

1400 Colonial Blvd., Suite 1
Fort Myers, FL 33907



P: 239.938.1813 | F: 239.938.1817
www.swfRPC.org

COUNCIL MEETING AGENDA

January 21, 2016

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 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.

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- f) Legislative Affairs Committee – **Mr. Don McCormick**
- g) Quality of Life & Safety Committee – **Mayor Willie Shaw**
- h) Regional Transportation Committee – **Ms. Margaret Wuerstle**
- i) Interlocal Agreement/Future of the SWFRPC Committee –
Councilman Jim Burch

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NEXT SWFRPC MEETING DATE: FEBRUARY 18, 2016

**NOTE: THE INTERLOCAL AGREEMENT AND BYLAWS COMMITTEE
WILL MEET ON JANUARY 21, 2016 AT 8:15 A.M.**

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.

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SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL MEMBERSHIP

OFFICERS

Robert Mulhere, Chair

Don McCormick, Vice-Chair

Councilman Forrest Banks, Secretary

Thomas Perry, Treasurer

CHARLOTTE COUNTY

COLLIER COUNTY

Commissioner Tricia Duffy, Charlotte BCC

Commissioner Tim Nance, Collier BCC

Commissioner Ken Doherty, Charlotte BCC

Commissioner Penny Taylor, Collier BCC

Councilman Gary Wein, City of Punta Gorda

Councilwoman Teresa Heitmann, City of Naples

Mr. Donald McCormick, Governor Appointee

(City of Marco Island Vacancy)

Ms. Suzanne Graham, Governor Appointee

Mr. Robert "Bob" Mulhere, Governor Appointee

Mr. Alan D. Reynolds, Governor Appointee

GLADES COUNTY

HENDRY COUNTY

Commissioner Tim Stanley, Glades BCC

Commissioner Karson Turner, Hendry BCC

Commissioner Weston Pryor, Glades BCC

Commissioner Don Davis, Hendry BCC

Councilwoman Pat Lucas, City of Moore Haven

Commissioner Sherida Ridgdill, City of Clewiston

Mr. Thomas Perry, Governor Appointee

Commissioner Julie Wilkins, City of LaBelle

Mr. Mel Karau, Governor Appointee

LEE COUNTY

SARASOTA COUNTY

Commissioner Frank Mann, Lee BCC

Commissioner Carolyn Mason, Sarasota BCC

Commissioner Cecil Pendergrass, Lee BCC

Commissioner Charles Hines, Sarasota BCC

Councilman Jim Burch, City of Cape Coral

Vice-Mayor Rhonda DiFranco, City of North Port

Councilman Forrest Banks, City of Fort Myers

Councilman Fred Fraize, City of Venice

Mayor Anita Cereceda, Town of Fort Myers Beach

Mayor Willie Shaw, City of Sarasota

Vice-Mayor Mick Denham, City of Sanibel

Mr. Felipe Colon, Governor Appointee

(City of Bonita Springs Vacancy)

(Governor Appointee Vacancy)

Ms. Laura Holquist, Governor Appointee

(Governor Appointee Vacancy)

EX-OFFICIO MEMBERS

Jon Iglehart, FDEP

Sarah Catala, FDOT

Phil Flood, SFWMD

Melissa Dickens, SFWMD

STAFF

Margaret Wuerstle, Executive Director

Jennifer Pellechio, Deputy Director

Beth Nightingale, Legal Consultant

James Beever

Nichole Gwinnett

Rebekah Harp

Charles Kammerer

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

BEBR - 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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 East Central Florida • North Central Florida
 Northeast Florida • South Florida • Southwest Florida
 Tampa Bay • Treasure Coast • West Florida • Withlacoochee

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.

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**MINUTES OF THE
SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL
NOVEMBER 12, 2015 MEETING**

The meeting of the **Southwest Florida Regional Planning Council** was held on **November 12, 2015** at the offices of the Southwest Florida Regional Planning Council - 1st Floor Conference Room at 1926 Victoria Avenue in Fort Myers, Florida. Chair Bob Mulhere called the meeting to order at **9:09 AM. Mayor Willie Shaw** then led an invocation and the Pledge of Allegiance. Nichole Gwinnett of staff conducted the roll call and it was noted that a quorum was not present at the time of roll call.

MEMBERS PRESENT

Charlotte County: Commissioner Tricia Duffy, Mr. Don McCormick

Collier County: Mr. Bob Mulhere, Mr. Alan Reynolds

Glades County: Mr. Thomas Perry

Hendry County: Commissioner Karson Turner, Commissioner Julie Wilkins, Mr. Mel Karau

Lee County: Commissioner Frank Mann, Commissioner Cecil Pendergrass, Councilman Forrest Banks, Councilman Jim Burch, Councilman Mick Denham

Sarasota County: Commissioner Charles Hines, Commissioner Christine Robinson for Commissioner Carolyn Mason, Vice Mayor Rhonda DiFranco, Mayor Willie Shaw

Ex-Officio: Mr. Phil Flood - SFWMD, Mr. Jon Iglehart -FDEP

MEMBERS ABSENT

Charlotte County: Commissioner Ken Doherty, Councilman Gary Wein, Ms. Suzanne Graham

Collier County: Commissioner Tim Nance, Commissioner Penny Taylor, Councilwoman Teresa Heitmann

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

Hendry County: Commissioner Don Davis, Commissioner Sherida Ridgill

Lee County: Commissioner Katy Errington, Mayor AnitaCereceda, Ms. Laura Holquist

Sarasota County: Councilman Kit McKeon, Mr. Felipe Colón

Ex-Officio: Ms. Sara Catala- FDOT, Ms. Melissa Dickens - SWFWMD

Commissioner Wilkins said that she would contact Commissioner Turner to ask if he would be able to participate by phone in order to make a quorum.

Chair Mulhere recognized the presence of City of North Port Commissioner Tom Jones. He explained that Commissioner Jones had been a long-time member of the SWFRPC and welcomed him back.

Dr. Elkowitz announced that since he was a former member of the SWFRPC he would be willing to stand in representing Glades County to make a quorum.

AGENDA ITEM #5 AGENDA

At this time Chair Mulhere recommended that due to the lack of a quorum, Agenda Item #7 - Director's Report will be moved up to the beginning of the agenda.

AGENDA ITEM #7 DIRECTOR'S REPORT

Ms. Wuerstle presented the Director's Report via conference call.

AGENDA ITEMS #7(a) & 7(b) Building Sale - Non Rep Letter-Sellers& Building Inspection Deficiency Summary

Ms. Wuerstle gave an update on the sale of the building. She explained that the "due diligence" was conducted and the report came back with \$33,000 worth of repairs that would need to be made to the building. The buyer has requested a \$10,375 credit at closing along with some of the furniture that wasn't going to be taken to the new office location. She needed the Council's approval for the \$10,375 credit and office furniture. She announced that the closing had been moved up to November 20.

Ms. Wuerstle stated that another item that she needed was Council's approval for the "non-rep agreement". This agreement is for the buyers' lawyers to put everything together so that the SWFRPC didn't need to hire lawyers for the sale of the building. She explained that it was a cash purchase and all of the required documents will be sent via FedEx to the SWFRPC prior to the closing in order for the Council's Legal Consultant, Beth Nightingale, to review the documents prior to the closing.

Ms. Wuerstle then explained that an agreement couldn't be made with Lee County on their office space. She noted that there wasn't meeting space available with the leasable area, so the meetings would have to be held at a different location. Also the cost per square foot was a little higher than originally thought.

Chair Mulhere noted that there was also a resolution authorizing the Executive Director to execute all closing documents that needed the Council's approval. Ms. Wuerstle explained that it had been requested by the buyers' lawyer that either the Chair or Vice-Chair of the Council execute the documents. Mr. Mulhere wasn't available for the closing. Vice-Chair McCormick stated that he could be present at the closing to execute the documents. The resolution was to insure that the closing would take place if for some reason the date changed and neither the Chair or Vice Chair could not be present.

Ms. Wuerstle announced that since an agreement couldn't be reached with Lee County that staff began researching other options for office space and found space at the Royal Palm Square Shopping Center in Fort Myers. Ms Wuerstle explained that she had moved forward with obtaining a lease for the space. She noted that the space is large enough to accommodate a meeting room, library, etc. There is also an abundance of parking and it is in a safe location.

The rent is \$8.48 per square foot and the initial lease options were either 5 year with a 5% escalator or a 10 year with a 3% escalator. Ms. Nightingale was able to negotiate with the landlord for a 10 year with no increases for 3 years and then the remainder of the 10 year lease would be with a 3% increase. She said that she needed the Council to approve either the 5 year lease or 10 year lease. She emphasized that a decision needed to be made as soon as possible so the lease could be drawn up and signed so the move would take place the first week of December. The landlord agreed that the SWFRPC wouldn't need to pay for the month of December since completion of the offices and minor updates, wouldn't be completed until the end of December.

Chair Mulhere noted that Commissioner Turner had agreed to call into the meeting in order to make a quorum.

Commissioner Mann asked Ms. Wuerstle if there is a clause in the lease where if the legislature decided to dissolve all of the RPCs that the SWFRPC wouldn't be obligated to the remainder of the lease. Ms. Wuerstle explained that the clause wasn't included in the lease; she felt that it would send up a big red flag. She then asked Ms. Nightingale to explain the issue in more detail.

Ms. Nightingale explained that the provision wasn't included within the lease. Commissioner Mann asked if "general law" would include such a provision where all leases would have some type of clause where if the entity was dissolved they wouldn't be obligated to the remainder of the lease. Ms. Nightingale explained that the SWFRPC is a separate legal entity and if the SWFRPC ceased to do business there wouldn't be any personal liability of the members, counties and municipalities. However, the landlord has the right, in a couple of different ways, under the lease to collect unpaid rent. Whether it would be to release the entity from the lease, but charge for the remainder of the lease or seek to collect on the contract to the extent that funds were available and/or through litigation.

Commissioner Mann stated that there is boiler plate language within a lot of State leases and usually the landlords are happy to get the deal that they accept the boiler plate language. The RPCs are on "thin ice" with the current legislature and he is concerned with having a 10 year lease. He doesn't want to have to envision the SWFRPC within the next 3 years having to sell off the Council's assets in order to use up all of its funds.

Ms. Wuerstle asked Commissioner Mann if he could have someone send her the boiler plate language and she would try to have it included within the lease. However, she wanted to know if it was a deal breaker if she wasn't able to get the language included. Commissioner Mann suggested giving the landlord the chance to say no. He then suggested to Ms. Wuerstle to ask Ron Book to come up with the boiler plate language.

Councilman Burch emphasized the time sensitivity of the issue at hand. In regards to the sale of the building, it is a very good deal on the table and it is a cash deal. He then referred to the proposed lease options and he agreed that the 10 year lease is a better lease; however, if the boiler plate language is to be included within the lease it needs to happen immediately. He then said that he had a concern that the officers of the Council would be liable for the lease if something should happen. It is very important to have confirmation that the officers wouldn't be liable for the entity if something should happen since the entity is a standalone entity.

At this time it was noted that Commissioner Turner had joined the meeting via conference call and that a quorum was present.

Mr. Reynolds stated that he felt that the shorter term lease would be better than the 10 year lease due to the current situation that the RPCs are facing. He also stated that he would be surprised if the landlord would accept some sort of an opt out clause as being discussed.

Mr. Karau asked what would be the monthly lease payment. Ms. Wuerstle said that the monthly lease payment would be \$3,500 plus electric.

Chair Mulhere reminded the members that the Council was in a very difficult financial situation, both current and pending, with a balloon payment coming due in June 2016 for the mortgage on the building. It will help the Council financially with the sale of the building.

Vice Mayor Denham suggested that since there was a quorum present, the Council take action on any necessary items requiring action from the Council. Chair Mulhere stated that was his intent.

Chair Mulhere explained that there are three items within the Director's Report which require action by the Council.

