to these wetlands. The applicant has not rebutted the presumption with clear and convincing evidence that the proposed change will not create additional impacts to regional natural resources. See comments attached from the South Florida Water Management District raising concerns regarding impacts to natural resources from proposed development of the 31.39 acres.

The proposed change to Map H and Development Order Paragraph 4 (Findings of Fact) to accommodate access from Livingston Road to the additional 31.39 acres would decrease the "Reserve" area set aside for open space by 2 acres and create an additional access point on Livingston Road, and these proposed changes are presumed to create a substantial deviation pursuant to Section 380.06(19)(e)3., F.S. The NOPC has not rebutted the presumption with clear and convincing evidence that the 2 acres does not contain regional natural resources such that impacts to the 2 acres will not create additional impacts to regional natural resources. Discussions with SFWMD staff and the applicant has indicated that offsite mitigation for wetland impacts can be addressed in the Environmental Resource Permit.

Environmental data provided the applicant indicates the additional land area is vegetated primary by two habitats Pine Flatwoods 14.11 acres and Pine, Cypress, Cabbage Palm 16.23 acres. The later habitat is vegetated with cypress with some scattered Slash pine. Cabbage palm and Melaleuca can also be found. The Melaleuca densities vary from as low as 25 % to as high as 80%. This habitat is the largest on site and would be considered Jurisdictional Wetlands. The Pine Flatwoods habitat is the second largest habitat and is located toward the north of the project site. The area is vegetated with a Slash pines canopy and a palmetto understory. The area does have a variety of exotics. The main exotics present are Brazilian pepper, Ear-leaf Acacia and Java Plum. This habitat does have some meandering trails throughout. The area would be considered upland. The parcel has been impacted with the presences of exotic plants. The parcel is also located in the urban area and is surrounded by development. These limitations hinder the parcel as suitable habitat for vertebrates. This project as designed has minimal effect on water management, fish and wildlife, surrounding land use and native vegetation.

Collier County development review is working with the applicant on the following issues.

- Road connection spacing onto Livingston Road for access to the 32 acres of residential development.
- The County Land Development Code (LDC) section 3.05.07 A.5 requires preserves to be interconnected within the site and to adjoining off-site preservation areas or wildlife corridors. The proposal to split an existing preserve will make the preserve less conforming and therefore will require a request for deviation from the LDC provision.
- In order to protect the existing residential homes from automobile headlights, please provide a Type B Landscape Buffer in the following locations:
 - along the south side of the access road located within the preserve/reserve area.
 - along the eastern and northernmost boundary of the proposed development that abuts the developed area of Wilshire (homes and road). Please see attached sketch.

DEO recommended the applicant coordinate with the Southwest Florida Regional Planning Council, South Florida Water Management District, and Collier County to address their objections. If additional information is provided to adequately address the objections, DEO will reconsider its position.

Character, Magnitude, Location

The proposed changes will not affect the character or magnitude of the project because no additional units are proposed with only a 2 acres reduction in conservation area from 360.4 to 358.4 acres. The location of the DRI is unaffected by the proposed changes.

Regional Resources and Facilities

No additional regional facilities impacts will result from the change since not addition units not previously reviewed are proposed. Regional resources impacts to wetlands will not be affected by these changes since it is anticipated that the isolated low quality wetlands to be impacted will be mitigated offsite where higher quality non isolated wetland can be preserved.

Multi-jurisdictional Issues

There are no multi-jurisdictional impacts related to the proposed changes.

Need For Reassessment Of The DRI

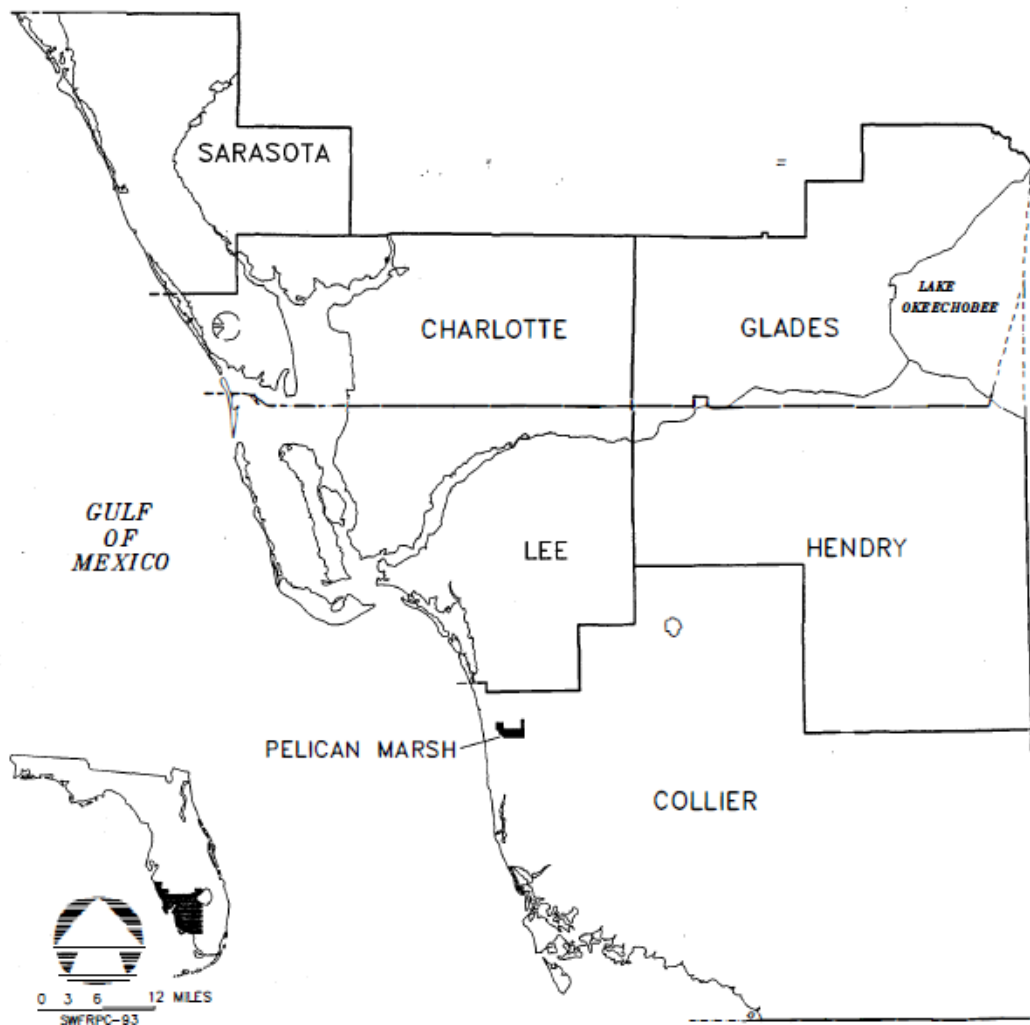
Based on staff review we have concluded that the NOPC has not yet provided sufficient evidence to rebut the presumptions of a substantial deviation as indicated in the DEO letter. However, discussions with the SFWMD, Collier County, DEO and the applicant that are working to address all the issues of concern, we believe the presumptions of a substantial deviation can and will be rebutted. Therefore, there will be no need to reassess the regional impacts of the entire project only the wetland impact caused by the changes.

Acceptance Of Proposed D.O. Language

The proposed development order amendment language contained within the NOPC is acceptable to staff to address the proposed changes. However, a condition to address offsite wetland mitigation impacts must be included in the amendment as follows.

- The 31.39 acres of land to be added to the DRI contains 17.28 acres of jurisdictional wetlands to be impacted. Offsite mitigation for this impact must be addressed in the Environmental Resource Permit from the SFWMD.

- RECOMMENDED ACTIONS:**
1. Notify Collier County and the applicant that the proposed changes will not create additional regional impacts or any regional impacts not previously reviewed by the regional planning council as long as offsite wetland mitigation is addressed.
 2. Include new Development Order condition that the 31.39 acres of land to be added to the DRI contains 17.28 acres of jurisdictional wetlands to be impacted. Offsite mitigation for this impact must be addressed in the Environmental Resource Permit from the SFWMD.
 3. The applicant must address the Collier County Land Development Code deviation or splitting the preserve for road access, space connection onto Livingston Road and lighting and buffer from adjacent residential development.
 4. Request Collier County provide a copy of the proposed DO amendment to the Council to assure that it is consistent with the NOPC.
 5. Council participation at the local public hearing is not necessary, unless requested by the County for technical assistance purposes.



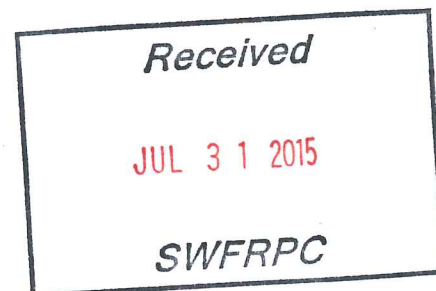


Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR

July 24, 2015



Mr. Michael Bosi, Director, Zoning Division
Collier County Growth Management Department
2800 North Horseshoe Drive
Naples, Florida 34104

RE: NOPC for Pelican Marsh DRI; File No. ADA-09-1994-007

Dear Mr. Bosi:

The Department of Economic Opportunity received a Notification of Proposed Change (NOPC) to the Pelican Marsh Development of Regional Impact (DRI) on June 16, 2015, from Mr. D. Wayne Arnold, authorized representative of WCI Communities LLC. The applicant proposes to amend the DRI Development Order as follows: (1) add 31.39 acres to the DRI and show the 31.39 acres as residential on Map H without increasing development entitlements for residential dwelling units, commercial and office uses; (2) modify Map H to show access from the subject 31.39 acres through approximately 2 acres of "Reserve" area to Livingston Road; and (3) modify Development Order Paragraph 4 of the Findings of Fact to reduce the amount of conservation area from 360.4 acres to 358.4 acres to reflect the decrease of 2 acres of Reserve to accommodate the access roadway.

(NOPC Item 1): The proposed addition of 31.39 acres for residential development is presumed to create a substantial deviation pursuant to Section 380.06(19)(e)3, Florida Statutes (F.S.). The proposed change does not increase entitlements for residential dwelling units and will likely not create additional impacts to regional transportation facilities. According to the environmental data (Pelican Marsh PUD/DRI Environmental Data, Collier Environmental Consultants, Inc., May 2015), the 31.39 acres contains 17.28 acres of jurisdictional wetlands that the applicant is proposing to impact, and the applicant proposes to mitigate the impacts off-site. The NOPC does not include proposed Development Order conditions to mitigate the impacts to these wetlands. The applicant has not rebutted the presumption with clear and convincing evidence that the proposed change will not create additional impacts to regional natural resources. Please see the enclosed comments from the South Florida Water Management District raising concerns regarding impacts to natural resources from proposed

July 24, 2015

Page 2 of 2

development of the 31.39 acres. Therefore, the Department objects to the proposed change (NOPC Item 1).

(NOPC Items 2 and 3): The proposed change to Map H and Development Order Paragraph 4 (Findings of Fact) to accommodate access from Livingston Road to the additional 31.39 acres would decrease the "Reserve" area set aside for open space by 2 acres and create an additional access point on Livingston Road, and these proposed changes are presumed to create a substantial deviation pursuant to Section 380.06(19)(e)3., F.S. The NOPC has not rebutted the presumption with clear and convincing evidence that the 2 acres does not contain regional natural resources such that impacts to the 2 acres will not create additional impacts to regional natural resources. Therefore, the Department objects to the proposed change (NOPC Items 2 and 3).

The Department recommends the applicant coordinate with the Southwest Florida Regional Planning Council, South Florida Water Management District, and Collier County to address the objections. If additional information is provided to adequately address the objections, the Department will reconsider its position. If you have any questions relating to this review, please contact Scott Rogers, Planning Analyst, at (850) 717-8510, or by email at scott.rogers@deo.myflorida.com.

Sincerely,



Ana Richmond, Chief
Bureau of Community Planning

AR/sr

Enclosures: SFWMD comments
Collier County comments

cc: D. Wayne Arnold, Q. Grady Minor and Associates, P.A.
Margaret Wuerstle, Executive Director, Southwest Florida Regional Planning Council



Growth Management Department
Zoning Division
Comprehensive Planning Section

MEMORANDUM

To: Nancy Gundlach, AICP, RLA, Principal Planner
Zoning Division, Zoning Services Section

From: Sue Faulkner, Principal Planner
Zoning Division, Comprehensive Planning Section

Date: June 29, 2015

Subject: Future Land Use Element Consistency Review

PETITION NUMBER: DOA - PL20140002309

PETITION NAME: Pelican Marsh Development of Regional Impact (DRI)

REQUEST: The petitioner is requesting to amend the Pelican Marsh Development of Regional Impact (DRI) Development Order (DO) #95-1, as amended, to add ± 32 acres for a total of $\pm 2,245$ acres. The petitioner is also requesting that the Pelican Marsh DRI be amended to reduce the designated reserve lands (located to the east of Livingston Road) by ± 2 acres. As part of this request, the petitioner is proposing to amend Exhibit A – Legal Description and Exhibit D (Map H3) to show the additional acreage and an additional access point on Livingston Road. The petition is proposing that a maximum of 75 single family dwelling units could be constructed on this additional property, but that the total of 4,800 dwelling units previously approved for the Pelican Marsh DRI will remain unchanged.