The first action item is the resolution authorizing the Executive Director to be able to execute the closing documents in the event that neither the Chair nor Vice Chair is able to be present at the closing.

A motion was made by Commissioner Mann to execute the resolution authorizing the Executive Director to be able to execute the closing documents in the event that neither the Chair nor Vice Chair was able to be present at the closing. The motion was seconded by Commissioner Wilkins and passed unanimously.

Chair Mulhere noted that the second action item is the approval of the "non rep letter".

A motion was made by Vice Mayor Denham to approve the non rep letter as presented. The motion was seconded by Councilman Burch and passed unanimously.

Chair Mulhere said that third item is the approval of either a 5 year or 10 year lease.

A motion was made by Commissioner Mann to approve executing a 5 year lease for the office space at the Royal Palm Square Shopping Center in Fort Myers. Councilman Banks seconded the motion and the motion passed with two opposed.

Ms. Wuerstle noted that the move will cost approximately \$30,000. Chair Mulhere stated that presumably the Council would be able to renegotiate the lease at the end of five years.

Vice Chair McCormick asked Ms. Wuerstle if she needed the Council to take action on the \$10,375 credit. Ms. Wuerstle replied that she did need the Council's approval for the \$10,375 credit at closing. Chair Mulhere noted that there were also the issues listed under the building inspection deficiency totaling \$30,000.

A motion was made by Vice Mayor Denham to approve the building inspection deficiency totaling \$30,000, along with the \$10,375 credit and acquisition of certain pieces of office furniture at the closing. The motion was seconded by Councilman Banks and passed unanimously.

Commissioner Wilkins asked for clarification on the issue raised regarding the officers of the Council being liable for the remainder of the lease should anything happen to the SWFRPC. Mr. Mulhere agreed and explained that the Council has agreed to move forward with a 5 year lease; however, he agreed that there needed to be clarification on that issue of liability.

AGENDA ITEM #4 PUBLIC COMMENTS

Dr. Elkowitz from Glades County said that under the previous discussion it was noted that the monthly costs for the Council to operate would be \$3,500; he then asked what costs were included within that \$3,500, salaries, insurance, etc. Chair Mulhere explained that the \$3,500 was the Council's monthly lease payment for rent.

Dr. Elkowitz asked what the Council's true monthly costs are. Chair Mulhere explained that the Council adopts a yearly budget and the budget has a breakdown of the Council's expenses.

Dr. Elkowitz asked where the Council was going to get its funding for the next five years if the State decided not to fund the RPCs. Chair Mulhere explained that the Council would continue receiving its funding from the same resources as it currently is, which is county assessments and grants. The Council hasn't received funding from the State for its statutory mandates for the last five years. The Council receives funding from its member jurisdictions and both federal and state grants.

Dr. Elkowitz then referred to Ms. Nightingale's comments regarding the liability to the Council and/or its officers for the lease. She had stated that the landlord had options on how they would be able to collect the debt and he would like clarification on those options. Chair Mulhere explained that if the Council had assets that the landlord would be able to garner those assets. Dr. Elkowitz

asked what would happen if there weren't any assets. Chair Mulhere explained that is an issue that needed further research and clarification on.

Ms. Wuerstle explained that a nominating committee needed to be appointed for the 2016 Officers. The following members volunteered to serve on the Nominating Committee:

1. Councilman Burch
2. Vice Mayor Denham
3. Mr. Flood
4. Mayor Shaw
5. Mr. Karau
6. Vice Mayor DiFranco

Ms. Wuerstle then asked for the Council to take action on the issue of canceling the Council's December 17, 2015 meeting. She explained that she was requesting that the Council cancel its December meeting due to the relocation of the SWFRPC offices.

A motion was made by Councilman Burch to cancel the Council's December 17, 2015 meeting. The motion was seconded by Mayor Shaw and passed unanimously.

AGENDA ITEM #7(c) Senate Bill 7000

Ms. Wuerstle stated that while she was up in Tallahassee she intended to obtain further clarification on the intent of Senate Bill 7000. She also said that Dan Trescott would be able to give a report on the bill.

Chair Mulhere stated that the items which required action from the Council needed to be discussed first and then the Council could return to those items that just require discussion.

AGENDA ITEM #6 Minutes of the September 17, 2015 & October 15, 2015 Meetings

A motion was made by Commissioner Mann to approve the minutes of the September 17, 2015 and October 15, 2015 meetings as presented. The motion was seconded by Vice Mayor Denham.

Commissioner Wilkins referred to the minutes of the October meeting and stated that she was referred to as "Mr." instead of "Ms." and requested that change be made.

The motion passed unanimously as amended.

AGENDA ITEM #9 CONSENT AGENDA

A motion was made by Commissioner Mann to approve the consent agenda as presented and then Councilman Burch seconded the motion. The motion passed unanimously.

AGENDA ITEM #7(c) Cont'd
Senate Bill 7000

Mr. Dan Trescott gave an overview of proposed Senate Bill 7000. The bill is for clarification on what projects would have to go through the State's Coordinated Review Process for Comprehensive Planning.

Vice Mayor Denham stated that he was concerned on how large projects, such as DRIs, are going to be addressed in the region in the future. Mr. Trescott explained that the RPCs could continue to exist even if counties opt out. The RPC's role is to review the large projects for consistency. The funding that the RPC receives to operate will come from those municipalities that want to continue to participate. Also be future DRIs will be coming in for review.

Vice Mayor Denham said that there will always be a need to have a "regional" body/entity that reviews regional issues with future development. Chair Mulhere stated that we all share the same concern and he agreed that there may be a need to consider moving forward under a different body/name.

Vice Mayor Denham stated that he was very conscious of those counties who wish to opt out of the RPC; however, he would like to see those counties come up with an alternative. Chair Mulhere stated that the Council needed to continue to monitor that process and come up with some strategies.

Commissioner Pendergrass asked what authority the RPC currently has to deny a project. Vice Mayor Denham explained that the RPC will never have the authority to deny a project; however, the RPC does meet as a group and review all of the regional issues that need to be address for large developments.

Discussion ensued.

Councilman Burch stated that the RPC should stay consistent and oppose Senate Bill 7000. Chair Mulhere suggested placing SB 7000 and other legislative issues on the Council's January agenda for discussion along with the Committee's report. Mr. Trescott noted that there currently isn't a House Companion Bill to SB 7000.

AGENDA ITEM #7(d)
Correspondence to FRCA

Chair Mulhere noted that FRCA had formed a subcommittee called the Path Forward Committee at the request of the current FRCA President, Commissioner Constantine. He explained that both Vice Chair McCormick and he have been very active participating in those meetings and expressing their opinions on FRCA's future path, its primary roles and responsibilities, its organizational structure, and FRCA's lobbyist and executive director. However, the committee has been focusing on FRCA's worth through social media, etc. Both Vice Chair McCormick and he

kept being told thank you for bringing up those issues and they will be considered. He said that he was expecting a response from FRCA in regards to the letter very quickly.

Chair Mulhere stated that an organization such as FRCA should have a competent executive director who isn't also their lobbyist and there may not be the need to have a lobbyist to the same degree as what has been needed in the past. There may be the need to have a lobbyist on a retainer to address issues as they rise.

Councilman Burch thanked Chair Mulhere for the letter and felt that it covered all of the Council's concerns.

Commissioner Mann stated that since the legislature will be meeting in January and the Council will not be meeting in December that the Council needs to be prepared to take immediate action on Senate Bill 7000.

AGENDA ITEM #7(e) CREW Fundraisers

Deputy Director Jennifer Pellechio presented the item.

AGENDA ITEM #8 STAFF SUMMARIES

This item was for information purposes only.

AGENDA ITEM #10(a) Budget & Finance Committee

In the absence of Councilman McKeon, Deputy Director Jennifer Pellechio presented the item. She announced that the Council's audit was scheduled for February. She also noted that for the first month of the FY15-16 the Council is on target with an additional \$256,000 in grant revenue.

Chair Mulhere announced that Lieutenant Randy Boyd of the City of Sarasota Police Department will be giving a presentation on the High Point program under the Quality of Life and Safety Committee.

AGENDA ITEM #10(g) Quality of Life & Safety Committee

Lt. Boyd explained that he was asked to give a presentation on how the City of Sarasota is addressing their quality of life issues. He thanked Mayor Shaw for inviting him to come and give the presentation to the Council because the RPC is where everyone can come together to share ideas and become better communities.

Lt. Boyd noted that he has been with the City of Sarasota Police Department for 25 years and he is currently in charge of the Criminal Investigation and Narcotics Divisions. In early 2012, at the direction of then Commissioner Shaw, he brought up a little unknown town in North Carolina

called High Point. He said that they were doing a type of policing that the City of Sarasota needed to take a look at. In June 2012 representatives from the City of Sarasota flew to High Point, North Carolina and while they were there they began to understand that this method of policing and community involvement is the most important element within the initiative called DMI (Drug Market Interdiction). The commitment of the community was what was driving the bus and the police department was just one wheel on the bus.

Lt. Boyd explained that DMI is where the police department, along with all of the stakeholders within the city go after the open air drug market. Every city across the nation has issues with open air drug markets where drug salesmen and others who stand on a street corner and make the property values decrease because others are coming into the community to purchase narcotics. This only amounts to 3-5% of the population, but they are holding the cities hostage.

The City of Sarasota decided to take the DMI from North Carolina and make it their own because they were not going to be held hostage by 3-5% of their community. The City of Sarasota started with a focus group, performed undercover buys from individuals, and have a "call in" meeting where the drug dealers/individuals are called in but are not arrested. The Chief of Police sends out a letter stating that they will not be arrested, but they need to attend the meeting. The individuals who attend the meeting will be sitting with the city's commissioners, city manager, Chief of Police, command staff and the leaders of the community and they will be given one last chance. They are assigned a mentor, similar to a probation officer, who gets them into some type of program where they can get clean. When they complete their program they will be citizens who will be contributing to the community instead of being a detriment to the community.

Mayor Shaw stated that the biggest commitment comes from the City's Police Department and the community itself because they were so divided and now they have grown together and formed a bridge of communication. What has been seen is greater community input and participation, but also a return to ownership of the community itself; as a result the crime rate has gone down to 13%.

Lt. Boyd stated that there is now the option of not having the community being police driven but community driven. The City of Sarasota is still in the commitment stage because it will never be completed. If you think that you are going to finish then you have failed. The key is knowing that you are in it and will stay in it, there will be ugly conversations, and some will get mad at each other, but when you leave the room the common goal will only be one thing: "to have a successful community".

Commissioner Wilkins asked Lt. Boyd if it was the drug dealers that are invited to the meeting and go through reform. Lt. Boyd responded affirmatively. However, not all drug dealers receive the opportunity. Lt. Boyd explained that there is a vetting process. The program is for those individuals who are right on the edge, just starting their narcotics salesman career.

Lt. Boyd explained that it is not a "free ride"; if those individuals decided not to go through the program then they are sent to prison. The program is a total commitment; everyone has to be committed to completing the process from the drug dealer and their family to the judge and the city commission. If one section is not committed the program will fail.

Vice Mayor Denham asked how many were brought in. Lt. Boyd said that six were brought into the first call-in. There were only six individuals out of 100+ buys that they felt were worthy of the opportunity. Those individuals who didn't get invited to the call-in got prosecuted to the full extent.

Councilman Burch applauded the City of Sarasota for its efforts. However, he felt that there was another part of the equation that needed to be addressed. We are losing a generation; our children are into heroin and opioids. The recent legislation was aimed at closing down the pill mills. Lt. Boyd said that if there isn't a safe place for children to go when they get off a school bus, a place where they can go and people are there to help and care for them, then the program will fail. Councilman Burch stated that there are athletes who get injured and then get addicted to opioids.