LOCATION: The subject property is located in the northeast quadrant of the intersection of Livingston Road and Vanderbilt Beach Road in Section 31, Township 48 South, Range 26 East.

COMPREHENSIVE PLANNING COMMENTS: The subject property is approximately ± 32 acres and is identified as Urban Designation, Mixed Use District, Urban Residential Subdistrict in the Future Land Use Plan (FLUE) Element of the Growth Management Plan. The existing MPUD has multiple future land use designations and is eligible for 3+ DU/A.

The petitioner has requested that the ± 32 acres of the subject site be rezoned from A, Rural Agricultural Zoning District to the Pelican Marsh Mixed Used Planned Unit Development (MPUD). This proposed MPUD zoning would allow up to a maximum of 75 residential dwelling units but without increasing the 4,800 total dwelling units approved for Pelican Marsh MPUD. As a result of this amendment, density would decrease from the approved 2.25 DU/A [4,800 DUs / 2,133.6 acres (2,213.6 acres less 80 acres of commercial)] to the proposed 2.22 DU/A [4,800 DUs / 2,165.6 acres]. No changes are proposed to commercial uses or acreage, golf course, school site, etc. Therefore, the proposed density is consistent with Future Land Use Element (FLUE).

Consistency with FLUE Policies 5.4 and 7.1 – 7.4 is addressed by staff in the companion PUDZ-A consistency review.

CONCLUSION

Based upon the above analysis, Comprehensive Planning staff finds the proposed amendment consistent with the FLUE.

PETITION ON CITYVIEW

cc: Michael Bosi, AICP, Director, Zoning Division
David Weeks, AICP, Growth Management Manager, Zoning Division, Comprehensive Planning Section
Raymond V. Bellows, Manager, Zoning Division, Zoning Services Section
CD/FLUE file

COLLIER COUNTY
Growth Management Department

June 30, 2015

Mr. D. Wayne Arnold,
Q Grady Minor and Associates, P.A.
3800 Via Del Ray
Bonita Springs, FL 34134

EMAIL - warnold@gradyminor.com; sumpenhour@gradyminor.com

RE: Development Order Amendment, PL20140002309 Pelican Marsh (DOA)
Review Letter # 1

Dear Mr. Arnold,

The first review is now complete. Please respond to the review comments below. If you have questions, please contact the appropriate staff member who conducted the review. The project will retain a "HOLD" status until all review comments are satisfied.

The following comments shall be addressed as noted:

Review: Environmental Review

Reviewed By: Richard Anderson

Email: RichardAnderson@colliergov.net Phone #: (239) 252-2483

Correction Comment 1:

Provide calculations on site plan showing the appropriate acreage of native vegetation to be retained, the maximum amount and ratios permitted to be created on-site or mitigated off-site. Exclude vegetation located within existing utility, drainage, and access easements from the preserve calculations (LDC3.05.07 B. - D.). Proposed DRI DO Amendment text (paragraph 4.) shows 358.4 acres of conservation area while the Master Plan show 358.3 acres. Please correct.

Review: Transportation Planning Review

Reviewed By: Michael Sawyer

Email: michaelsawyer@colliergov.net Phone #: (239) 252-2926

Correction Comment 1:

Miscellaneous Corrections

Rev.1: Please revise master plan to clearly show both existing and proposed access points east of Livingston Road making sure locations meet 660' separation standards (including access for Hamilton Greens to the north). Please also revise master plan to show residential development located consistently with existing/constructed location(s) and make sure the master plan is readable at 8.5x11 format.

Review: Zoning Review**Reviewed By: Nancy Gundlach****Email: nancygundlach@colliergov.net Phone #: (239) 252-2484**Correction Comment 1:

Miscellaneous Corrections

Please revise all of the references from "Pelican Marsh MPUD" to "Pelican Marsh PUD."

Review: County Attorney Review**Reviewed By: Heidi Ashton Cicko****Email: heidiashton@colliergov.net Phone #: (239) 252-8400**Correction Comment 1:

Miscellaneous Corrections

Is the Pelican Marsh CDD being expanded to include the 32 acres?

Correction Comment 2:

Miscellaneous Corrections

Please send amendment text in WORD format.

Correction Comment 3:

Miscellaneous Corrections

Please reference the attached "Request for Legal Services" document.

The following comments are informational and/or may include stipulations:**Stipulation:**

- Stormwater Planning Review's stipulation for approval: Water Management System for the additional 32 acres will connect to and discharge into the existing Pelican Marsh Water Management System.

GENERAL COMMENTS: Nancy Gundlach @ (239) 252-2484

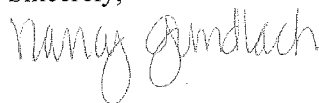
1. Additional comments or stipulations may be forthcoming once a sufficient application has been submitted for review.
2. Please be advised that pursuant to the LDC, an application can be considered closed if there has been no activity on the application for a period of six (6) months. That six months period will be calculated from the date of this letter.
3. Please ensure that all members of your review team that may testify before the CCPC and the BCC are registered as lobbyists with the county pursuant to the regulations regarding that issue.
4. When addressing review comments, please provide a cover letter outlining your response to

- each comment. Include a response to all comments.
5. Please put revised dates on all exhibits and in the title block of the Site Plan.
 6. Please provide electronic copies of the documents and exhibits (Word or jpg, as appropriate).
 7. A partial resubmittal cannot be accepted; please do not resubmit until you can respond to ALL review comments.
 8. Public hearings cannot be held until a Neighborhood Information Meeting (NIM) has been held. Please contact me to arrange that meeting. As you prepare for that meeting, please be aware of the following items:
 - a) Please provide the required affidavit and its attachments prior to the meeting (in compliance with the LDC); and
 - b) Please post signs to direct attendees to the exact meeting location; and
 - c) Please ensure that there is sound amplification equipment available and working for this meeting. If there is no permanent equipment, please bring a tested/working portable microphone; and
 - d) Due to county staff reductions, you, as the agent, will be required to **provide a written synopsis of the meeting that includes a list of all questions and answers** as well as providing the audio/video tape; and

Please prepare documents for hand out to all NIM attendees and the public hearing file, that show the differences in the uses that would be allowed in the existing and proposed zoning districts. This request is based upon recent CCPC direction.

Please direct all resubmittals through the Department of Operations & Regulatory Management—Business Center, providing the appropriate number of copies after making an appointment for your resubmittal. If you have any questions, please contact me at (239) 252-2484 or by e-mail at nancygundlach@colliergov.net.

Sincerely,



Nancy Gundlach, AICP
Principal Planner

C: Barry Ernst, WCI Communities, LLC
Heidi Ashton Cicko
Michael Sawyer
Richard Anderson



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Regulation Division

July 2, 2015

Michael J. Delate, P.E.
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

**Subject: Pelican Marsh East
Environmental Resource Permit Application No. 150604-14
Collier County**

Dear Mr. Delate:

District staff has reviewed the above-referenced application. As discussed with Marco Espinar on June 12, 2015, the District is requesting the following information, in accordance with Section 5.5.3.1 of the Environmental Resource Permit Applicant's Handbook Volume I (Vol. I), adopted by reference in Section 62.330.010(4)(a), Florida Administrative Code (F.A.C.), to complete the application and provide reasonable assurances for permit issuance:

1. The proposed project is immediately surrounded primarily by District conservation easements, and the current site plan results in impacts to 100% of the on-site wetlands, as well as impacts to an adjacent offsite conservation easement for the proposed access road. Please provide a reduction and elimination analysis pursuant to Section 10.2.1, Vol. I. It appears that design modifications can be made to reduce direct wetland impacts onsite, to reduce offsite secondary impacts, and to maintain some level of connectivity between the adjacent preserve areas.
2. With regard to the legal memorandum submitted to support the need to access the site through the adjacent conservation area, please provide the following information (Section 10.2.1, Vol. I and 62-330.301 F.A.C):
 - a. Please provide a copy of all of the exhibits referenced in the memorandum.
 - b. Please provide more information regarding any prior common ownership of the subject site and the adjacent permitted developments referenced in the memorandum.
 - c. Please clarify which access points to the site were discussed with the neighboring communities.

DISTRICT HEADQUARTERS: 3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • (800) 432-2045

Mailing Address: PO BOX 24680 West Palm Beach FL, 33416-4680

LOWER WEST COAST SERVICE CENTER: 2301 McGregor Boulevard, Fort Myers, FL 33901 • (239) 338-2929 • (800) 248-1201

OKEECHOBEE SERVICE CENTER: 3800 N.W. 16th Blvd, Suite A, Okeechobee, FL 34972 • (863) 462-5260 • (800) 250-4200

ORLANDO SERVICE CENTER: 1707 Orlando Central Parkway, Suite 200, Orlando FL 32809 • (407) 858-6100 • (800) 250-4250



Michael J. Delate, P.E.
 Pelican Marsh East, Application No. 150604-14
 July 2, 2015
 Page 2

- d. Page 4 of the memorandum states that "The requisite factors for an implied grant of way have been met in this case by WCI." Please clarify what steps have been taken legally to establish the Implied Grant of Way.

Once this information has been provided, District staff recommends scheduling a meeting to discuss all possible alternatives for access to the site.

3. Please schedule a site inspection with District staff to review existing field conditions, methods used to establish the control elevation, wetland limits, direct and secondary wetland impacts, and to discuss the functional assessment. Depending on the results of the site inspection, additional information may be necessary in accordance with Section 10.0 of Vol. I. Please contact Matt Brosious, the environmental reviewer, at (239) 338-2929 ext. 7713 or email at jbrosiou@sfwmd.gov to arrange a field inspection and to discuss the project.
 - a. The District acknowledges the submitted functional assessment. However, the functional assessment will not be finalized until after the site visit and once all remaining requests for additional information comments have been addressed.
4. An application to modify the Touchstone Parcel Addition to Tiburon, Permit No. 11-01568-P-02, for the partial release of the access road from the conservation easement has not been received to date. Please submit an Individual permit modification to this permit; these applications will be reviewed concurrently, and neither will be deemed complete until both are complete.
 - a. In order to ensure the applicant has sufficient legal interest to conduct the work associated with the subject application, the easement (as required by previous action) must also be released by the SFWMD Governing Board. The partial release will be placed on the next available Governing Board Agenda following the approval of the project. In accordance with Section 10.0 of Vol. I, once the Governing Board takes action, we will notify you of the outcome.
 - b. To process the partial release of conservation easement, please submit two (2) original partial release of conservation easement forms (available from District staff upon request), along with the associated sketch and legal description of the release areas.
5. Pursuant to Section 10.2.7 of the Applicants Handbook, Vol. I, an applicant must provide reasonable assurances that a proposed project will not cause adverse secondary impacts to water resources (i.e wetlands and wildlife). Please revise the site plan, environmental plans, and cross-sections per the following comments:
 - a. Cross-sections H and L in the engineering plans depict a 9' structural buffer to the adjacent wetland areas. In order to reduce the effect of secondary impacts to

Michael J. Delate, P.E.
 Pelican Marsh East, Application No. 150604-14
 July 2, 2015
 Page 3

wetland functions as a result of construction activities, a minimum 15' and average 25' upland buffer is required. If the minimum buffer is not provided, secondary impacts will be assessed to adjacent wetlands where the proposed construction activities are adjacent to wetlands. Please quantify and provide mitigation for the secondary impacts that will result from the proposed project design. Also, please depict native plantings on the back slope of the berm and conservation area signs on cross-sections H and L. Please include a native planting table on the plans.

6. The environmental supplement stated that no secondary impacts are anticipated with the construction of the access road through existing wetlands under conservation easement. Please quantify and provide a functional assessment for the secondary impacts associated with the road. Secondary impacts will be assessed on both sides of the road. The extent of secondary impacts will be discussed during the site visit with District staff.
 - a. Please provide at least one cross-section for the access road in the engineering plans.
 - b. The access road, as proposed, isolates the wetlands south of the road, consequently secondarily impacting them. Please quantify and provide a functional assessment for the secondary impacts on the wetlands south of the road.
7. Based on the submitted information, the proposed project does not appear to meet the conditions for issuance in Section 10.2.1.2 of Volume I and Sections 62-330.301-302 F.A.C. The proposed site plan results in 100% impacts to onsite wetlands and will secondarily impact and reduce the ecological value of adjacent preserve areas. Once all of the wetland impacts have been identified and quantified, a formal mitigation plan will need to be submitted that adequately offsets the proposed impacts. A letter of reservation will be required for any offsite mitigation bank credits that are proposed. A cumulative impact assessment will be required for any mitigation proposed outside of the West Collier Basin. Financial assurances, a conservation easement, and a mitigation, monitoring and maintenance plan, etc., will be required for any proposed offsite mitigation areas.
8. Please demonstrate that the proposed project will not result in adverse impacts to wetland-dependent and listed species. Based on the comments in the July 1, 2015 letter from Florida Fish and Wildlife Conservation Commission, please provide a Big Cypress fox squirrel and black bear management plan. Further coordination with the Florida Fish and Wildlife Conservation Commission and/or the U.S. Fish and Wildlife Service will be required to ensure that all wildlife issues are adequately addressed. Please provide any comments received from the above mentioned wildlife agencies (Section 10.2.2, Vol. I).
9. Please demonstrate that the project will not adversely affect the hydrology of offsite wetlands. More specifically, the wetland preserves to the southeast of the project, between Wilshire Lakes and the project. It appears in the engineering plans that all stormwater will

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 Pelican Marsh East, Application No. 150604-14
 July 2, 2015
 Page 4

be directed to the west through the stormwater management system (Section 10.2.7, Vol. I).

10. Please revise the "Clearing & Erosion Control Plan" to show double row silt fence along the perimeter of the site in the areas that are adjacent to off-site wetland / preserve areas. Also, please be sure to include a typical double row silt fence detail (Section 4.1.2, Vol. II)
11. Please revise the rear yard drains and culverts shown on Parcels 20 – 24 on plan sheet 6 of 11 to eliminate the short circuiting of the stormwater management system. (Part V, Vol. II)
12. Please clarify how the stormwater runoff will be directed to the proposed dry retention areas. Also, please indicate the areas of the proposed project that will direct the runoff to the dry retention areas. (Section 5.3, Vol. II)
13. Please provide site specific data in the model to demonstrate that the dry retention portions of the system have the capability to percolate the required retention volume in a three day period. (Section 5.7.5, Vol. II)
14. Please provide consistent vertical datum information on the plans. Specifically, plan sheet 4 of 11 indicates that the vertical datum is NGVD, 1929 while the Surface Water Management Summary on plan sheet 6 of 11 and the Stormwater Management Report uses NAVD, 1988. (Part III, Vol. II)
15. Please revise the Land Use Summary shown on plan sheet 6 of 11 such that it provides the total roof area and total dry retention area. (Section 4.2.2, Vol. II)
16. Please clarify if the stormwater management system for the entry road will provide dry detention or retention. If a detention system will be utilized, please indicate if the treated stormwater will discharge through structure CS-1. (Parts III and IV, Vol. II)
17. When calculating the nutrient removal for the stormwater runoff, please calculate the removal rates for the dry retention areas separate from the wet detention areas since they appear to operate as separate systems. (Sections 5.3 and 5.4, Vol. II)
18. Pursuant to Section 2.3 of Vol. II, please provide a letter of water and wastewater availability from the pertinent supplier. If groundwater wells and septic tanks will be used, please apply for a Consumptive Use Water Use Permit and show the approximate location of the septic tanks with respect to all of the stormwater management lakes and retention areas. Water use applications are required to be submitted and processed simultaneously with ERP application.
19. Please demonstrate the project design will not have adverse impact to the flood plain onsite and offsite (ie adjacent properties). The requested information should demonstrate

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that stages during the 25-year, 3-day and 100-year, 3-day storm events at both the project site and project boundaries (upstream and downstream lands) will not stage higher than existing conditions. (Section 3.6, Vol. II)

20. Regarding the Typical Entry Road Section shown on Sheet 10 of 11, please provide the following information:

- The minimum elevation for the top of bank on the north side of the road. (Section 3.5, Vol. II)
- A detail of the end treatment for the proposed cross drain culverts. Based on the inverts shown on the plans and the existing topography, it appears that the end of the culverts will be sumped. (Section 3.5, Vol. II)

21. What is the proposed source for landscape irrigation water? Will temporary dewatering be required as part of the construction activities? Please contact Brad Cook, P.G. at (239) 338-2929 Ext. 7746 to determine if a Water Use Permit(s) will be required for irrigation and/or dewatering. Because of the inseparable nature of water use and surface water management, and in accordance with Subsection 2.3(b), Environmental Resource Permit Applicant's Handbook Volume II, District staff will review these applications concurrently and final agency action will be taken only when both applications have been deemed complete.

Advisory Comment: The following comment is advisory in nature and does not require a response to the District.

A "Generic Permit for Stormwater Discharge from Large and Small Construction Activities" (CGP) is required for a construction activity which ultimately disturbs an acre or more and contributes stormwater discharges to surface waters of the State or into a municipal separate storm sewer system.

The permit required under FDEP's NPDES stormwater permitting program is separate from the Environmental Resource Permit required by the District. Receiving a permit from the District does not exempt you from meeting the NPDES program requirements.

If you have any questions on the NPDES Stormwater program, call 866-336-6312 or email FDEP at NPDES-stormwater@dep.state.fl.us. For additional information on the NPDES Stormwater Program including all regulations and forms cited in the brochure visit: www.dep.state.fl.us/water/stormwater/npdes/.

Please submit responses to this letter electronically on the District's ePermitting website (www.sfwmd.gov/epermitting) using the Additional Submittals link to expedite administrative processing of the application and to save paper. Please note that an electronic response may be submitted even if the original application was submitted via hard copy. Information

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July 2, 2015
Page 6

regarding the District's comprehensive ePermitting program is enclosed. Alternatively, please provide one (1) original copy of the requested information, clearly labeled with the application number, to the Lower West Coast Regional Service Center.

In accordance with section 5.5.3.5 of Vol. I and paragraph 40E-1.603(1)(d) F.A.C., if the requested information is not received within 90 days of the date of this letter, this application may be processed for denial, if not withdrawn by the applicant. If additional time is needed, please contact one of the District staff members below with a request for an extension before the 90 day period ends.

The District recommends contacting the assigned staff members to resolve the above questions and concerns prior to submitting a response. Kenneth Kellum, P.E., Senior Engineer at (239) 338-2929 Ext. 7793, or via email at kkellum@sfwmd.gov; and Matt Brosious, at (239) 338-2929 Ext. 7713, or via email at jbrosiou@sfwmd.gov are available to assist with questions.

Sincerely,



Laura P. Layman
Section Leader
South Florida Water Management District

LL/kwk

Enclosure

cc: Paul Erhardt, WCI Communities, LLC
Marco Espinar
John Fumero

Agenda Item

10d

10d

CEDS Annual Update Report

10d



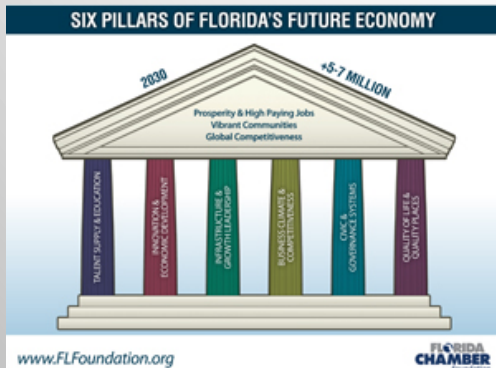
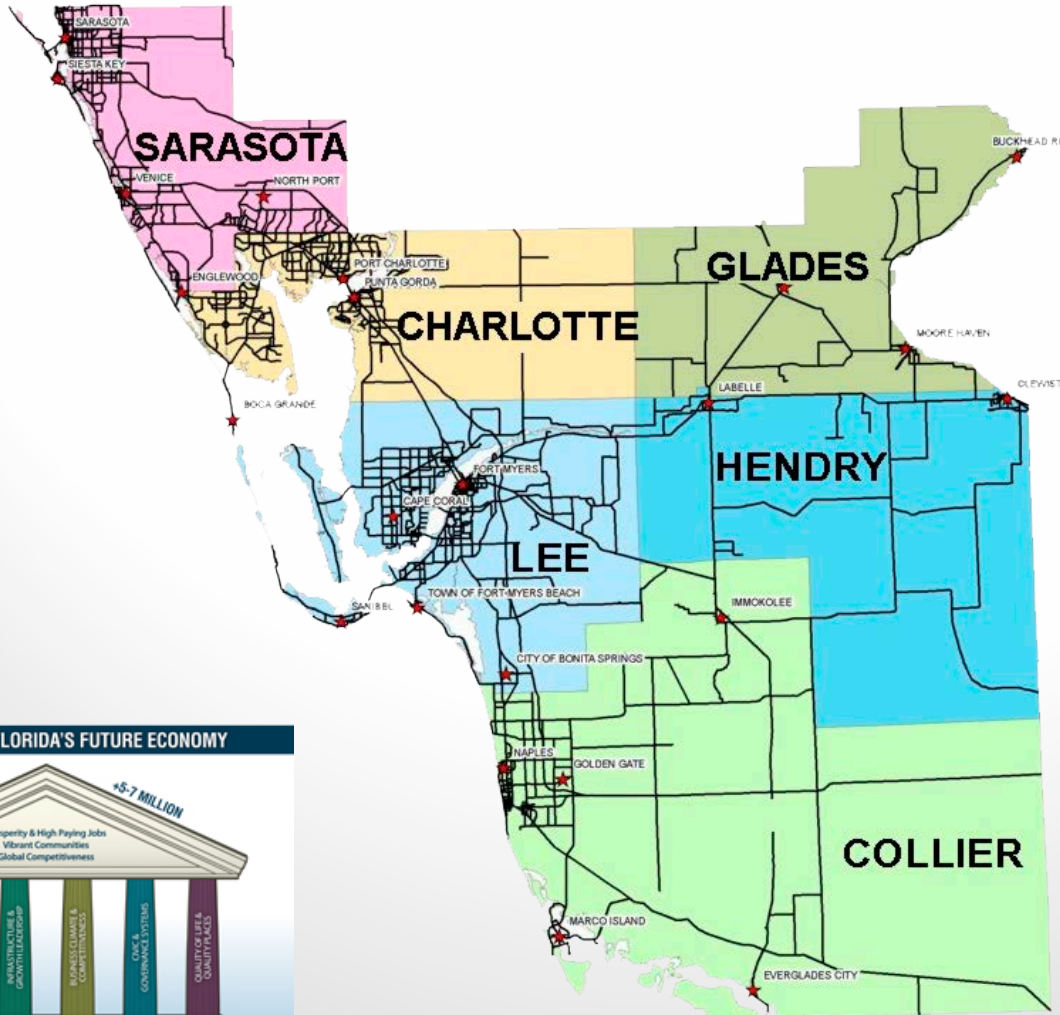
2015 ANNUAL REPORT UPDATE

Comprehensive Economic Development Strategy

September 17, 2015



Build Upon Existing Efforts



Process



Program Areas

Regional
Education &
Training Focus

Regional
Entrepreneurial
Support

Industry Cluster
Development

Regional
Infrastructure

Global
Competitiveness

Regional
Guidance &
Collaboration

Regional
Innovation

Projects

17

Vital

26

Important

12

Future

Collaboration

Growing **Together** To Expand
Opportunity to All



WORKING COMMITTEE

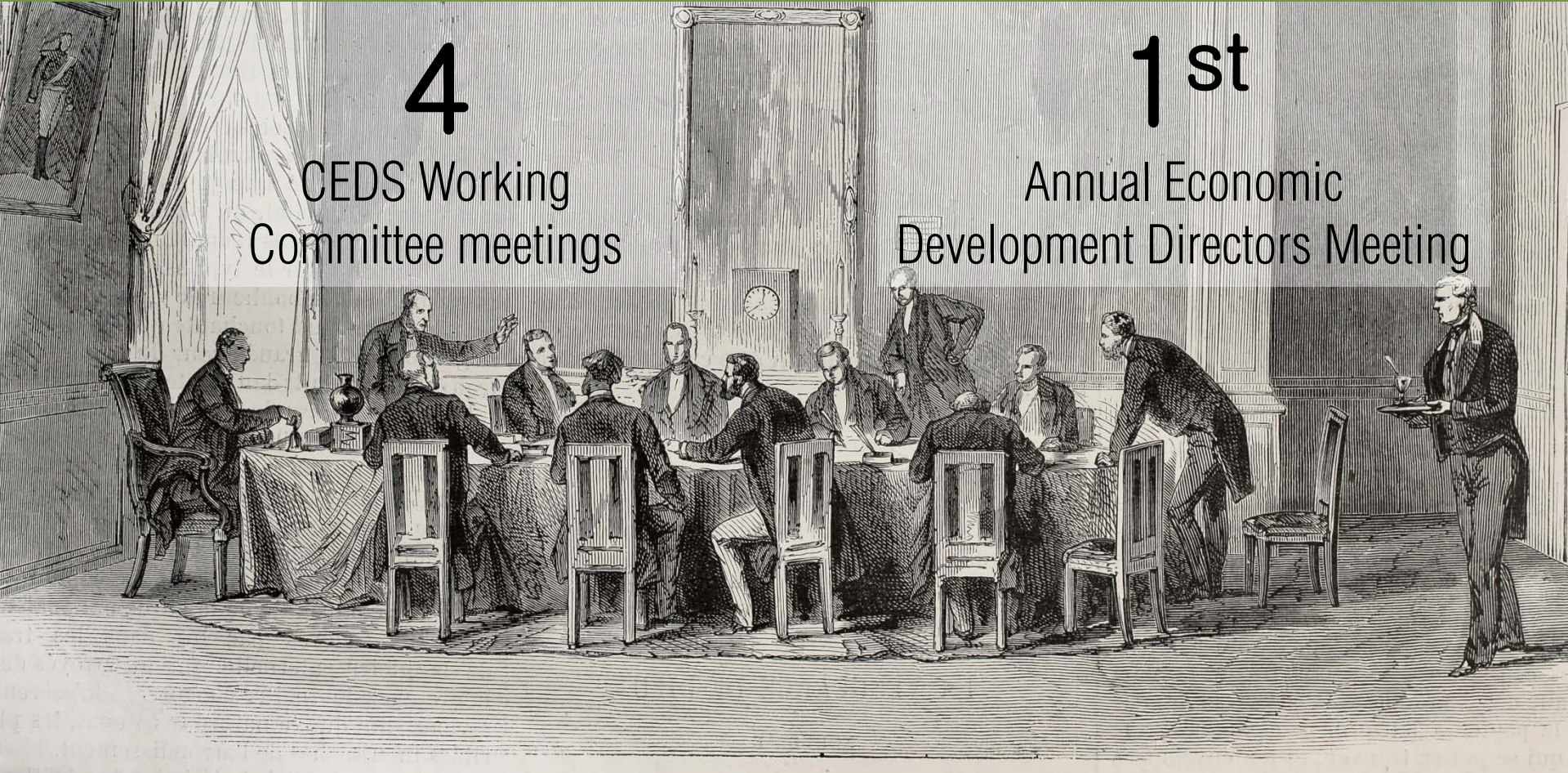
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4