Mr. Karau asked Lt. Boyd how the President's program, where he doesn't want first offenders to go to prison, would affect the city's program. Lt. Boyd explained that the current laws aren't even clear on how many times an offender needs to be arrested before they are sent to prison.

Discussion ensued.

Councilman Banks asked Lt. Boyd about the age range of the six individuals. Lt. Boyd said that the ages ranged from 18 to 21 years of age. Councilman Banks asked what the requirements are. Lt. Boyd explained that they do everything that they can to help them, but first if they are users they have to get clean so they are placed in a program. Then they are assigned a mentor, someone who is not a family member. They are contacted on a regular basis, try to find them employment and show them the right way so they can be productive citizens. With the first process there were six at the beginning, but then two of them failed and/or decided that they didn't want to participate in the program so they were sent to prison.

Mayor Shaw explained that the school district has got to be involved.

Lt. Boyd stated that the City of Sarasota has currently completed three programs and will be starting the fourth in January. High Point is scheduled to come to Sarasota in January to review the program.

Ms. Nightingale asked how many law enforcement agencies are involved within the country and who was involved with spearheading such a program. Mayor Shaw explained that the program started with David J. Kennedy with the College of Criminology in Manhattan. The program started in Rhode Island and came to High Point, North Carolina. Rhode Island had to go to High Point to get a refresher course because they had lost their commitment.

Lt. Boyd stated that at the beginning of the process he didn't believe that the program would work, but after going through with the development of the process he believes that it does work.

Vice Mayor DiFranco asked Lt. Boyd if the Sarasota County Sheriff Department was involved. Lt. Boyd explained that members of the sheriff's department went to High Point and they are very much involved.

Lt. Boyd noted that there is a YouTube video on the High Point, North Carolina DMI program.

Commissioner Pendergrass explained that back in the 90s the City of Fort Myers had a similar program which also included drug marches. He said that the effort lasted approximately 12 years. Lt. Boyd said that he was also part of that effort as a patrolman.

Discussion ensued on the program within Lee County.

Mr. Karau asked what happened to the program. Commissioner Pendergrass and Mayor Shaw explained that the SEED funding dried up in 2004.

Lt. Boyd asked the Council members to go back to their police and sheriff departments and talk with the officers who are out on patrol daily because those officers are our heroes. They are the line between chaos and sanity.

Councilman Banks noted that the City of Ft. Myers has a good relationship with the Lee County Sheriff Department and recently they brought in 65 individuals and over 30 are already out and the remaining went to prison. The community stakeholders are working together to try to come up with some solutions. He said that those individuals need to be able to see the light at the end of the tunnel in order to commit to such a process. They have to be shown what the rewards would be if they stayed in school instead of going out on the street and making \$300 each day by selling drugs.

AGENDA ITEM #10(b)
Economic Development Committee

No report was given at this time.

AGENDA ITEM #10(c)
Energy & Climate Committee

Vice-Chair McCormick presented the item.

AGENDA ITEM #10(d)
Estero Bay Agency on Bay Management (EBABM) Committee

Mr. Beever presented the item. He announced that the next meeting is scheduled for the December 14 at FGCU.

AGENDA ITEM #10(e)
Executive Committee

No report was given at this time.

AGENDA ITEM #10(f)
Legislative Affairs Committee

No report was given at this time.

AGENDA ITEM #10(h)

Regional Transportation Committee

Councilman Banks referred to FDOT's recently released Vision Element document and said that it was a very good document to have as a reference.

AGENDA ITEM #10(i) Interlocal Agreement/Future of the SWFRPC Committee

Councilman Burch gave the report and stated that the Regional Planning Council is the best forum to discuss quality of life issues for the region. He felt that this was a reasonable role for the regional planning councils. He presented the new draft amended interlocal agreement to the members of the Interlocal Agreement Committee and asked them to review the document and provide comments. Once the Committee reviews it, he will bring it back to the full Council in January. He said that there will be a meeting of the Interlocal Agreement Committee sometime before the next full Council meeting.

AGENDA ITEM #12 STATE AGENCIES COMMENTS/REPORTS

FDEP – Mr. Iglehart announced that the State's fiscal year begins on July 1 and the Federal fiscal year begins October 1st. Most of DEP's programs operate under the State's fiscal year; however, the monitoring programs operate under the Federal fiscal year. Currently, the drinking water programs operate under the State's fiscal year; however, they are being moved over to the Federal fiscal year so the utilities will be contacting their jurisdictions to make those changes.

SFWMD – Mr. Flood announced that the SFWMD's Water Supply Plan update process had begun.

AGENDA ITEM #13 COUNCIL ATTORNEY'S COMMENTS

No comments were made at this time.

AGENDA ITEM #14 COUNCIL MEMBER'S COMMENTS

Vice Chair McCormick wished everyone a happy holiday season.

AGENDA ITEM #15 ADJOURNMENT

The meeting adjourned at 10:50 a.m.

Councilman Forrest Banks, Secretary

The meeting was duly advertised in the November 2, 2015 issue of the FLORIDA ADMINISTRATIVE REGISTER, Volume 41, Number, 213.

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Director's Report

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EXECUTIVE DIRECTOR'S REPORT: January 21, 2016

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
 - Cost of the move
 - Closing details
- b. Budget
 - Audit will begin the end of February
 - New Revenues: \$292,271
- c. Open House

2. Resource Development and Capacity Building

- a. A counter terrorism conference is being developed with the City of Ft. Myers, the City of Ft. Myers Police Department and the Lee County Sherriff's Department. It will be held at the Harborside Event Center and more information will be available shortly.
- b. FRCA: Policy Board meeting January 27, 2016
 - Appointment of Jim Burch to the FRCA Policy Board
 - 2014-2015 Annual Report and Directory is available
- c. Met with Representatives Matt Hudson, Ken Roberson, Ray Rodrigues, Kathleen Passidomo, Ray Pilon, Heather Fitzenhagen, Matt Caldwell, Carlos Trujillo, Cary Pigman, Greg Steube and Daryl Rouson regarding Legislative Priorities.
- d. Attended: Mayor Randy Henderson breakfast on the Crime Task Force, FRCA meeting, Clewiston City Council meeting, FHREDI Meeting, and Medical Tourism meeting.
- e. CREW Valentine's Eve Concert & Silent Auction: tickets available for \$15.00
- f. CREW Pocket Naturalist Guide on available for \$8.00

3. First Quarter FY 2015- 2016 (October - December)



a. Implementation of Workplan:

- Grants Awarded:
 - ✓ DEO Clewiston Revitalization Plan: final contract signed and project has commenced
 - ✓ DEO Lee County Rail Study: Final contract signed and project has commenced
 - ✓ DEO Ft. Myers MLK Equitable Economy Plan: Final contract signed and project has commenced
 - ✓ EPA Wetland Protection Development Grant
- Grants Under Development
 - ✓ FHREDI -Regional Rural Development Grant - On Hold
 - ✓ The Promise Zone application is under development for Hendry County, Glades County and Immokalee.
 - ✓ Art Place America National Creative Placemaking Fund for *Painting with Sunlight* project.
- Grants Pending:
 - ✓ Shirley Conroy Grant for Goodwheels \$245,799
 - ✓ Farms to School Grant \$95,292
 - ✓ Brownfields Grant \$280,000
- Pending Grants: approximately \$621,071

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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 January 6, 2016

#	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	CTD - FL Commission for the Transportation Disadvantaged	Nichole Gwinnett	FY15-16 Glades-Hendry TD Agreement					7/1/2015		\$38,573.00	\$38,573.00			Update of TDSP, CTC Evaluation, Staff Support, LCB Quarterly Meetings, Committee Meetings, Update By-Laws and Grievance Procedures.	\$0.00
2	SWFRPC	Grant	Yes	DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY15-16 HMEP Planning and Training Grant						9/28/2015	\$73,922.00	\$73,922.00	10/1/2015	9/30/2016	HMEP related projects and trainings	\$0.00
3	SWFRPC	Grant	Yes	EPA- Environmental Protection Agency	Jim Beever	Developing a Method to Use Ecosystem Services to Quantify Wetland Restoration Successes	1/30/2015	1/30/2015	3/17/2015	3/17/2015	8/5/2015	9/15/2015	\$234,071.00	\$174,071.00	10/1/2015	9/30/2016	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.	\$60,000.00
4	SWFRPC	Grant	Yes	DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY15-16 LEPC Agreement			6/30/2015	5/15/2015	6/11/2015	6/11/2015	\$48,000.00	\$48,000.00	7/1/2015	6/20/2016	Staff support to the LEPC, Plan Development and Exercise, Technical Assistance and Training Coordination/Planning.	\$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
5	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 waste is useful for land development planning, emergency protective services, health care and water quality management.	\$0.00
6	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
7	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
8	SWFRPC	Grant	Yes	Visit Florida	Jennifer Pellechio	OUR CREATIVE ECONOMY Marketing			2/9/2015	2/9/2015	6/25/2015	6/26/2015	\$5,000.00	\$2,500.00	7/1/2015	6/15/2016	TBD	\$2,500.00
9	SWFRPC	Contract	Yes	EPA/CHNEP - Charlotte Harbor National Estuary Program	Jim Beever	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 Beever	Spring Creek Restoration Plan							\$50,000.00	\$50,000.00	Jan 2015	Feb 2016	The Spring Creek Vulnerability Assessment and The Spring Creek	\$0.00

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11	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	
12	SWFRPC	Grant	Yes	DEO - FL Dept. of Economic Opportunity	Jennifer Pellechio	Clewsiton 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	
13	SWFRPC	Grant	Yes	DEO - FL Dept. of Economic Opportunity	Jennifer Pellechio	Community Planning Technical Assistance Grants- City of Fort Myers				6/15/2015			\$30,000		10/1/2015	5/31/2016	Educational Program Curriculum, Community Preference Analysis and Visual Preference Assessment, Report results	
14	SWFRPC	Grant	Yes	DEM - FL Div. of Emergency Management	Tim Walker	Collier Hazard Analysis FY15-16						7/1/2015	\$9,693.00	\$9,693.00	8/16/2015	6/30/2016		
15	SWFRPC	Grant	Pending	EPA - Environmental Protection Agency	Jennifer Pellechio	Brownfields 2016			12/18/2015	12/18/2015			\$280,000.00	\$280,000.00			10 ASTM-AAI compliant Phase I ESAs, 1 Generic Quality Assurance Project Plan, 4 SQAPPs, 4 Phase II ESAs, 4 ABCAs	
16	SWFRPC	Grant	Complete	DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY14-15 HMEP Planning Grant Modification					9/11/2015		\$13,000.00	\$13,000.00	10/1/2015	12/13/2015	Trainings	\$0.00
17	SWFRPC	Grant	Complete	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
18	SWFRPC	Grant	Complete	EPA - US Environmental Protection Agency	Jim Beever	WQFAM							\$160,000.00	\$160,000.00	10/1/2011	9/30/2015	Extention 2014-2015	\$0.00
19	SWFRPC	Grant	Complete	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
20	SWFRPC	Grant	Complete	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

#	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
21	SWFRPC	Contract	Complete	NADO- National Association of Development Organizations	Jennifer Pellechio	CEDS Resiliency Section Technical Assistance												
22	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	5/29/2015	As needed publication and graphic design, including FOR (Future of the Regions) award materials and annual report.	\$0.00
23	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
24	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
25	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
26	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
27	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

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28	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
29	SWFRPC	Grant	No	USDA - US Dept. of Agriculture	Margaret Wuerstle	Farm to School			5/20/2015	5/20/2015	11/19/2015							
30	SWFRPC	Grant	No	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	
31	SWFRPC	Grant	No	WalMart	C.J. Kammerer	GoodWheels			7/17/2015	7/16/2015	9/10/2015						Run transporation routes between Clewsiton and Belle Glade	\$50,000
32	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 Diaster Planning Guide, Present to schools	

#	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
33	SWFRPC	Grant	No	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)	
34	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	
35	SWFRPC	Grant	No	EDA - US Economic Development Administration	Jennifer Pellechio	EDA- North Port			6/12/2015	6/12/2015	8/3/2015							
36	SWFRPC	Grant	No	NOAA - National Oceanic and Atmospheric Administration	Jim Beever	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.	
37	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
38	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
39	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

#	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
40	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
41	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
42	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
43	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
44	SWFRPC	Grant	No	USDA - US Dept. of Agriculture	Dottie Cook	Southwest Florida Rural Promise Zone	10/17/2014	10/14/2014	11/21/2014	11/21/2014			Technical Assistance	Technical Assistance			Rural designation of a Promise Zone for Immokalee in Collier County, Glades County, and Hendry County	\$0.00
45	RC&DC	Grant	No	Dreyfus Foundation - The Max and Victoria Dreyfus Foundation	Beth Nightingale	"Our Creative Economy - A Regional Strategy for Southwest Florida Public Art, Festivals and Cultural Venues"	11/10/2014	11/10/2014					\$20,000.00	\$20,000.00			1. complete the Lee County public art descriptions (name of artist, year of creation, material, and significance); 2. provide QR Codes for Lee County's public art assets which will drive traffic to the Guide and direct users to other public art assets and venues; and 3. Create and promote a photo share site to encourage making art (photography) from art (public art assets and venues).	\$0.00

Agenda Item

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Consent Agenda

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Consent Agenda Summary

Agenda Item #10(a) - Intergovernmental Coordination and 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 November 1, 2015 and ending December 31, 2015.