CEDS Working
Committee meetings

1st

Annual Economic
Development Directors Meeting



Private
Individuals

Public
Officials

Community
Leaders

Workforce
Development Boards

Higher
Education

Minority
& Labor Groups

Annual Update Report



ADDED

Economic Resiliency
Chapter with NADO
Technical Assistance

Project Summary -Vital

207 of 260

17
Vital

Pre-Machining Training

Ad-Hoc Committee: Legal & Regulatory Reform

Regional Economic Development Agency

CNC Training

4

Completed

10

In Progress

Murdock Village

Regional Transportation Plan

2

Pre-Planning

1

On Hold

Expansion of the Immokalee/Naples Business
Development Center: Incubators/Accelerators
Americas Gateway Logistics Center
Training Center for Logistics Center
AirGlades Airport
Research and Enterprise Diamond
SW FL International Airport Improvements
Repositioning Talent in SW FL
Fort Myers Riverfront Redevelopment Project
Regional Place Making Plan
Warm Mineral Springs

Project Summary - Important

11

Important

Regional Broadband Plan

1

Completed

8

In Progress

Regional Industry Cluster Study

Water Expansion Pilot Program –
City of North Port

2

Pre-Planning

0

On Hold

GrowFL - Economic Gardening

Identify solutions to “food deserts”

VA Clinic & Development of Veteran’s Investment Zone

Widening of Sumter Boulevard as a Hurricane

Evacuation Route – City of North Port

Road Bond Project – City of North Port

Punta Gorda Interstate Airport Park

Downtown & Central Fort Myers Redevelopment

Future Makers

Project Summary - Future

3

Future

0

Completed

0

In Progress

3

Pre-Planning

0

On Hold

Prevent Childhood Obesity by Building Healthy Habits

Farmland preservation and sustainable agricultural practices

Agriculture Impact and Strategy Study

Regional Highlights 2015



FiberStar



Nathan Benderson Park



Glades County
Regional Training
Center



PUNTA GORDA AIRPORT



Catalyst Soft Landing Accelerator



2015 Awards

June 2015



CEDS ANNUAL REPORT

212 of 260



Annual Update Report
Approved By CEDS Working
Committee on August 28th.



Review and Authorize

submittal to the Economic Development Administration

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS) ANNUAL UPDATE REPORT

As an Economic Development District designated in 1992 by the U.S. Department of Commerce, from the Economic Development Administration (EDA), the Southwest Florida Regional Planning Council is required to submit a Comprehensive Economic Development Strategy (CEDS) for the District. The CEDS serves as a guide or blueprint for economic development activities to be undertaken in a particular area. EDA requires a CEDS from any area that is requesting EDA funding for a project. As a result, the submission of the District CEDS by SWFRPC removes the burden of creating a CEDS by each city or county that elects to apply for EDA funding.

The CEDS includes background information on the District, as well as an action plan describing the focus of future economic development activities. The background information for the CEDS includes an analysis of the region. The CEDS blueprint was developed by the Regional Planning Council's CEDS Working Committee and Regional Oversight Committee. The attached document is the CEDS 2014 Annual Report which encompasses the CEDS Resiliency Chapter was approved by the CEDS Working Committee on August 28, 2015.

RECOMMENDED ACTION: Review the attached document and authorize staff to submit the report to the Economic Development Administration.

CEDS 2015 Annual Report

Southwest Florida Comprehensive Economic Development Strategy

2012-2017



Southwest Florida Regional Planning Council



Southwest Florida Comprehensive Economic Development Strategy

2012-2017

September 2015 – Annual Report

Grant Period: January 1, 2014 through December 31, 2016

This document was prepared under a financial assistance award (04-83-06902) from the U.S. Economic Development Administration

United States Department of Commerce
Economic Development Administration
Atlanta Regional Office Suite 1820
401 W. Peachtree, St, NW Atlanta, GA 30308-3510

Southwest Florida Regional Planning Council
1926 Victoria Avenue
Fort Myers, Florida 33901
239.338.2550

Award Winning Economic Development Related Projects

June 2015, the National Association of *Regional Councils (NARC)* awarded its *Major Metro Achievement Award* to the *Tampa Bay Regional Planning Council (TBRPC)*, Central Florida Regional Planning Council (CFRPC) and Southwest Florida Regional Planning Council (SWFRPC) for their **Florida Local/Regional Broadband Planning Project**.

The award recognizes their collaborative efforts to expand broadband access in communities throughout their regions. Working together, the Councils received a broadband planning grant from the State of Florida Department of Management Services, with funding provided by the U.S. Department of Commerce National Telecommunications and Information Administration.

Then, over a two-year period, the councils produced comprehensive broadband plans: Broadband Polk, and Broadband Charlotte, Collier, Lee, a three-county regional plan. Developing these broadband plans allowed the planning team to test the broadband planning toolkit and training manual that were developed for the project. The toolkit includes a GIS-based broadband demand model and other planning tools that allow for replication of the program in other regions. For more information about the Florida Local/Regional Broadband Planning Project visit www.tbrpc.org/broadband.

Highlights within our Region

Southwest Florida International Airport

Southwest Florida International Airport served more than 7.9 million passengers in 2014 and is one of the top 50 U.S. airports for passenger traffic. Today, 19 airline partners serve RSW with nonstop service throughout North America and international service to Canada and Germany. With flights to major gateways like Atlanta, Chicago, New York and more, travelers have access to convenient connections worldwide.

Punta Gorda Airport

The Punta Gorda Airport is undergoing a major \$8 million expansion to accommodate growth. This is the 18th month in a row that Punta Gorda Airport has seen an increase in passenger traffic, year-over-year, thanks largely to Allegiant Air.

The Punta Gorda Airport is conveniently located close to I-75 and US 41 on the Southwest coast of Florida halfway between Sarasota to the north, and Ft. Myers to the south. Because of the airport's location and size, the airport has attracted several low cost carriers. The low cost of flying, ease of getting to the airport, fast check-in times and convenient parking with low rates has made the Punta Gorda Airport a great alternative to the busy airports to the north and south. The Airlines offer both non-stop and direct flights.

The airport reported passenger traffic counts for the month of June that exceeded last year's counts by a whopping 50 percent. According to the Charlotte County Airport Authority, 78,276

passengers passed through the airport in June, compared with 52,167 passengers in June 2014. This is the 18th month in a row that the airport has seen an increase in passenger traffic, year-over-year. A total of 709,655 passengers have used the Punta Gorda Airport in the last 12 months.

I-75 Road Expansion Project

Interstate 75 (I-75) is one of the nation's most significant interstate corridors, connecting south Florida through the United States to Canada. In southwest Florida, iROX made history as the first design/build/finance project in the state and six-laned I-75 from the Golden Gate interchange to the Colonial Boulevard interchange.

For more information visit: <http://www.i75onthego.com/>

Charlotte County

Cheney Brothers Inc. (CBI)

Cheney Brothers Inc. (CBI), food Distribution Company serving both the southeast and international markets, broke ground on their 350,000 square foot food distribution center in Charlotte County on March 5, 2014. The \$22 million construction project is underway and expected to be completed by the end of the year. The new facility is located in the Punta Gorda Interstate Airport Park, which is strategically located along I-75 and within the Charlotte County Enterprise Zone. The company, one of Florida's top 30 privately held companies, is currently hiring and is projected to hire 380 employees once it is fully operational.

Collier County

Collier County Business Accelerator

Collier County's collaborative economic development efforts with private and public sector organizations have resulted in several significant advances for the Collier economy in 2015; among those of note is the highly successful launch of the Collier Soft Landing Accelerator Network in Naples. The Accelerator now counts 14 new innovation companies (of which seven are of international basis) who are benefiting from in house business counseling, technical assistance including business plans and marketing, networking and preparation for private capital. Additionally, Collier County's collaboration with the Partnership with Collier's Future Economy was instrumental in several business retention efforts including the Naples expansion of an emerging multinational information technology firm Kore Wireless with incentives and regulatory assistance to help the firm grow in the community.

Glades County

Glades County Regional Training Center

August 14, 2015 – Construction is substantially complete of the Glades County regional training facility located in the Glades County Business and Commerce Park, which now has 15 acres of shovel ready sites available for new businesses seeking to expand or relocate. Work has begun

on the left and right turn lanes and signalization on US 27 to serve both the county park and the entrance of Americas Gateway Logistics Center. A travel center is expected to be the first tenant in 2016. An additional 120 acres at AGLC will become shovel ready once infrastructure is extended from the county property to International Drive to serve the travel center.

A grand opening of the new Glades County Emergency Operations Center, which houses fire, EMS and emergency management offices and the new Moore Haven Junior Senior High School were held May 30.

Hendry County

Altair Training Solutions

ALTAIR Training Solutions, Inc. is Service-Disabled Veteran Owned and Operated Business that opened in 2012. As a retired Sergeant Major with a special operations background, CEO Brian Jones founded ALTAIR to provide training solutions for military and government specialized teams. The CEO, leaders, and trainers at ALTAIR understand the importance of staying abreast of technology and creating innovative training packages. Brian Jones, owner of ALTAIR stated, "This project will create over 150 jobs in the next 3-5 years and will have an extremely positive economic impact on Hendry County and Florida as a whole".

Fiberstar to expand Production Facility

Clewiston, FL – Fiberstar Inc. has announced plans to expand its production facilities located adjacent to Southern Gardens Citrus in Clewiston. The facility began operations in Hendry County in 2004 and currently supports 20 employees. The facility expansion will create an additional 12 jobs over the next three years.

Fiberstar is a biotechnology manufacturer that creates healthy food ingredients using citrus processing byproducts. Its Citri-Fi product is an all-natural ingredient utilized in baked goods, meats and other commercial food products. The product provides health benefits through the reduction in the use of oils, eggs and artificial ingredients resulting in increased fiber and calorie reduction.

Lee County

May 28, 2015 - CAPE CORAL – Governor Rick Scott highlighted job creation at Marine Concepts which has expanded in Southwest Florida and opened a second location in 2012. Since the expansion, the company has created 139 jobs and invested more than \$1.4 million in the Southwest Florida community.

Marine Concepts, a fiberglass parts manufacturer, employs designers, engineers, project managers, master carpenters and trade craftsman within the composite tooling industry. With 30 years of experience in plug and mold building, Marine Concepts assists boat manufacturers

with all aspects of building boats including new designs, product changes and plug & mold construction.

<http://www.floridajobs.org/news-center/news-feed/2015/05/28/gov.-scott-highlights-job-creation-at-marine-concepts-in-cape-coral>

Sarasota County

Nathan Benderson Park

Ground was broken in August 2015 on the \$5 million Finish Tower, funded by private donations to the Nathan Benderson Community Park Foundation. Future improvements will include a multi-use boathouse for the 2017 World Rowing Championships. More importantly, the boathouse could provide economic sustainability for the park through events and rental fees. The foundation is requesting up to \$11 million in state support to match \$11 million it is raising privately.

Fast Facts

- Nathan Benderson Park (NBP) hosted about **40 major events** in Fiscal Year 2015 and nearly 100 since the park opened.
- More than **18,000 participants** and **35,000 spectators** came to the park in FY15.
- Projected economic impact for FY15: \$11.5 million.
- Actual economic impact for FY15: **\$26.8 million** (+134 percent)
- NBP baseline economic impact forecast for 2014-2020: **\$236 million**
- Upcoming major events:
 - US Rowing Olympic Trials – April 2016
 - Pentathlon World Cup Final – May 2016
 - World Rowing Championships - September 2017
 - NCAA Women's Rowing Division I, II and III National Championships - May 2018

NBP and other rowing facilities in Sarasota-Manatee hosted more than 27 visiting teams for their winter and spring training in FY15.

Report Summary

The CEDS Annual Update Report shall discuss the following statements required by the Economic Development Administration (EDA). This report reflects 2015.

1. Any changes in technical components of the CEDS as required by the EDA's CEDS Summary of Requirements

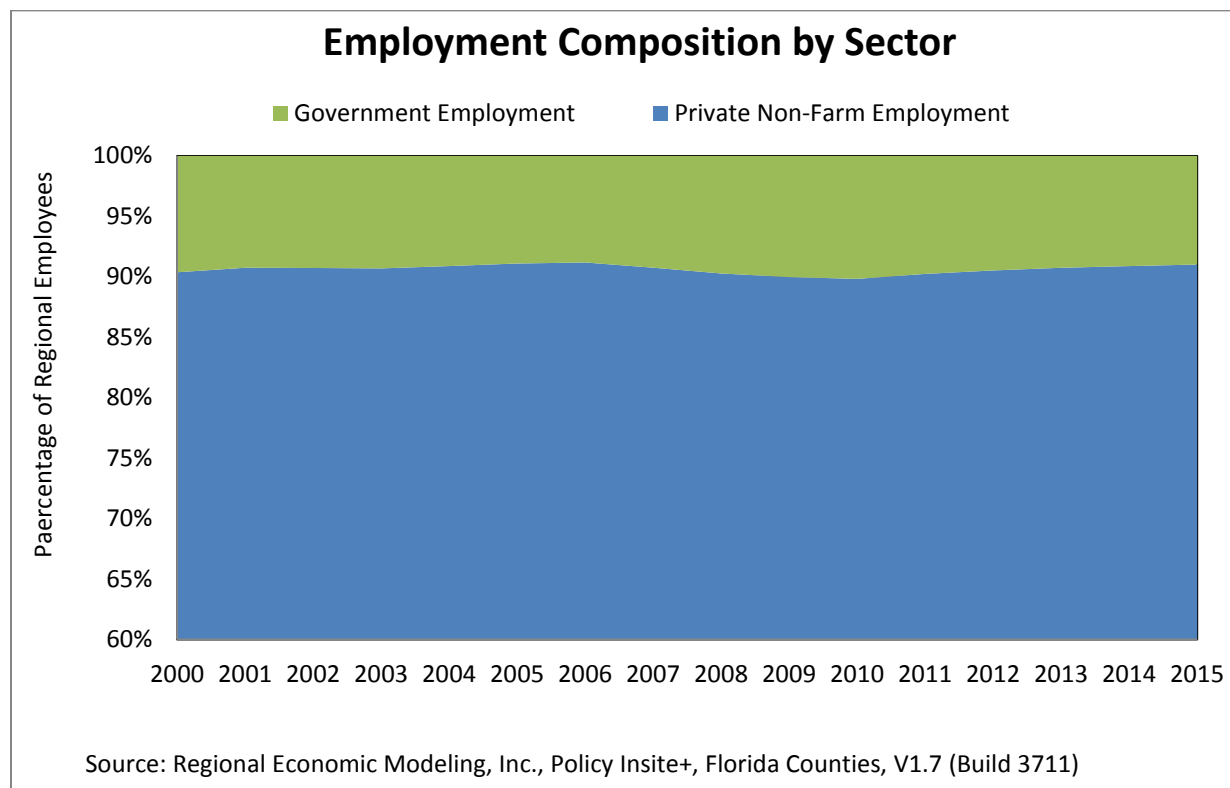
Response: There have been no changes to the technical component of the CEDS during 2015.

2. Performance of the CEDS based upon the performance evaluation criteria established in the CEDS

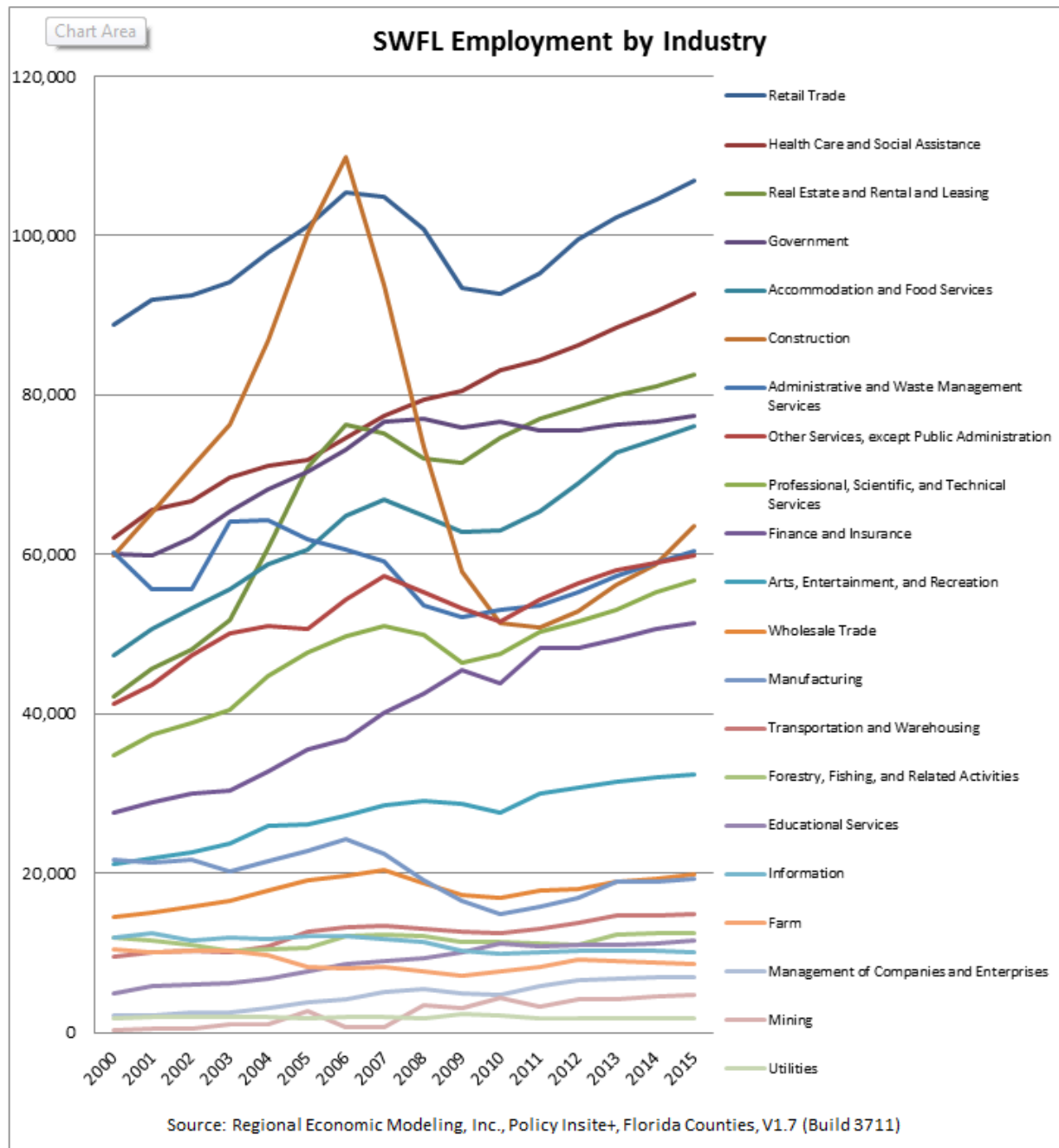
Performance Measures, Page 67 of the CEDS Technical Report Document

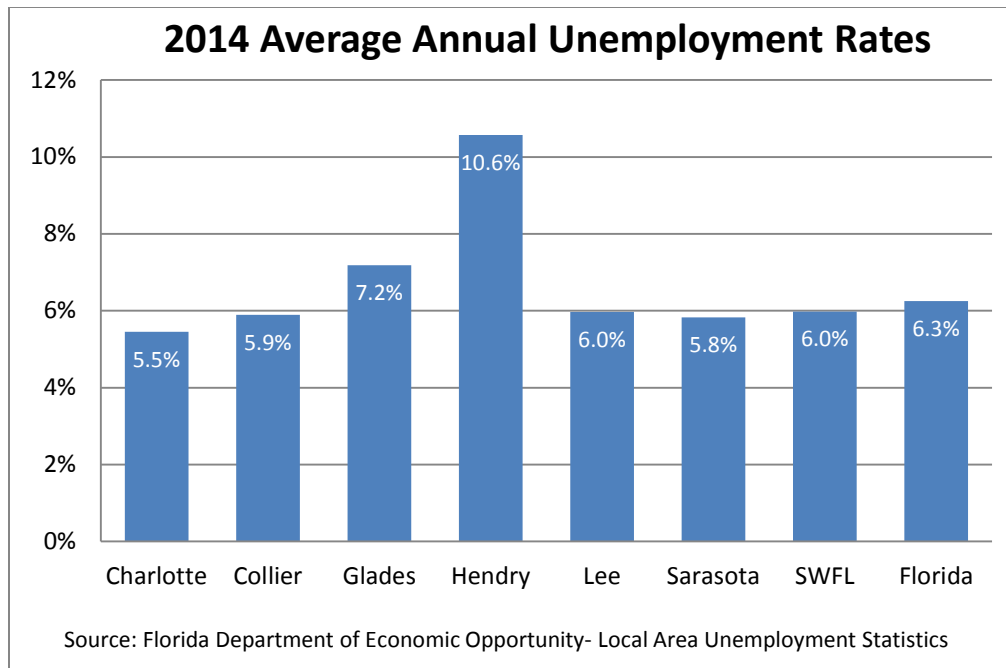
a) Number of Jobs Created After Implementation of the Comprehensive Economic Development Strategy

i. Total Employment in Initial Year



Total Employment in Subsequent Years





b) Number and Types of Public Sector Investments Undertaken in the Region

i. EDA Sponsored Investments

Response: None

ii. Significant State and Local Investments

Response: \$3 million (AirGlades Airport Development - Commercial Jet – Hendry/Vital Project)

\$1 million (Burnt Store Road – Charlotte/Important Project)

\$74 million (SWFLA International Airport Improvements/Vital Project)

\$ 8.5 million (Punta Gorda Airport – Important Project)

Total: \$86.5 million

c) Number of Jobs Retained in the Region

i. Number of Jobs Retained as a Result of Federal Investments

Response: 585 jobs (SWFLA International Airport Improvements/Vital Project)

- ii. Number of Jobs Retained as a Result of Select State and Local Investments

Response: 43 jobs (SWFLA International Airport Improvements/Vital Project)

- d) Amount of Private Sector Investment in the Region After Implementation of the Comprehensive Economic Development Strategy

Response: None

- e) Changes in the Economic Environment of the Region (Changes to Taxes & Fees, New Incentive Programs, etc.)-

Response: No Changes during this time period

Description of community involvement in the CEDS process

Staff continues to work closely with to actively engage participation from the community. The Council staff maintains the SWFRPC website and project portal where relevant information is available. For more information visit: www.swfrpc.org

The program page for Economic Development Planning (EDD) is located here: http://www.swfrpc.org/eco_dev.html



Economic Development

- [Economic Development District](#)
- [Broadband](#)
- [Brownfields Program](#)
- [Biq Water Heritage Trail](#)
- [Economic Modeling](#)

LINKS

- [DEO Five Year Strategic Plan](#)
- [U.S. Department of Agriculture \(USDA\) - Rural Development](#)
- [U.S. Small Business Administration \(SBA\)](#)
- [Enterprise Florida](#)
- [Florida Chamber of Commerce](#)
- [U.S. Environmental Protection Agency](#)
- [Department of Management Services](#)

Economic Development Planning

Economic Development District (EDD)

In 1992, the SWFRPC was designated an Economic Development District (EDD) by the Economic Development Administration of the U.S. Department of Commerce. The SWFRPC staffs the Southwest Florida Regional Comprehensive Economic Development Strategy (CEDS) Committee, which includes representatives from the Region and was established to address the area's economic problems and challenges from a regional perspective. The EDD is comprised of the six counties that make up the SWFRPC (Charlotte, Collier, Glades, Hendry, Lee and Sarasota, and all municipalities therein).

Comprehensive Economic Development Strategy (CEDS)

The CEDS provides a mechanism for coordinating the efforts of economic development organizations, local governments, and private industries for the purpose of creating jobs, fostering a stable and diversified economy, and improving living conditions.

On September 20, 2012, Southwest Florida Regional Planning Council approved its new five-year (2012-2017) Comprehensive Economic Development Strategy (CEDS) plan.