RECOMMENDED ACTION: Information purposes only

Agenda Item #10(b) - Charlotte County (DEO 15-6 ESR)

Charlotte 15-6 ESR proposes to change the Future Land Use of 39.61 acres of land from Commercial (36.94) and Agriculture (2.67) to Low Density Residential. The property is located at the southeast corridor of I-95 and N. Jones Loop Road. The density of this parcel would be 2 units per acre. The parcel is in close proximity to an existing Low Density Residential parcel. The use of the site for a recreational vehicle park will be limited to 198 units and will not require a transfer of density,

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

Agenda Item #10(c) – Hendry County (DEO 15-2 ESR)

Hendry County 15-2 ESR is a large scale text amendment that proposes various updates to the following sections of the Comprehensive Plan

- Agriculture FLU Category
- Multi-Use Development FLU Category
- Policies Referring to Development Orders
- Definitions
- West Hendry Planning Overlay

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

Agenda Item #10(d) -Lee County (DEO 15-4 ESR)

Lee 15-4 ESR consists of 3 amendments. The first amendment incorporates the Lee County Water Supply Facilities Work Plan to the Comprehensive Plan. The second allows for multi-family residential uses within the General Interchange FLU Category. The map on the following slide shows a parcel that would be impacted by this amendment. The last amendment is an update to the Capital Improvement Element, simplifying the incorporation process.

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

Agenda Item #10(e) –Fixed Assets Removal

The attached list has been approved by both the Network Administrator and Executive Director for disposal of surplus equipment. Staff is seeking approval of the Council to dispose of these items and follow the procedures listed in our Computer Disposal Policy.

RECOMMENDED ACTION: Review the attached list of surplus items to be disposed of and obtain final approval by Council in order to follow procedures in Computer Disposal Policy.

--- Agenda --- Item

10a

Intergovernmental Coordination and
Review

10a

10a

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 November 1, 2015 and ending December 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.

1/2016

ICR Council - FY15-16

SWFRPC #	Name1	Name2	Location	Project Description	Funding Agent	Funding Amount	Council Comments
2015-26	J. Corbett Alday	Guardian Community Resource	Collier County	Guardian Community Resource Management, Inc. - Youth Haven, Inc. - Shelter and Transitional Living Home for Collier County Youth Project - CDBG #B-15-UC-12-0015, B-12-UC-12-0016, B-11-UC-12-0016			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

Agenda Item

10b

Charlotte County DEO 15-6 ESR

10b

10b



LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS CHARLOTTE COUNTY

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Charlotte County Comprehensive Plan (DEO 15-6ESR). 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 Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 15-6ESR	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 Charlotte County Planning and Development Services Director.

11/2015

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.

CHARLOTTE COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 15-6ESR)

RECEIVED: NOVEMBER 2, 2015

Summary of Proposed Amendment

A privately initiated request to amend Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Commercial (COM) (36.94± acres) and Agriculture (AG) (2.67± acres) to Low Density Residential (LDR) (39.61± acres) with an annotation to the 2030 Future Land Use Map stating that 1) the base density of the site is two units per acre; and 2) the use of the site for a recreational vehicle park will be limited to 198 units and will not require a transfer of density, and from Agriculture (AG) (0.65± acres) to Preservation (PR) (0.65± acres).

The subject property is located at the southeast corner of I-75 and N. Jones Loop Road, just east of the rest area, in the Punta Gorda area. The subject site currently contains two single family homes and has a current land use of Vacant and Residential. The surrounding property's current land use is Vacant Land Designed for Residential Uses, Single Family Homes, Warehousing, and an FDOT I-75 rest area that is no longer in service. The Future Land Use designations of these properties are Low Density Residential, Agricultural, Preservation, and Enterprise Charlotte Airport Park. Potable Water and Sanitary Sewer will be provided by the City of Punta Gorda.

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.

Recommendation

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the Charlotte County Planning and Development Services Director.

MAPS

Charlotte County

DEO 15-6ESR

Growth Management Plan

Comprehensive Plan Amendment



Community
Development

CHARLOTTE COUNTY

Location Map for PA-15-05-06-LS



22/41/23 South County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County 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. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents. Created By: JShao Date Saved: 7/9/2015 1:18:47 PM
Path: M:\Departments\GIS\Projects\Petition_Maps\Comp_Planning\2015\Plan Amendments\PA-15-05-06-LS\PKCT_Location_PA150506LS.mxd



NOT TO SCALE



PA-15-05-06-LS

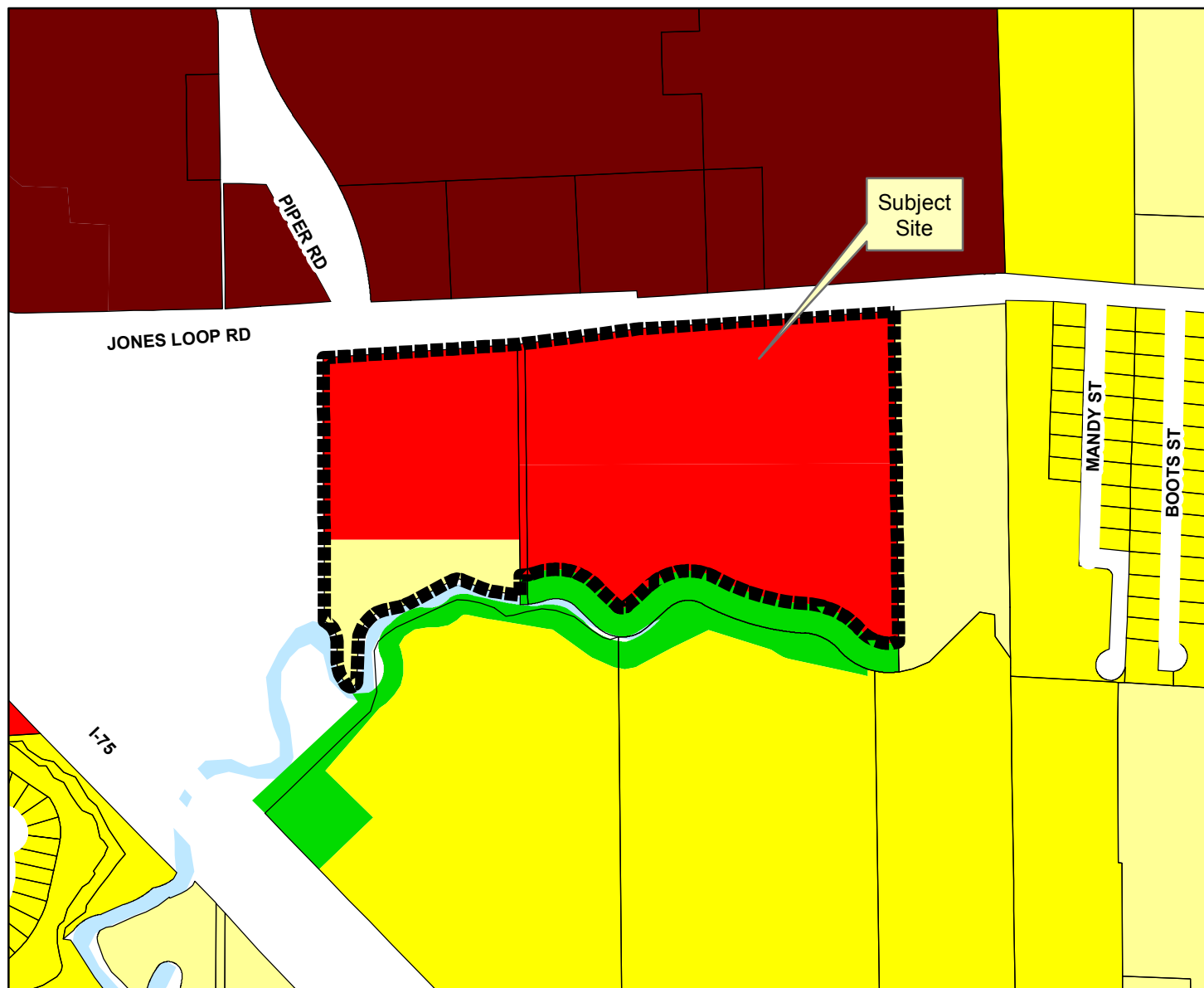
Existing 2030 FLUM

56 of 163



Legend

- Agriculture
- Babcock Mixed Use
- Burnt Store Limited Development
- Burnt Store Village Residential
- City
- Commercial
- Office & Institutional
- Enterprise Charlotte Airport Park
- Mineral Resource Extraction
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Low Intensity Industrial
- High Intensity Industrial
- Murdock Village Mixed Use
- DRI Mixed Use
- Compact Growth Mixed Use
- Parks & Recreation
- Preservation
- Public Lands & Facilities
- Resource Conservation
- Rural Community Mixed Use
- US 41 Mixed Use
- Charlotte Harbor Coastal Residential
- Charlotte Harbor Tourist
- Charlotte Harbor Mixed Use
- Charlotte Harbor Commercial
- Charlotte Harbor Neighborhood Business/Residential
- Charlotte Harbor Industrial (inactivated)
- Recreational Vehicle Park (inactivated)
- Coastal Residential (Inactivated)
- Rural Estate Residential (inactivated)