Services & Programs Offered

- Coordination**
SWFRPC plays a role in the coordination of efforts within the Region by providing a one-stop information clearinghouse of information on EDA and other federal economic programs.
- Brownfields**
SWFRPC is working towards the development of a Brownfields Program to facilitate the redevelopment and revitalization of Brownfield areas. [Click for more information.](#)
- Technical Assistance**
SWFRPC provides technical assistance to local governments on their economic development activities, programs, and grant applications.
- Planning**
SWFRPC works with a Comprehensive Economic Development Strategy (CEDS) Committee to guide regional economic development plans, policies, and programs.

Related Documents

- [Florida Energy Resiliency Report](#)
- [Economic Views Publications](#)
- [Facts & Figures](#)
- [Economic Conditions Presentation](#)
- [Southwest Florida Regional Business Incubator Planning Study](#)
- [Economic Development Subcommittee Recommendations - October 2011](#)
- [U.S. Department of Commerce Invests To Help Grow Renewable Energy Jobs - Lee County | Regional Economic Development Strategy \(CEDS\) Funded Project](#)

Agendas

- 01/23/15: [agenda](#) | [minutes](#)
- 05/01/15: [agenda](#) | [minutes](#)
- 07/24/15: [agenda](#) | [minutes](#)
- 10/23/15: [agenda](#) | [minutes](#)

EDA

- [Economic Development Administration \(EDA\) & Funding Opportunities](#)
- [EDA Grant Process Overview](#)
- [EDA Scope of Work](#)
- [Funded Projects](#)
- [EDACEDS Requirements](#)

CEDS

- [2012 CEDS Plan](#)
- [CEDS Committee Structure](#)
- [CEDS Committee](#)
- [Interested Individuals](#)
- [CEDS Vital Project Portal Links:](#)
- [Broadband Project](#)
- [Brownfields Project](#)

SIX PILLARS

- [Six Pillars of Florida's Future Economy](#)
- [Six Pillars Background](#)
- [Six Pillars Indicators](#)
- [Florida ScoreCard](#)

A status update of the projects listed in the CEDS. (Projects are listed by lead organization)

Vital Project	Lead Organization	Status
Charlotte County Incubator	Charlotte County	On Hold
Murdock Village	Charlotte County	Pre-planning
Expansion of the Immokalee/Naples Business Development Center to include Incubators/Accelerators	Collier County	In Progress
Fort Myers Riverfront Redevelopment Project	Fort Myers/CRA/ Lee County	In Progress
Logistics Center (America Gateway Logistics - Phase 1)	Glades County	In Progress
Develop Material Handling Industry of America (MHIA) Training Center for Logistics/manufacturing	Glades/Hendry Counties	In Progress
AirGlades Airport Development	Hendry County	In Progress
Research and Enterprise Diamond	Lee County/FGCU	In Progress
Warm Mineral Springs	Sarasota County/ North Port	In Progress
Southwest Florida International Airport Improvements	Lee County Port Authority	In Progress
Repositioning the talent delivery system in the Southwest Florida Region	SWF Workforce Development Board	In Progress
Prepare a regional plan and identify place-making projects that improve the quality of life	SWFRPC	In progress
Regional Transportation Plan	SWFRPC/MPOs	Pre-planning
Establish partnerships for the creation of a Regional Economic Development Agency to promote centralized data and regional marketing efforts	Regional EDO's/FGCU	Completed 2014
Regional Pre-Machining Training	SWF Workforce Development Board/I- Tech/Immokalee	Completed 2013
CNC Training	SWF Workforce Development Board/I- Tech/Immokalee	Completed 2014
Create an Ad-Hoc Committee to evaluate and recommend legal & regulatory reform to address government efficiency.	SWFRPC	Completed 2013

The SWFRPC worked on the following projects also identified in the CEDS.

Important Projects	Program	Status
GrowFL - Economic Gardening	Regional Entrepreneurial Support	In Progress
Identify solutions to “food deserts”	Industry Cluster Development	In Progress
Regional Industry Cluster Study	Industry Cluster Development	Pre-Planning
VA Clinic & Development of Veteran’s Investment Zone	Regional Innovation	In Progress
Widening of Sumter Boulevard as a hurricane evacuation route – City of North Port	Regional Infrastructure	In Progress
Road Bond Project – City of North Port	Regional Infrastructure	In Progress
Water Expansion Pilot Program – City of North Port	Regional Infrastructure	Pre-Planning
Enterprise Charlotte Airport Park - Punta Gorda Interstate Airport Park	Innovation & Economic Development	In Progress
<u>Downtown & Central Fort Myers Redevelopment (CRA)</u>	<u>Industry Cluster Development</u>	<u>In Progress</u>
<u>Future Makers</u>	<u>Southwest Florida Community Foundation</u>	<u>In Progress</u>
Regional Broadband Plan	Regional Infrastructure	Completed 2013 Collier, Charlotte and Lee

Future Projects	Program	Status
Prevent Childhood Obesity by Building Healthy Habits	Regional Education and Training Focus	Pre-Planning
Farmland preservation and sustainable agricultural practices	Regional Entrepreneurial Support	Pre-Planning
Agriculture Impact and Strategy Study	Industry Cluster Development	Pre- Planning

For more information about the integration of Economic Development Planning and the Southwest Florida Regional Planning Council

Council 2016 Budget

Adopted: August 2015

http://www.swfrpc.org/content/Budget_Finance/15-16_Adopted_Budget.pdf

Council 2015 Workplan & Budget – Building Resiliency

Adopted: August 2014

http://www.swfrpc.org/content/Budget_Finance/2013/2013_FINAL_WorkPlan_Budget.pdf

Council 2014 Workplan – Our Path to Success Through: Calibration and Improvement focused on Economic Development and Quality of Life

Adopted: July 2013

http://www.swfrpc.org/content/Budget_Finance/2014/13-14_WorkPlan073013-FINAL.pdf

To watch the annual report and SWFRPC videos visit:

<https://www.youtube.com/user/SWFRPC>

Resiliency Chapter

CHARLOTTE - COLLIER - GLADES - HENDRY - LEE - SARASOTA

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

PLAN 2012-2017

**SWFRPC***Plan
Protect
Improve*

Southwest Florida Regional Planning Council
Economic Development District Since 1992



STRATEGY REPORT

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Strategy Report

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Amended Date: September 17, 2015

E. Disaster and Economic Recovery and Resiliency

INTRODUCTION

Since its designation as an Economic Development District (EDD) in 1992, the Council has worked to promote economic development in the six-county region that it serves. The District provides the link between federal and state programs, and the local level where development actually occurs.

Each of the six counties within SWFRPC region has completed their own Federal Emergency Management Agency (FEMA) approved Hazard Mitigation Plan. These plans are updated once every five years, and they identify goals and strategies to reduce the impacts of future hazards. When requested, SWFRPC works with its county emergency managers to keep each plan updated and assists its communities with hazard mitigation project applications. SWFRPC will continue to provide education and awareness about the economic impacts of disasters, recovery, best practices, and develop action steps that work towards community economic resiliency.

ABOUT THE SWFRPC

The Southwest Florida Regional Planning Council (SWFRPC or "Council") was created by an interlocal agreement between Charlotte, Collier, Glades, Hendry, Lee and Sarasota Counties in 1973. In accordance with Florida Statutes, the agency is directed by a 36 member Council, composed of 25 county commissioners and municipal elected officials, 7 gubernatorial appointees from all counties within the region, and four ex-officio (non-voting) gubernatorial appointees representing the Florida Department of Transportation, the Florida Department of Environmental Protection, and water management districts.

WHAT IS ECONOMIC RESILIENCE?

Regional economic prosperity is linked to the District's ability to withstand, prevent, or quickly recover from major disruptions to its underlying economic base; or, its economic resilience. The context of economic development, economic resilience becomes inclusive of three primary attributes: the ability to recover quickly from a shock, the ability to withstand a shock, and the ability to avoid the shock altogether. Establishing economic resilience in a local or regional economy requires the ability to anticipate risk, evaluate how that risk can impact key economic assets, and build a responsive capacity. <http://www.eda.gov/ceds/content/economic-resilience.htm>)

Human-made or natural disasters affecting the District may be short-term events such as forest fires and the resulting floods, or long-term situations such as drought and climate change. The

recent national recession is an example of an economic disaster that is affecting the District as shown by declining population, labor force, jobs, and wealth. Primary effects of these events are disruptions to the base regional economy, community and natural environment.

PRE-DISASTER PREPAREDNESS

State and Local Plans

- 1) State of Florida Emergency Operations Plan**
- 2) Local Emergency Operations Plan**
- 3) County Emergency Managers**

SWFRPC works with and encourages its member communities to implement the following disaster assistance strategies:

- Engage in disaster preparedness and mitigation planning;
- Assess the community's risks and vulnerabilities;
- Inventory and organize local community recovery resources;
- Engage in operations continuity planning;
- Ensure resources are available for the elderly and those with special needs;
- Identify shelters;
- Identify recovery partners and the type of assistance and resources they can provide;
- Identify what recovery activities will take place immediately, short-term, intermediate, and long-term;
- Develop and disseminate a community evacuation plan;
- Establish a communication chain; and
- Engage the community. Take advantage of opportunities to communicate the process and protocols to follow in the event of a disaster and what recovery efforts will be undertaken.

POST-DISASTER PLANNING AND IMPLEMENTATION

Typically when a disaster event occurs, local officials, state emergency management personnel, and FEMA personnel will conduct a damage assessment to determine what damages and costs have been incurred due to a disaster event. FEMA personnel will use the collected damage information to make a disaster eligibility recommendation to the President of United States as to whether or not a Presidential Disaster Declaration should be declared. Insurance companies will also send out claims representatives and personnel to assess and determine insured private losses as well.

In the event of a natural or man-made disaster event occurring in the region, SWFRPC, when requested, will be available to assist counties, communities as well as coordinate with state, federal, and other agencies to:

- Develop and/or implement a recovery timeline;
- Implement a recovery plan (long-term recovery);
- Utilize a post-disaster window of opportunity;
- Prioritize redevelopment focus;
- Assist with historic preservation and restoration;
- Reduce disaster vulnerability through land use and development regulations;
- Address post-disaster redevelopment planning for various types of infrastructure and public facilities; and
- Assist communities with improved and alternate projects.

CEDS Goals and Objectives - Building the Pillars - Resiliency

1. TALENT SUPPLY & EDUCATION

Goal 1.3: Enhance the quality and quantity of Southwest Florida workforce.

- a. **SWOT Finding:** Southwest Florida's demographics suggest future workforce availability is a concern.

Trend Analysis: The age distribution of Southwest Florida's population is generally older than the U.S., presenting a potential challenge for future workforce availability. Only one county in the SWF region (Hendry) has a median age lower than the national population. Median age in Southwest Florida's other counties ranges from eight to twenty years older than U.S. median. The early-mid career population (age 25-44) in SWF is 19.6% of the region's total population, compared to 26.5% for the U.S. population. In 1999, Southwest Florida's age 25-44 cohort accounted for 25.3% of the region's total population. Southwest Florida's age 25-44 population has shown signs of growth lately, but still remains below where it was before the 2008 recession.

SMART Goal #1: Achieve average annual population growth rate of at least 2.0% (1990s level) in the age 25-44 cohort between 2015 and 2020.

SMART Goal #2: Achieve average annual labor force growth rate of at least 3.0% during 2015-2020 (historical average leading up to 2008 recession was 3.4%).

- b. **SWOT Finding:** High unemployment is undermining workforce competitiveness in some parts of the Southwest Florida Region.

Trend Analysis: There are nearly 40,000 unemployed people in Southwest Florida (May 2015). While the region's overall unemployment rate of 5.3% is comparable to state and U.S. rates, it varies considerably within the Southwest Florida Region. Three counties in Southwest Florida have unemployment rates that are well above state and national levels, including Charlotte (6.0%), Glades (6.8%), and Hendry (8.6%). Re-employment through education and skill development would provide a significant boost to labor availability in Southwest Florida.

SMART Goal #1: Every county in Southwest Florida will have an unemployment rate that is lower than the U.S. unemployment rate by 2020.

Objective 1.3.1: Assess transportation options that provide access to workforce housing in close proximity to employment centers. Convene housing, transportation, and economic development providers to elevate current needs and future opportunities.

2. INNOVATION & ECONOMIC DEVELOPMENT

Goal 2.6 Diversify the Southwest Florida Economy

- c. **SWOT Finding:** Southwest Florida economy is too reliant on Hospitality and Tourism.

Trend Analysis: Hospitality and Tourism is 19.9% of total traded cluster employment in Southwest Florida, compared to 11.4% for statewide economy. Historical average for Southwest Florida is 17.4% (1998-2013). You want tourism to grow, but not as a share of total traded economy.

SMART Goal #1: Grow non-tourism export base at a rate fast enough to reduce share of Hospitality & Tourism from current 19.9% of total traded cluster employment in Southwest Florida to the region's historical average of 17.4% by 2020.

- d. **SWOT Finding:** Southwest Florida has a competitive advantage in Medical Devices.

Trend Analysis: Employment in the Medical Devices cluster has nearly tripled in SWF since 2007, growing from 474 jobs to more than 1,400 jobs. During that time Southwest Florida has increased its share of total state employment in the

Medical Devices cluster from three percent to nine percent. While that pace of growth in Southwest Florida is unlikely to be sustainable, the Southwest Florida Region should strive for job growth in Medical Devices at a fast enough pace to continue diversifying the regional economy, reducing reliance on tourism.

SMART Goal #2: Achieve average annual employment growth of five percent in the Medical Devices cluster between 2015 and 2020.

Objective 2.6.1: Create a Medical Devices cluster intermediary organization.

IMPORTANT PROJECTS

Table 11: Important Projects – Resiliency	
Project	Program
TALENT SUPPLY & EDUCATION	
Workforce housing implementation plan	Regional Education and Training Focus
Innovation & Economic Development	
Conduct a Medical Manufacturing supply chain and capital access study with Tampa Bay.	Regional Entrepreneurial Support
Explore partnering with South FL and Tampa Bay, creating a medical manufacturing corridor.	Regional Entrepreneurial Support

Agenda Item

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SWFRPC Committee Reports

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Agenda Item

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Budget & Finance Committee

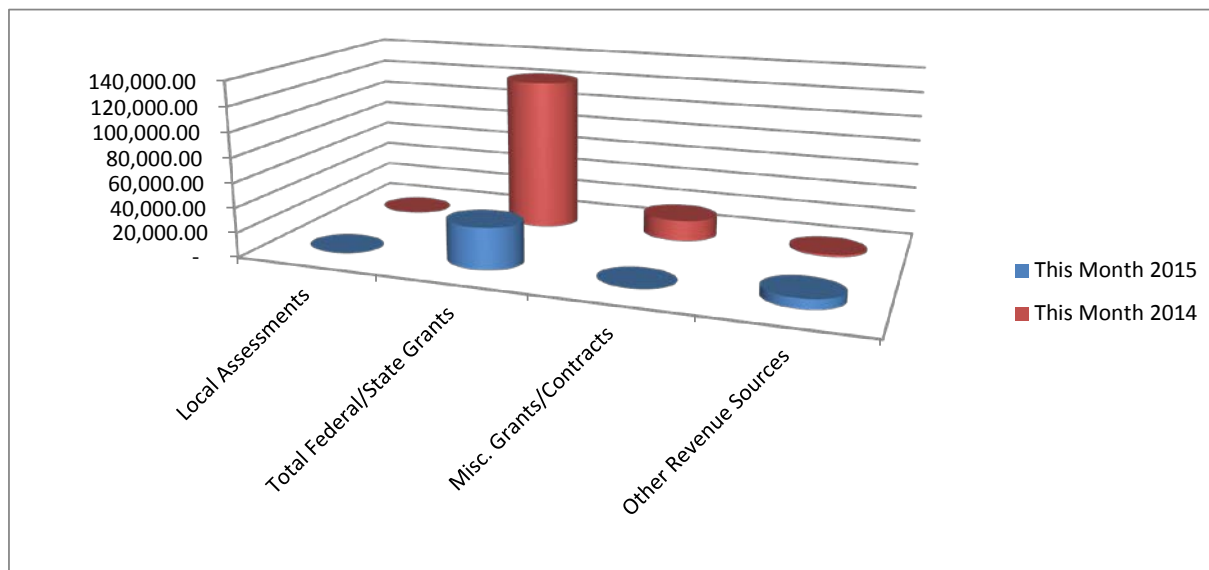
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2014 - 2015 Workplan & Budget Financial Snapshot

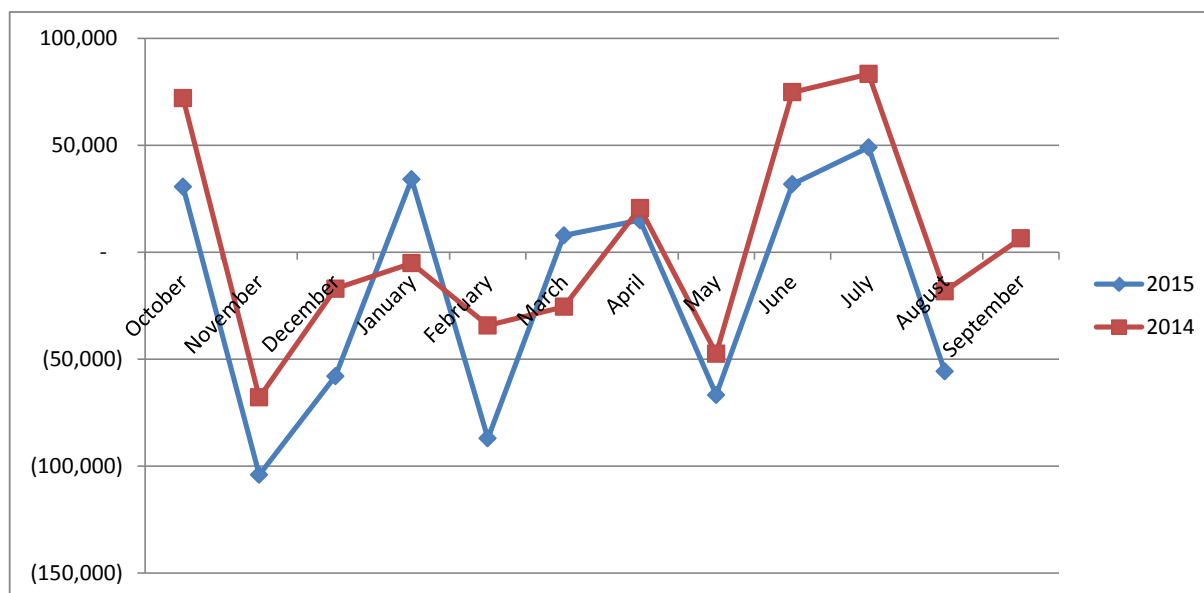
Aug-15

Revenues

Local Assessments
Total Federal/State Grants
Misc. Grants/Contracts
Other Revenue Sources



Notes: Local Assessments billed at the beginning of each quarter: October, January, April and July
Federal Grants (EPA) billed monthly: EPA: FAMWQ and Conservation Easement
State/Federal Grants billed quarterly: LEPC, HMEP, TD, and ED
Misc. Grants/Contracts billed quarterly: MARC Solar Ready
Misc. Grants/Contracts billed by deliverable: SQG, Interagency PO'S
Other(DRI) billed /recorded monthly as cost reimbursement



YTD: Net Income \$(203,590) Unaudited

**SWFRPC INCOME STATEMENT
COMPARED WITH BUDGET
FOR THE ELEVEN MONTHS ENDING AUGUST 31, 2015**

	Current Month	Year to Date A	FY 2014-2015 Approved Budget B	FY 2014-2015 (August 2015) Amended Budget	% Of Budget year to Date	Budget Remaining
REVENUES						
LOCAL ASSESSMENTS						
CHARLOTTE COUNTY	\$ -	\$ 49,104	\$ 49,104	\$ 49,104	100.00%	\$ 0
COLLIER COUNTY	-	100,100	100,100	100,100	100.00%	0
GLADES COUNTY	-	3,797	3,797	3,797	100.01%	(0)
HENDY COUNTY	-	11,342	11,342	11,342	100.00%	(0)
LEE COUNTY	-	155,471	155,480	155,480	99.99%	9
SARASOTA COUNTY	-	115,588	115,588	115,588	100.00%	0
CITY OF FORT MYERS	-	20,069	20,124	20,124	99.73%	55
TOWN OF FORT MYERS BEACH INC	-	1,897	1,897	1,897	100.00%	0
BONITA SPRINGS	-	13,569	13,569	13,569	100.00%	0
CITY OF SANIBEL	-	1,943	1,940	1,940	100.15%	(3)
TOTAL LOCAL ASSESSMENTS	\$ -	\$ 472,879	\$ 472,941	\$ 472,941	99.99%	\$ 62
FEDERAL / STATE GRANTS						
EPA FAMWQ	\$ 3,029	\$ 18,876	\$ 36,000	\$ 18,833	100.23%	\$ (43)
EPA-CONSERVATION	27,463	81,069	95,944	126,916	63.88%	45,847
DEM-LEPC -14/15	-	29,861	40,909	29,860	100.00%	(1)
DEM - LEPC 15/16	-	-	-	12,000	0.00%	12,000
DEM-HMEP 14/15	-	4,427	58,370	22,000	20.12%	17,573
Economic Development Planning	-	46,236	63,000	63,000	73.39%	16,764
EDA TECHNICAL ASSISTANCE	2,899	27,470	-	58,256	47.15%	30,786
MARC - SOLAR READY	-	15,914	45,000	20,414	77.95%	4,500
MARC - SOLAR READY (Traning)	-	1,000	-	1,000	100.00%	-
TD GLADES 14/15	-	27,496	38,573	27,496	100.00%	0
TD GLADES 15/16	-	-	-	11,077	0.00%	11,077
DEM - Collier Hazards	-	8,042	-	8,042	100.00%	-
CITY OF LABELLE FARM TOUR	-	20,000	-	20,000	100.00%	-
EDA - FRCA: Scott Koons	-	-	-	15,000	0.00%	15,000
CHNEP MANATEE	-	(5,000)	-	(5,000)	100.00%	-
TOTAL FEDERAL / STATE GRANTS	\$ 33,391	\$ 275,391	\$ 377,796	\$ 428,894	64.21%	\$ 153,503

MISC. GRANTS / CONTRACTS/CONTRACTUAL							
GLADES SQG	\$	-	\$ 3,900	\$ 3,900	\$ 3,900	100.00%	\$ -
VISIT FLORIDA- Video		-	4,647	5,000	5,000	92.94%	353
NEFRC PO # 943		-	8,256	7,000	8,256	100.00%	0
NEFRC SRESP PO #1001		-	1,250	-	8,000	15.63%	6,750
City of Bonita Springs - Spring Creek		-	20,000	20,000	20,000	100.00%	-
North Port EDA Grant Writing		-	5,000	-	5,000	100.00%	-
IT EVENT 2014		-	6,108	-	6,108	100.00%	(0)
IT EVENT 2015		-	-	-	1,000	0.00%	1,000
Hendry County REMI		-	750	-	750	100.00%	-
Brownfields Event		-	2,250	-	2,250	100.00%	-
ABM SPONSORSHIPS		-	5,000	2,500	5,000	100.00%	-
CHNEP Audit		-	20,000	-	20,000	100.00%	-
INTEREST INCOME		-	1,101	1,500	1,500	73.42%	399
MISC. INCOME		-	18	3,500	18	101.11%	(0)
City of Punta Gorda - Mangrove Loss		-	16,625	50,000	27,250	61.01%	10,625
TBRPC-GRAPHICS		-	4,849	-	4,849	100.00%	0
VISIT FLORIDA - MARKETING		-	-	-	1,000	0.00%	1,000
TBRPC -Disaster Guide (graphics)		-	4,000	-	4,000	100.00%	-
TOTAL MISC. GRANTS/CONTRACTS	\$	-	\$ 103,754	\$ 93,400	\$ 123,881	83.75%	\$ 20,127
DRIS/NOPCS/MONITORING							
DRI MONITORING FEES	\$	750	\$ 4,000	\$ 4,000	\$ 3,000	133.33%	\$ (1,000)
DRIS/NOPCS INCOME		6,985	79,602	56,000	71,510	111.32%	(8,092)
TOTAL	\$	7,735	\$ 83,602	\$ 60,000	\$ 74,510	112.20%	\$ (9,092)
OTHER REVENUE SOURCES							
RENTAL SPACE-SENATOR	\$	-	\$ 1,250	\$ 15,000	\$ 1,250	100.00%	\$ -
Fund A Investment Income		-	1,233	-	291	423.62%	(942)
TOTAL OTHER REVENUE SOURCES	\$	-	\$ 2,483	\$ 15,000	\$ 1,541	161.11%	\$ (942)
<i>Fund Balance</i>	<i>\$</i>	<i>-</i>	<i>\$ -</i>	<i>\$ 708,484</i>	<i>\$ 748,895</i>		
TOTAL REVENUES	\$	41,126	\$ 938,108	\$ 1,667,621	\$ 1,850,662		\$ 163,659