0 330 660 1,320 1,980 2,640 Feet



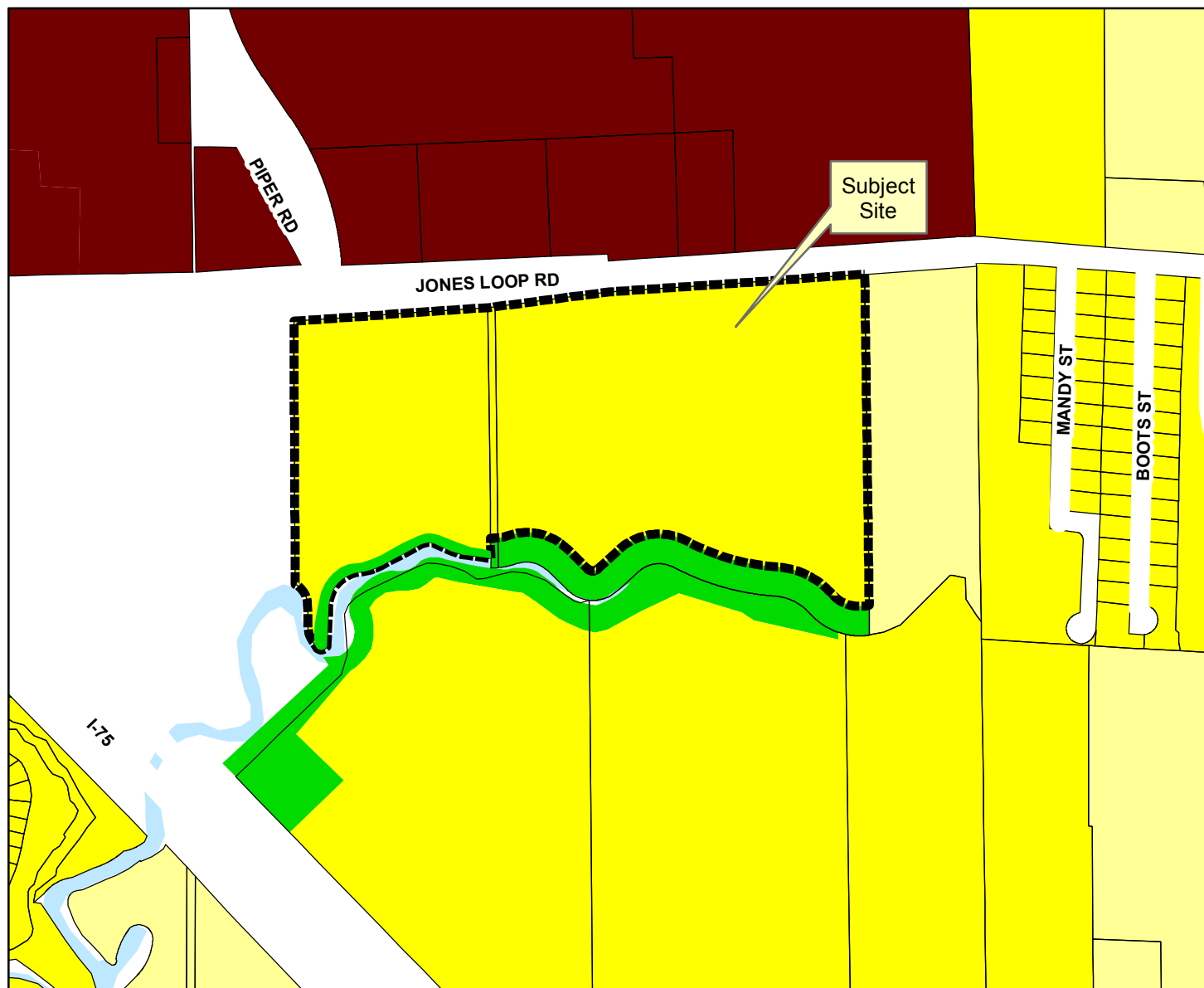
PA-15-05-06-LS Proposed 2030 FLUM

57 of 163



Legend

- Agriculture
- Babcock Mixed Use
- Burnt Store Limited Development
- Burnt Store Village Residential
- City
- Commercial
- Office & Institutional
- Enterprise Charlotte Airport Park
- Mineral Resource Extraction
- Low Density Residential
- Medium Density Residential
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- Compact Growth Mixed Use
- Parks & Recreation
- Preservation
- Public Lands & Facilities
- Resource Conservation
- Rural Community Mixed Use
- US 41 Mixed Use
- Charlotte Harbor Coastal Residential
- Charlotte Harbor Tourist
- Charlotte Harbor Mixed Use
- Charlotte Harbor Commercial
- Charlotte Harbor Neighborhood Business/Residential
- Charlotte Harbor Industrial (inactivated)
- Recreational Vehicle Park (inactivated)
- Coastal Residential (Inactivated)
- Rural Estate Residential (inactivated)



0 330 660 1,320 1,980 2,640 Feet



PA-15-05-06-LS

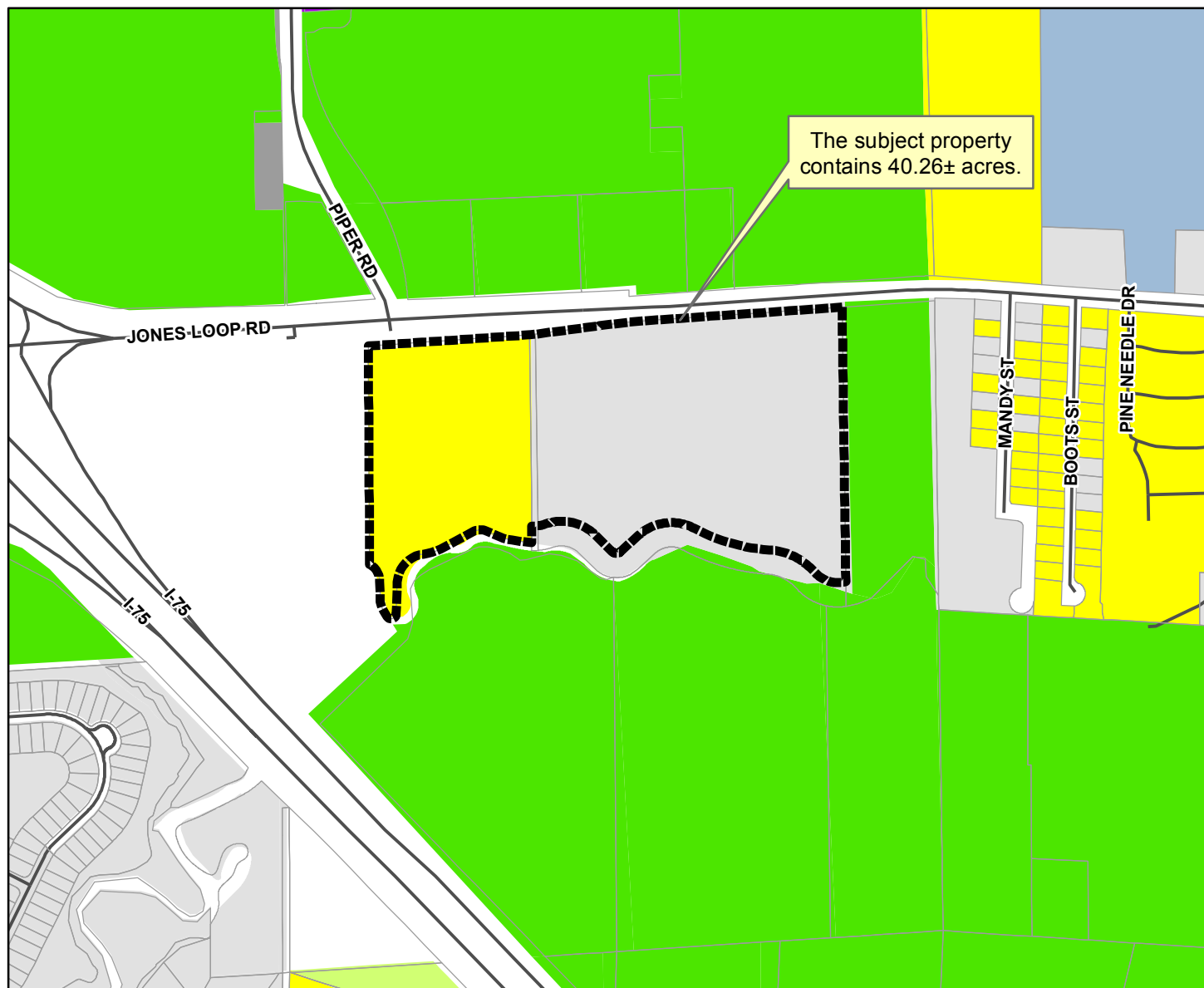
Existing Land Use Map

58 of 163



Legend

- Residential
- Commercial
- Industrial
- Agricultural
- Recreational
- Conservation
- Educational
- Medical
- Public Buildings & Grounds
- Mining Sites
- Burial Grounds
- Marina
- Institutional
- Water
- Miscellaneous
- Vacant



0 330 660 1,320 1,980 2,640 Feet

--- Agenda Item ---

10c

Hendry County DEO 15-2 ESR

10c

10c

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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 15-2ESR). 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>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</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 Hendry County

12/2015

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 15-2ESR)

DATE RECEIVED: NOVEMBER 23, 2015

Summary of Proposed Amendment

The Agriculture Future Land Use Category: There have been a number of parcels created since the adoption of the Comprehensive Plan and Land Development Code that do not meet the minimum five acres required for parcels in the Agriculture Land Use Category. In order to allow the property owners that have a recorded parcel less than five acres to build a residence without a comprehensive plan amendment and rezoning, staff is recommending vesting those parcels created prior to January 1, 2015. A GIS search determined that there are approximately 109 parcels that could benefit from this vesting. These parcels are primarily located within areas adjacent to urban areas and existing platted subdivisions where in most cases are in close proximity to existing infrastructure. The following language is proposed to be added to the "Residential Density" section of the Agriculture Land Use Category:

Existing recorded parcels within the Agriculture Future Land Use Category which are less than the minimum five (5) acre lot size for residential uses are considered "vested" for residential uses as of January 1, 2015. The lots must meet the other provisions of the Land Development Code.

Multi-Use Development Future Land Use Category: The Wheeler Estates is located in the western most portion of the county adjacent to Lehigh Acres in Lee County. The Multi-Use Future Land Use Category requires a minimum lot size of five (5) acres. Wheeler Estates had been subdivided into 1.10 +/- acre lots. These lots had been created prior to the adoption of the Comprehensive Plan. In 2014 Ordinance 2014-02 vested 771 lots in Wheeler Estates to allow them to build a single family residence. In order to create consistency with the Land Development Code the following language has been added to the "Residential Density" section of this land use category:

The minimum lot size for properties located in Wheeler Estates shall be as defined in LDC Section 1-53-3.7 Agricultural Transitional District and pursuant to Ordinance No. 2014-02.

Policies Referring to Development Orders: Several Policies were revised to refer to "Final Permit" instead of development order. This is intended to clarify the timing of when certain permitting assessments are required for a final permit vs. a comprehensive plan amendment or rezoning. The current language would suggest that an environmental assessment including jurisdictional wetland delineation from the South Florida Water Management District or ACOE or a wildlife consultation from the US Fish and Wildlife Service is required for a rezoning. Since a rezoning does not permit actual development these types of environmental assessments would not be needed or appropriate until a detailed development plan is provided at the time of a site development plan review. In addition, these amendments would create consistency with the Concurrency Management System definition in the Land Development Code which defines the term "Final Permit" as follows:

Final Permit for land development activity means a permit which actually authorizes commencement of construction or development activity, specifically including: building permits, final subdivision plat approval or final site development plan approval.

Definitions: Definitions were added, clarified or deleted to reflect legislative changes, the adoption of Sector Plans, inconsistencies with language in the LDC and Florida Statutes. The new or revised definitions include: Concurrency Management Systems, Detailed Specific Area Plan, Development order, Floor Area Ratio, Final Permit, Institution, Public Facilities, Sector Plan, and Wetland.

West Hendry Planning Overlay: The purpose of West Hendry Planning Overlay (WHPO) is to promote a more compact growth pattern, enable greater opportunities for preservation of natural areas, expand recreational activities, and protect groundwater. The compact form of development envisioned in the WHPO is characterized by a mix of housing types and commercial centers that support the needs of nearby residents, combined with integrated open space and flow ways, navigable waterways and upland corridors connected through a well-functioning road system. The objective is to shift the pattern of development so that density is located in appropriate areas where utilities, services, recreational opportunities, and commercial development can serve the community.

The WHPO was approved with a requirement to utilize a Transfer of Development Rights (TDR) Program. The Rural Lands Sub-Element including the TDR program/map was rescinded leaving the WHPO without a mechanism to pursue development (Ordinance No. 2011-11). In addition there were a number of onerous requirements for the provision of infrastructure that are no longer relevant either by the passage of the deadlines or by the change in conditions such as the revised Water Supply Plan. The revised language is intended to maintain the purpose stated above while creating a user friendly program that is attainable. Some of the revised language and intent were previously vetted with FDEO and SFWMD staff.