EXPENSES						
PERSONNEL EXPENSES						
SALARIES EXPENSE	\$ 35,899	\$ 554,178	\$ 729,525	\$ 592,934	93%	38,756
FICA EXPENSE	2,689	42,335	55,809	45,359	93%	3,024
RETIREMENT EXPENSE	5,164	52,828	58,766	56,166	94%	3,338
HEALTH INSURANCE EXPENSE	6,135	93,492	128,579	100,884	93%	7,392
WORKERS COMP. EXPENSE	-	3,315	2,329	4,413	75%	1,098
UNEMPLOYMENT COMP. EXPENSE	-	(92)	-	-	N/A	92
TOTAL PERSONNEL EXPENSES	\$ 49,887	\$ 746,058	\$ 975,008	\$ 799,756	93%	53,698
OPERATIONAL EXPENSES						
CONSULTANTS	\$ 9,346	\$ 50,348	\$ 14,500	\$ 46,850	107%	(3,498)
GRANT/CONSULTING EXPENSE	15,060	26,393	54,396	54,396	49%	28,004
AUDIT SERVICES EXPENSE	2,200	36,820	40,000	34,620	106%	(2,200)
TRAVEL EXPENSE	160	27,756	25,170	24,670	113%	(3,086)
TELEPHONE EXPENSE	331	5,209	5,100	5,100	102%	(109)
POSTAGE / SHIPPING EXPENSE	66	3,129	2,787	4,287	73%	1,158
EQUIPMENT RENTAL EXPENSE	457	7,007	7,015	7,015	100%	8
INSURANCE EXPENSE	583	22,387	22,500	22,500	99%	113
REPAIR/MAINT. EXPENSE	26	10,265	15,000	10,000	103%	(265)
PRINTING/REPRODUCTION EXPENSE	306	5,786	2,190	6,190	93%	404
UTILITIES (ELEC, WATER, GAR)	1,781	18,989	23,200	20,700	92%	1,711
ADVERTISING/LEGAL NOTICES EXP	5,231	7,501	2,454	2,454	306%	(5,047)
OTHER MISC. EXPENSE	-	2,495	4,500	3,000	83%	505
BANK SERVICE CHARGES	340	3,104	2,700	2,700	115%	(404)
OFFICE SUPPLIES EXPENSE	30	4,494	5,175	3,175	142%	(1,319)
COMPUTER RELATED EXPENSE	424	24,227	27,070	24,070	101%	(157)
DUES AND MEMBERSHIP	-	10,182	29,700	14,700	69%	4,518
PUBLICATION EXPENSE	-	211	250	461	46%	250
PROF. DEVELOP.	-	3,885	10,256	4,256	91%	371
MEETINGS/EVENTS EXPENSE	14	8,349	3,453	8,616	97%	267
CAPITAL OUTLAY EXPENSE	-	-	7,500	-	N/A	0
CAPITAL OUTLAY - BUILDING	-	-	35,150	-	N/A	0
LONG TERM DEBT	10,646	117,105	128,000	128,000	91%	10,895
UNCOLLECTABLE RECEIVABLES	-	-	-	-	N/A	0
FUND BALANCE	-	-	\$ 708,484	\$ 748,895	0%	-
OPERATIONAL EXP.	\$ 47,000	\$ 395,641	\$ 1,176,550	\$ 1,176,655	34%	32,119
ALLOCATION FOR FRINGE/INDIRECT (CAPTURED BY GRANTS)			\$ (423,937)			
UTILIZED RESERVE				\$ (125,749)		
TOTAL OPERATIONAL EXP.			\$ 752,613	\$ 1,050,906		
TOTAL CASH OUTLAY	\$ 96,888	\$ 1,141,698	\$ 1,727,621	\$ 1,850,662		
NET INCOME (LOSS)	\$ (55,762)	\$ (203,590)				
				Net Deficit Recovery	\$ 77,841	
				YTD Net Loss	(203,590)	
				Fiscal YE Net Deficit	\$ (125,749)	

SWFRPC

Detail of Reserve

As of August 31, 2015

Cash and Cash Equivalents:

Petty Cash	\$ 200
Bank of America Operating Funds	61,906
<i>Total Cash and Cash Equivalents</i>	\$ 62,106

Investments:

Iberia Bank MM	\$ 318,828
Local government Surplus Trust Fund Investment Pool (Fund A)	135,509
Local government Surplus Trust Fund (Fund B)	-
<i>Total Investments</i>	\$ 454,337
Total Reserves	\$ 516,443

Balance Sheet
August 31, 2015

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ASSETS

Current Assets		
Cash - Bank of America Oper.	\$	61,906.01
Cash - Iberia MM		318,827.50
Cash - FL Local Gov't Pool		135,509.23
Petty Cash		200.00
Accounts Receivable		73,672.78
Grants Receivable		57,693.00
		<hr/>
Total Current Assets		647,808.52
Property and Equipment		
Property, Furniture & Equip		2,014,488.05
Accumulated Depreciation		(576,325.59)
		<hr/>
Total Property and Equipment		1,438,162.46
Other Assets		
Amount t.b.p. for L.T.L.-Leave		45,619.07
FSA Deposit		2,881.29
Amt t.b.p. for L.T.Debt-OPEP		61,797.00
Amount t.b.p. for L.T.Debt		885,716.96
		<hr/>
Total Other Assets		996,014.32
		<hr/>
Total Assets	\$	<u><u>3,081,985.30</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	22,792.83
Deferred DEM-LEPC 15/16_3171		48,000.00
Deferred EDA Manufact _3415		1,657.86
Deferred Income - FAMWQ_3672		(43.28)
Deferred EPA Conservation_3673		(209.92)
Deferred DEM Collier Haz_3720		9,693.00
Deferred Palmer XXIV_4097		10,000.00
Deferred NorthPoint NOPC_5328		662.23
Deferred Pelican Marsh_5329		963.85
Deferred Palmer Ranch MDO		2,500.00
Deferred Palmer Ranch IV 8-9		2,500.00
FICA Taxes Payable		1,516.39
Federal W/H Tax Payable		(1,222.35)
United way Payable		315.00
FSA Payable		(77.15)
LEPC Contingency Fund		305.25
		<hr/>
Total Current Liabilities		99,353.71
Long-Term Liabilities		
Accrued Annual Leave		45,619.07
Long Term Debt - OPEB		61,797.00
Long Term Debt - Bank of Am.		885,716.96
		<hr/>
Total Long-Term Liabilities		993,133.03
		<hr/>
Total Liabilities		1,092,486.74
Capital		
Fund Balance-Unassigned		240,926.27

Unaudited - For Management Purposes Only

SWFRPC
Balance Sheet
August 31, 2015

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Fund Balance-Assigned	514,000.00	
FB-Non-Spendable/Fixed Assets	1,438,162.46	
Net Income	<u>(203,590.17)</u>	
Total Capital		<u>1,989,498.56</u>
Total Liabilities & Capital	\$	<u><u>3,081,985.30</u></u>

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Economic Development
Committee

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Agenda Item

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Energy & Climate Committee

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BMP Implementation

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In an effort to comply with the Solar Ready II grant requirements, the SWFRPC is requesting that each of our local jurisdictions implement one or all three Solar Best Management Practices.

Punta Gorda	Charlotte County	Everglades City	Marco Island	Naples	Collier County
8/26/2015 Webinar					
Moore Haven	Glades County	Clewiston	Labelle	Hendry County	Cape Coral
	8/13/2015 Solar Ready Permit Application		2/12/2015 Guidelines	5/20/2015 Guidelines	
Bonita Springs	Fort Myers	Fort Myers Beach	Sanibel	Lee County	Long Boat Key
4/2/2015 Guidelines & Checklist			In Process *Solarize Program (Ding Darling)		
North Port	City of Sarasota	Venice	Sarasota County		

*New BMP implemented
Orange = Implemented
Green = Webinar

Revised: 08/27/2015



DOE Sponsored Resources

MCG and our team can help you understand and evaluate local policies that can encourage or hinder solar PV development and identify opportunities for policy and process change. This is delivered via one-to-one technical assistance.

Sample of Available Technical Assistance Activities:

Produce tailored technical resources

- Fact sheets and case studies
 - Examples of other municipal and community-based solar programs, lessons learned and best practices
- Solar policy and financial payback analysis
- High level **feasibility assessments** for solar projects

Program and policy design, implementation and evaluation

- **Request for Proposals** review and evaluation assistance for proposals to install solar PV
- Develop and support implementation of a “**Solarize**” bulk-purchase and community outreach program.
- Work with local governments to streamline bureaucratic processes that increase the cost of solar. Evaluate what these costs and processes are, how they can be improved and educate staff regarding best practices and lessons learned from around the country. Soft cost topics can include:
 - Permitting
 - Inspections
 - Zoning
 - Fire codes
 - Financing

For more information contact:

<http://www.solarreadyflorida.com/swfrpc.html>

chad.laurent@mc-group.com; kathryn.wright@mc-group.com; ryan.cook@mc-group.com





With



Solar. Simple. Together.

The “Ding” Darling Wildlife Society is pleased to announce **SanCap Solar Connect**, an exciting new initiative designed to help residents, organizations, and businesses located on Sanibel and Captiva Islands go solar, together.

By combining our collective purchasing power, SanCap Solar Connect ensures that participants in this program will be eligible for a special reduced rate on solar electricity systems, in addition to an applicable federal tax credit that expires at the end of 2016. **SanCap Solar Connect** is currently identifying a professional, highly qualified, and collaborative installation partner.

Beginning in October 2015, there will be community information events to answer questions and provide more information on the benefits of going solar. In the meantime, please contact our project coordinator at **jlathrop@sancapsolar.org** to receive future communications from SanCap Solar Connect.



-- See other side --



WITH



Visit the **SanCap Solar Connect** booth on October 18th during “Ding Darling Days to learn more about how you can get involved.

Did You Know?



Solar energy is a completely FREE source of energy and is found in abundance. Although the sun is 90 million miles from the earth, it only takes less than 10 minutes for its light to hit the earth. – *Conserve Energy Future*



Every hour, the sun beams onto earth more than enough energy to satisfy global energy needs for an entire year.

-- *National Geographic*



Average Americans who went solar back in 2011, when solar was much more expensive, will probably save about \$20,080 off their net electricity costs over 20 years – that’s \$20,080 after paying off the cost of the solar power system.

-- *Conserve Energy Future*

“I’d put my money on the sun and solar energy. What a source of power! I hope we don’t have to wait until oil and coal run out before we tackle that. I wish I had more years left.”

Thomas Edison, 1910

Agenda Item

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Estero Bay Agency on Bay
Management Committee

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Estero Bay Agency on Bay Management

The regular meetings of the Estero Bay Agency on Bay Management were held on June 8, 2015 and on August 10, 2015.

At the June meeting Nicole Johnson presented on the results of the Citizens Water Strategy Task Force DRGR Recommendations for the City of Bonita Springs. Motion to write a letter to urge the City of Bonita Springs to fund implementation of the Task Force recommendations for additional subsurface hydrologic monitoring, modeling and initiate the acquisition of open space for water quality projects, as recommended by the Task Force. Motion by Dr. Beever, Second by Dr. Demers. Passed with one abstention from Peter Simmons

Dr. Nora Demers presented on the aspects of the proposed FCU Masterplan north access to the campus and the CR 951 extension between Alico and Corkscrew Roads. Motion to write a letter to FGCU with comments and recommendations on the proposed Master Plan including a single north access road. Motion by Ms. Simons, Second by Ms. Whitehead. Passed with abstentions from John Curtis.

Dr. Nora Demers presented on the idea of road signs identifying water bodies as part of Estero Bay Basin

Mr. Beever presented information on this Conservation 2020 proposed nomination 536 in the DRGR Conservation 2020 located in southeastern Lee County south of Corkscrew Road and north of the Corkscrew Swamp Sanctuary. Motion to send a letter in support of parcel 536 in the Conservation program. Motion by Dr. Beever, Second by Ms. Simons. Passed unanimously.

Cela Tega Planning was discussed and more details decided for the meeting that will be held on October 30, 2015 with a companion meeting on October 31, 2015.

Summer and fall ABM meeting planning was discussed and it was decided to try and have monthly meetings throughout the summer.

Revisions to the Principles were discussed. To formalize actions recommended at the May meeting which did not achieve a quorum several letters were approved including a letter of appreciation to Paul O'Conner was approved. Motion by Dr. Everham, Second by Mr. MacDonnell. Approved unanimously. The letter to FGCU to Tom Mayo on presentation from May meeting was discussed. The Corkscrew Farms project was discussed with a decision to invite a presentation. The Village of Estero representative to EBABM will be Katy Errington.

The July 2015 meeting was not held due to lack of a quorum.

At the August 10, 2015 meeting Mr. Tom Mayo presented on the proposed FGCU Master Plan.

Mr. Joseph Cameratta and Mr. Ray Blacksmith presented on the Corkscrew Farms Project.

It was determined that the Cela Tega meeting will be postponed until Spring of 2016 in order to achieve more sponsorship and better develop the meeting.

Next Meeting Time and Place, for EBABM is Monday September 14, 2015 – 9:30 a. m.

Next IAS and Principles Subcommittee Meeting: in Monday, September 28, 2015

Recommended Action: Information only.

Agenda Item

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Executive Committee

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Agenda Item

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Legislative Affairs Committee

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Agenda Item

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Quality of Life & Safety
Committee

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Agenda Item

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Regional Transportation
Committee

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Agenda Item

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Interlocal Agreement/Future
of the SWFRPC Committee

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