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 to regional counties and cities 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 Hendry County.

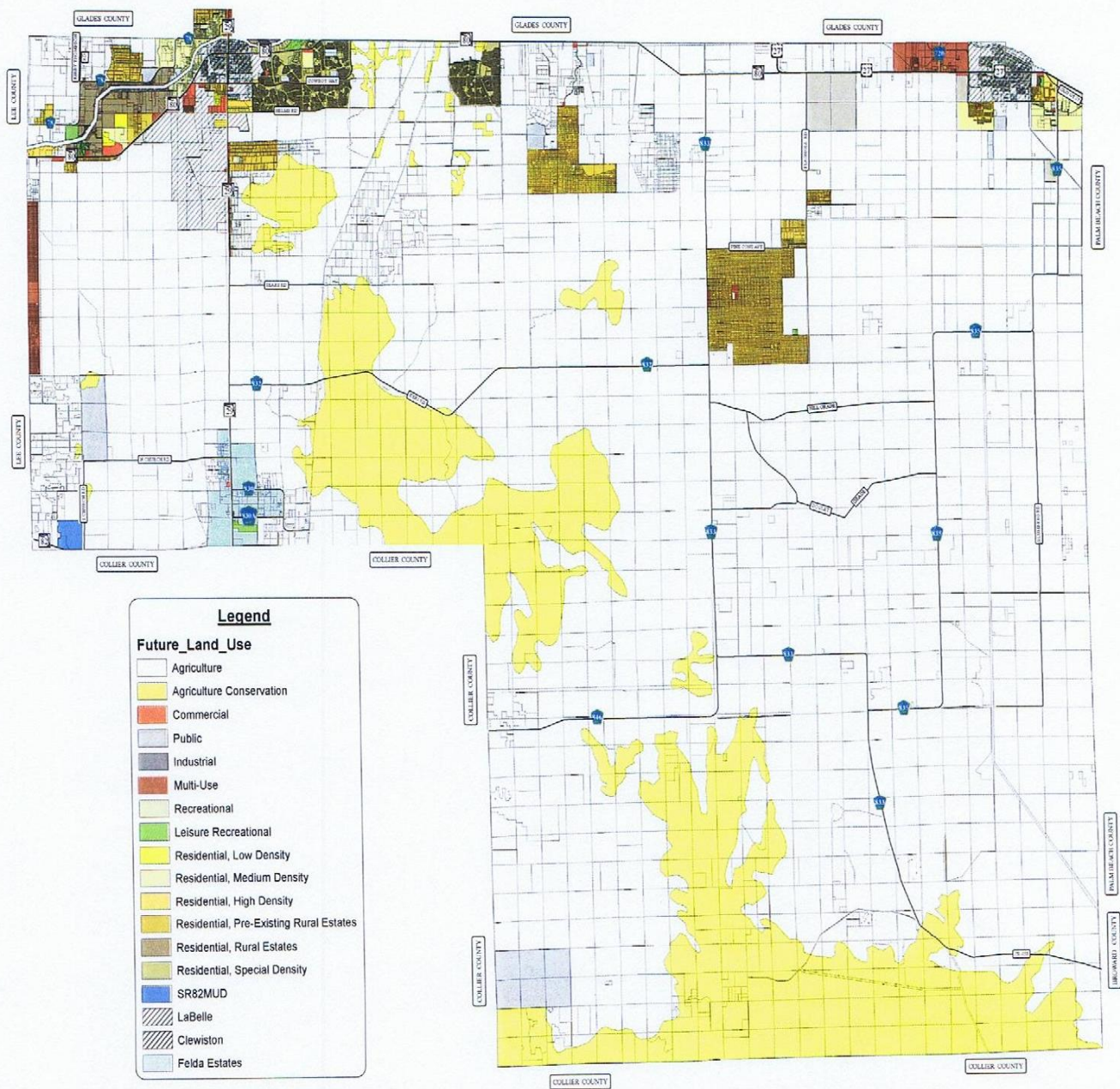
MAPS

Hendry County

DEO 15-2ESR

Growth Management Plan

Comprehensive Plan Amendment



Agenda Item

10d

Lee County DEO 15-4 ESR

10d

10d

1400 Colonial Blvd., Suite 1
Fort Myers, FL 33907



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LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS LEE COUNTY

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Lee 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;
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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 15-4ESR	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 Lee County

12/2015

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

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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

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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:

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

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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.

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

RECEIVED: NOVEMBER 30, 2015

Summary of Proposed Amendment

CPA2014-00001, Water Supply Facilities Work Plan: Amend the Lee Plan to incorporate the Lee County Water Supply Facilities Work Plan (Work Plan) as required by Florida Statute (F.S.) 163.3177(6)(c). The current Work Plan identifies the need for the following Lee Plan amendments to Policies 2.4.3, 53.1.11, 54.1.3, 54.1.1, 55.1.3 and 117.2.1, Objective 117.2, Standards 11.1.7 and 11.2.6, the Glossary, and Table 6:

- Remove references to Florida Administrative Code (F.A.C) 9J-5;
- Coordinate updates of Lee Plan Table 6 with updates of the Capital Improvement Program tables;
- Include new policies to allow expansion of water and sewer service to protect public health, safety and welfare; and
- Define “Florida Friendly Landscape” in the Glossary and replace the term Xeriscape with the term Florida Friendly Landscape, consistent with terminology used by State agencies.

CPA2015-00006, Treeline 200: Amend Lee Plan Policy 1.3.2 and Table 1(a) to allow for multi-family residential uses within the General Interchange Future Land Use Category. Amend Table 1(b), Year 2030 Allocations, to accommodate residential development within the General Interchange Future Land Use Category.

The proposed amendment will affect the uses allowed in the General Interchange Future Land Use Category. The General Interchange FLU Category has been included in the Lee Plan since 1984 with the same language that exists today. However, between the years 1996 and 2000, the General Interchange future land use category was amended to allow residential uses.

This language was removed from the General Interchange Category by Ordinance 99-18 which became effective on January 19, 2000. The residential use and criteria were relocated to a newly created “Mixed-Use Interchange” Future Land Use Category. The Mixed-Use Interchange Category was deleted from the Lee Plan in 2002 by Ordinance 02-02. Lee County has not allowed residential uses in any of the Interchange categories since that time.

There are currently approximately 740 acres in the General Interchange Future Land Use Category within unincorporated Lee County located near the I-75 intersections at Daniels Road, Bonita Beach Road, and Bayshore Road

CPA2015-00008, Capital Improvement Element Update: Amend Lee Plan Capital Improvement Element Policies 95.1.1, 95.1.5, 95.1.6, 95.5.1 and 95.5.2 to allow future revisions to Lee Plan Tables 3, 3(a), and 4 by ordinance as permitted by Florida Statute (F.S.) 163.3177(3)(b).

The amendments to the Capital Improvements Element will simplify the process for incorporating the Capital Improvement Program tables adopted by the annual operating budget by the BOCC into the Lee Plan.

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 to regional counties and cities 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 Lee County.

MAPS

(All maps refer to CPA2015-06, Treeline 200)

Lee County

DEO 15-4ESR

Growth Management Plan

Comprehensive Plan Amendment



EXHIBIT IV.A.2 CURRENT FUTURE LAND USE MAP

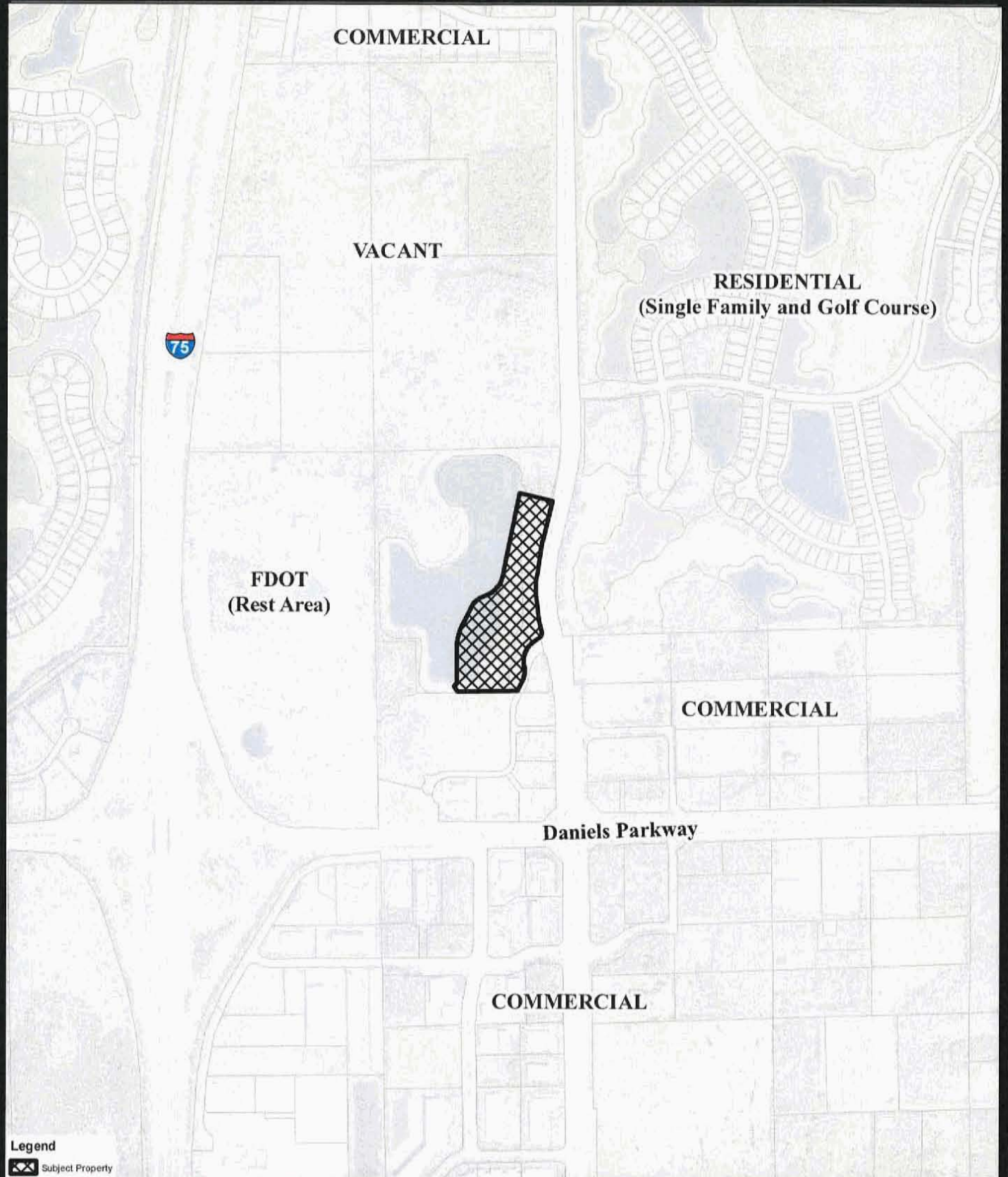


EXHIBIT IV.A.4 EXISTING LAND USE MAP



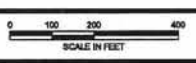
**WALDROP
ENGINEERING**

CIVIL ENGINEERING & LAND
DEVELOPMENT CONSULTANTS
7301 MERCHANT CT. - SUITE A
GAINESVILLE, FL 34609
P: 841-007-0555 F: 841-007-3054
EMAIL: info@waldropengineering.com

FLORIDA CERTIFICATE OF AUTHORIZATION #834

TREELINE 200

**AERIAL
LOCATION MAP**



FILE NAME: 44101B0101
UPDATED: 2015-04-06

Agenda Item

10e

10e

Fixed Assets Removal

10e

SWFRPC FIXED ASSETS REMOVAL

The attached list has been approved by both the Network Administrator and Executive Director for disposal of surplus equipment. Staff is seeking approval of the Council to dispose of these items and follow the procedures listed in our Computer Disposal Policy.

RECOMMENDATION ACTION:

Review the attached list of surplus items to be disposed of and obtain final approval by Council in order to follow procedures in Computer Disposal Policy.

01/2016

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL

COMPUTER DISPOSAL POLICY

Effective Date: December 14, 2007

Policy Statement:

All Council-owned electronic equipment, including but not limited to, computers, monitors, faxes, copy machines, cell phones, and personal digital appliances (PDAs) with a printed circuit board that the Network Administrator has deemed to be surplus or non-usable shall be disposed of in a manner that is consistent with Federal, state and local statutes and regulations, with recycling being the preferred method. All equipment identified as surplus shall be recycled by the Council's selected and approved vendor list. In addition, all surplus computers or servers that contain hard drives shall be wiped clean or shall be destroyed by magnetic degaussing.

If equipment is recycle/disposed through the Lee County Government Solid Waste Division there is a fee which is subject to change.

Responsibility:

The administration of the recycling program shall be under the Network Administrator and the Executive Director. The Network Administrator identifies equipment as surplus to the needs for the Council, the Executive Director, reviews, and approves these declarations and brings the matter before the Council for final approval.

Action:

The initial action is the Network Administrator presents the Executive Director a list of surplus equipment. This list depicts: purchase date, current capital value, and reason for designation as surplus and recommended method of disposal. Once a list is approved by the Executive Director, it is placed on the Council's Agenda in the Administrative Items section for final approval.

Possible methods of disposal include: in-house auction of equipment, donation to other agencies, recycling, disposal or any other method deemed to be consistent with the purpose and mission of the Council.

SWFRPC Disposal

Surplus Equipment - November 2015 Office Relocation

Computer Towers*				
Inventory #	Make	Model	Purchase Date	Purchase Cost
518	Dell	PowerEdge 2600 Server	12/30/2002	\$ 8,328.00
605	Dell	Optiplex	2/10/2009	\$617.09

Monitors*				
Inventory #	Make	Model	Purchase Date	Purchase Cost
571b	Dell	20"	7/25/2007	
555a	Dell	20"	5/1/2006	

Miscellaneous*				
Inventory #	Make	Model	Purchase Date	Purchase Cost
565	Dell	PowerEdge 2900	2/5/2007	\$9,594.20
628	Dell	PowerConnect 2824	4/14/2010	\$380.79
629	Dell	PowerConnect 2825	4/14/2010	\$380.79
624	Dell	PowerConnect 2716	7/10/2009	\$238.50
585	Dell	PowerEdge 2708	6/18/2007	\$143.45
665	Dell	Power Connect 2824	4/13/2010	\$380.79
657	Dell	PowerConnect 2824	4/13/2010	\$380.79
592	Dell	Power Connect Switch 2724	2/1/2006	\$269.60
599	APC	Smart UPS 1500 VA	12/14/2006	\$359.00
588	APC	Smart UPS1400XL	12/14/2006	\$646.00
625	Belkin	OmniView Pro3	2/22/2010	\$210.00

*All equipment listed on this sheet is "End of Life" no longer operational.

*All computers are phased out of the network at 5 years old.

*Equipment was disposed during the office relocation, due to no Council meeting in November or December 2015

Agenda Item

11

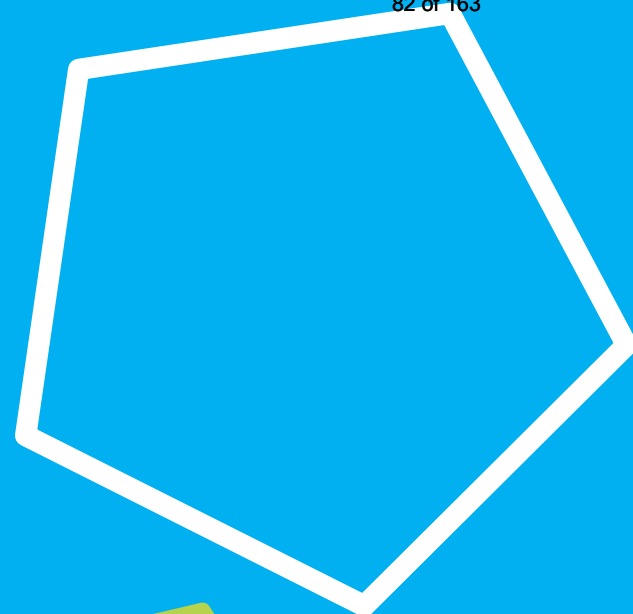
11

Regional Impact

11

11

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 15-8 ESR

Description:

Sarasota County 15-8ESR relates to the FLU Policy component of the Comprehensive Plan, related to the Future Urban Area, allowing for a residential density increase of up to 1.99 dwelling units per acre for those properties subject to an approved Critical Area Plan. The applicant anticipates seeking approval of a Critical Area Plan for 3,660 acres generally located south of the City of North Port, lying east and west of S. River Road. There are 2,882 acres located within the Future Urban Area, and 778 acres located within the Urban Service Area.

While the FLUM designations for the subject area indicate Rural (1 DU/5 acres) and Semi-Rural (1 DU/2 acres), it is located between the Urban Service Area Boundary line and the Future Urban Service Area Boundary line. This is a clear indication that the County anticipates that the subject area will one day be developed at a level similar to those lands inside of the Urban Service Area. The concept of blending land use intensity across the Urban Service Area Boundary line has already been established within the Comprehensive Plan by FLU Policy 2.2.6.4 for Special Planning Area 3.

Sarasota County

DEO 15-8 ESR

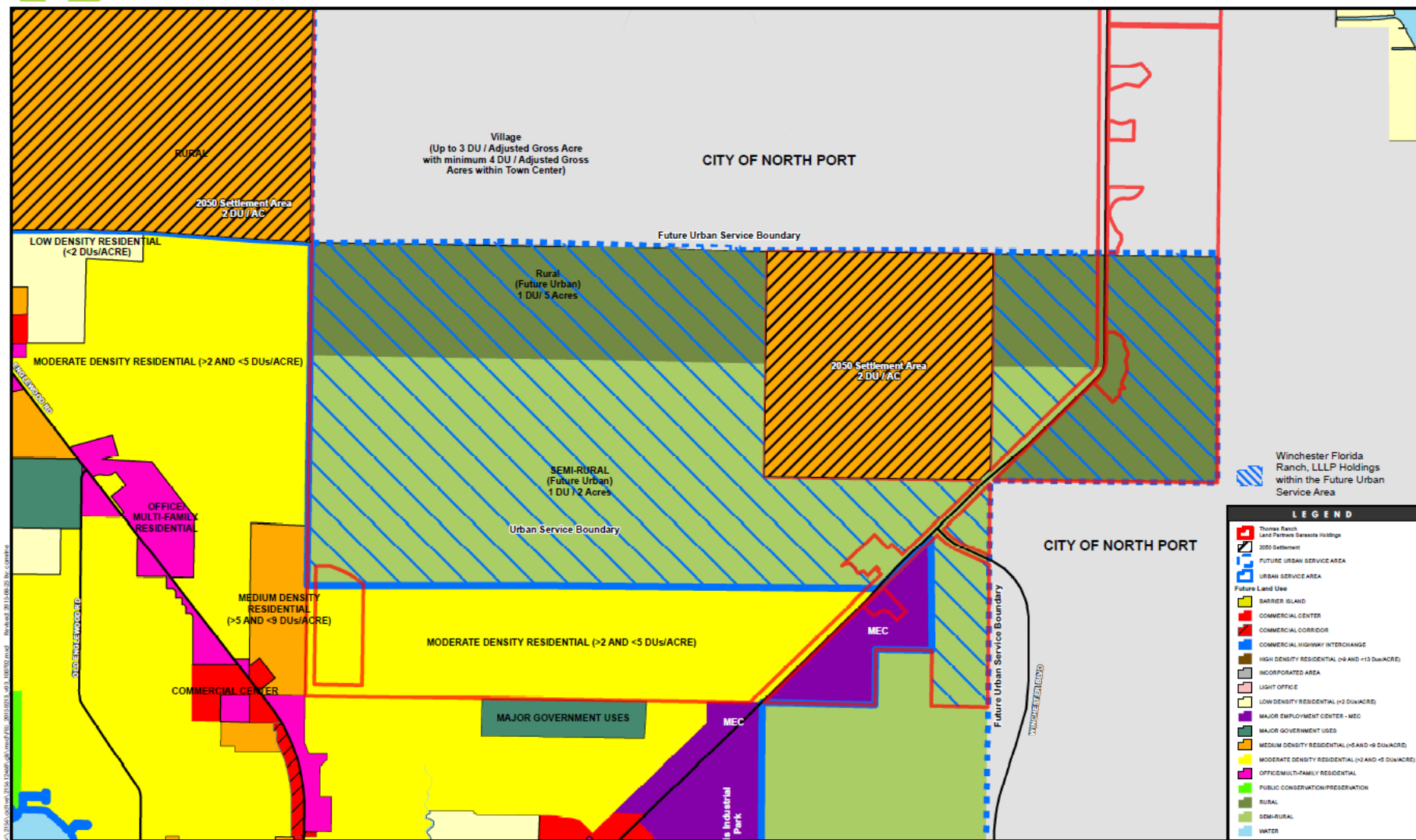
Regional Impacts:

Council staff finds that the Amendments are regionally significant in regards to magnitude and location. The affected parcel is roughly 3,600 acres and the applicant is seeking a density increase to 1.99 dwelling units per acre. This would allow a development larger than the DRI threshold for Sarasota County, which we use to determine regionally significant magnitude. The proposal is regionally significant with regards to location due to its adjacency to the Myakka State Forrest, which is a regional facility.

Recommendation:

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

Sarasota County DEO 15-8 ESR



Palmer Ranch Increment IV- NOPC

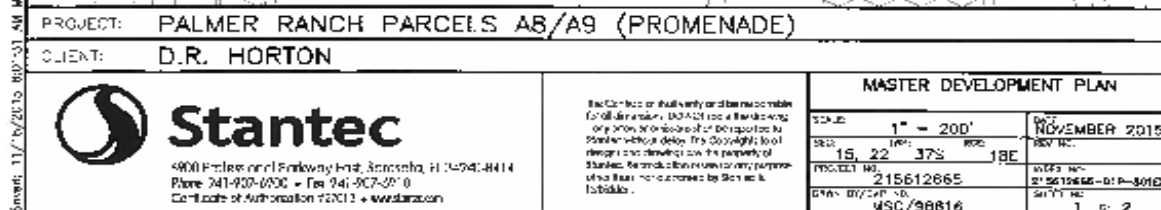






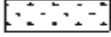
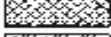

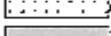
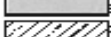



PALMER RANCH INCREMENT IV NOTICE OF PROPOSED CHANGE IN SARASOTA COUNTY

89 of 162

- On August 28, 2015 a Palmer Ranch Increment IV Notice of Proposed Change (NOPC) was submitted on a 21.4 acre site (referred to as Parcels A8/A9 Promenade see Slide 2).
- Change is to allow 140 multi-family residential dwelling units instead of the approved office and light industrial uses on Parcels A8 and A9 (see Slides 3 and 4)
- Amend development order language in Increment IV to include additional units and date stamp for Increment IV Development Plan Map.
- The 140 additional residential units to this increment were already conceptually approved within the Palmer Ranch Master Development Order as part of the 11,550 total units. There was no conversion of nonresidential uses to residential uses proposed in the NOPC. There were no unresolved local or regional sufficiency questions on the NOPC and Rezone applications. No additional regional or local impacts were determined to occur from the additional units or proposed Comprehensive Plan amendment.
- The transportation facilities conditions for this increment have been met and the 5-Year Transportation Update analysis provisions of the MDO are in compliance for addressing the transportation impacts of the total Master DRI. Furthermore, no additional impacts were determined regarding stormwater/drainage, and environmental conditions required in the Development Order.
- **RECOMMENDED ACTION:** No objection to the NOPC change which is not a substantial deviation and does not create additional regional impacts not previously reviewed by the regional planning council.



LEGEND:

	PROJECT BOUNDARY
	STORMWATER FACILITY
	WETLAND (PRESERVATION AREA)
	ADDITIONAL STORMWATER FACILITY
	MESIC HAMMOCK TO REMAIN
	MITIGATION AREA
	PROPOSED ASPHALT DRIVE AND PARKING
	PROPOSED BUILDING
	EXISTING CONSERVATION AREA
	BUFFERS AND OTHER OPEN SPACE
	GRAND TREE

LAND USE	SITE DATA	AREA (AC) [±]
RESIDENTIAL DEVELOPMENT	:	15.49
LAKES/STORMWATER AREAS	:	5.34
MITIGATION AREA	:	0.58
TOTAL	:	21.39

NOTES:

1. TOTAL NUMBER OF RESIDENTIAL UNITS - 140
2. GROSS RESIDENTIAL DENSITY - 6.54 DU / AC

PROJECT: PALMER RANCH PARCELS A8/A9 (PROMENADE)
 CLIENT: D.R. HORTON



Stantec

2000 Professional Parkway East, Sarasota, FL 34240-8414
 Phone: 941.907.4500 • Fax: 941.907.5910
 Certificate of Authorization #22513 • www.stantec.com

The Contractor will verify and be responsible for all on-site conditions before the drawings are printed and published. The Contractor is to design or distribute over the property of Stantec. The production and/or any persons who first it is allowed to be made. *Addition

MASTER DEVELOPMENT PLAN

SCALE:	1" = 200'	DATE: NOVEMBER 2015
SHEET:	15, 22, 37S, 18E	15 OF 15
PROJECT NO.:	215812865	DATE: 11/15/15
DRAWN BY: DCF/MC	MSC/98616	315812865-01P-001.PLT
		SHEET NO. 7 OF 2

Palmer Ranch Increment XXV- Pre-App Checklist

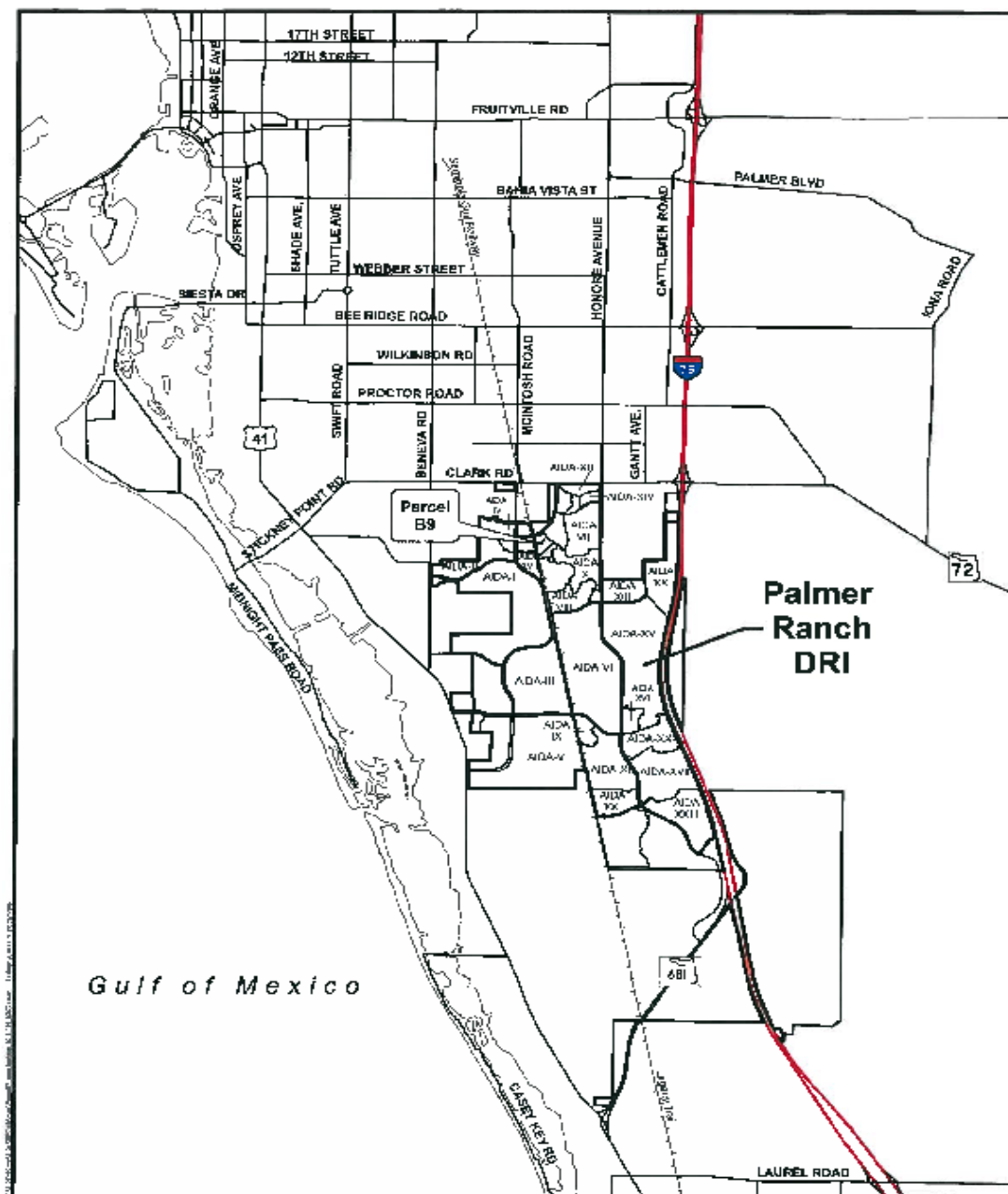




PALMER RANCH INCREMENT 25 - MASTER DEVELOPMENT ORDER INFORMATION REQUIREMENTS FOR DRI AIDA SUBMISSION

94 of 163

- On December 17, 2015, a Preapplication meeting was held for the proposed Palmer Ranch Increment 25 DRI Application for Incremental Development Approval on Parcel B8.
- The development proposal is to construct 52 unit single family on 40 acres
- Pursuant to the amended Master Development Order, all parties agreed to require the applicant to answer all applicable regional and local information requirements in Attachment III of agenda item.
- **RECOMMENDED ACTION:** Approve the questionnaire checklist.



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Palmer Ranch - Increment XXV (Parcel B9)
DUR, H10-100
Site Location Map

Revised: 01/10/2010
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01/10/2010



--- Agenda --- Item

11a

Sarasota County DEO 15-8 ESR

11a

11a



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 15-8ESR). 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 15-8ESR	Yes	Yes	No	(1) 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

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 15-8ESR)

RECEIVED: OCTOBER 23, 2015

Summary of Proposed Amendment

Comprehensive Plan Amendment DEO 15-8ESR relates to the Future Land Use Policy component of the County Comprehensive Plan, being a privately initiated amendment to policies related to the Future Urban Area of the Comprehensive Plan, allowing for a residential density increase of up to 1.99 dwelling units per acre for those properties subject to an approved Critical Area Plan. The applicant anticipates seeking approval of a Critical Area Plan for 3,660 acres generally located south of the City of North Port, lying east and west of S. River Road. There are 2,882 acres located within the Future Urban Area, and 778 acres located within the Urban Service Area:

1. Amends the Future Urban Area narrative inserting the basis for proposed new FLU Policies 3.1.13 and 3.1.14;
2. Maintains Comprehensive Plan consistency by adding a reference to proposed new FLU Policy 3.1.13 within existing FLU Policies 2.3.2, 3.1.5, and 3.1.5;
3. Proposed new FLU Policy 3.1.13 allows for an increase in residential density for the described Future Urban Area up to 1.99 dwelling units per acre with the adoption of a Critical Area Plan; and
4. Proposed new FLU Policy 3.1.14 allows blending of residential densities across lands within the Future Urban Service Area from lands within the Urban Service Area that are contiguous and under unified ownership and control.

Generally, the purpose of the Critical Area Planning program is to plan for critical areas of concern and provide information for evaluating future development proposals in such areas to ensure consistency with the Comprehensive Plan. Critical Area Plans are intended to provide a bridge between the general characteristics of the Comprehensive Plan and the specific nature of development orders and permits issued pursuant to the County's land development procedures.

While the Future Land Use Map (FLUM) designations for the subject area indicate Rural (1 DU/5 acres) and Semi-Rural (1 DU/2 acres), it is located between the Urban Service Area Boundary line and the Future Urban Service Area Boundary line. This is a clear indication that the County anticipates that the subject area will one day be developed at a level similar to those lands inside of the Urban Service Area. FLU Policy 2.3.2 states that this Future Urban Area will be considered for inclusion within the Urban Service Area when public facilities and services are planned to be provided. The applicant seeks to initiate the planning process for providing these public facilities and services through the Critical Area Planning program.

The concept of blending land use intensity across the Urban Service Area Boundary line has already been established within the Comprehensive Plan by FLU Policy 2.2.6.4 for Special Planning Area 3. This capability was provided for within a specific planning program established by the County to implement objectives set forth for a given area. The proposal being presented by this application with FLU Policy

3.1.14 is to allow the residential densities designated on those +/-778 acres inside the Urban Service Area to be blended with the +/-2,882 acres within the contiguous Future Urban Area under common ownership. Therefore, the total +/-3,660 acres would remain at or below 9,617 dwelling units ($1.99 \text{ DUs} \times 2,882 \text{ acres} + 4.99 \text{ DUs} \times 778 \text{ acres} = 9,617 \text{ DUs}$), however the location of specific residential densities across the subject area could be higher consistent with proposed FLU Policy 3.1.14.

Regional Impacts

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan Amendments are regionally significant in regards to magnitude and location. The affected parcel is roughly 3,600 acres and the applicant is seeking a density increase to 1.99 dwelling units per acre. This would allow a development larger than the DRI threshold for Sarasota County, which we use to determine regionally significant magnitude. The proposal is regionally significant with regards to location due to its adjacency to the Myakka State Forrest, which is a regional facility.

The attached environmental impact report by SWFRPC staff states that very little information was provided in regard to the nature, extent, or potential impacts of the proposed amendment. The applicant defers all answers until after approval. This report also includes listed species in that part of Sarasota County.

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. It should be noted that the parcel borders the Myakka State Forest in the City of North Port. The City of North Port has no comment on the proposal.

Conclusion

No adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. However, staff finds that this project is regionally significant in regards to magnitude.

Recommended Action

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

Environmental Impact Report

Sarasota Comprehensive Plan Amendment No. 2015-B completed 2015-11-18

Sarasota Comprehensive Plan Amendment No. 2015-B relates to the Future Land Use Policy component of the County Comprehensive Plan (Chapter 9), being a privately initiated amendment to policies related to the Future Urban Area of the Comprehensive Plan, allowing for a residential density increase of up to 1.99 dwelling units per acre for those properties subject to an approved Critical Area Plan. The applicant anticipates seeking approval of a Critical Area Plan for +/- 3,660 acres generally located south of the City of North Port, lying east and west of S. River Road. There are +/- 2,882 acres located within the Future Urban Area, and +/- 778 acres located within the Urban Service Area:

1. Amends the Future Urban Area narrative inserting the basis for proposed new FLU Policies 3.1.13 and 3.1.14;
2. Maintains Comprehensive Plan consistency by adding a reference to proposed new FLU Policy 3.1.13 within existing FLU Policies 2.3.2, 3.1.5, and 3.1.5;
3. Proposed new FLU Policy 3.1.13 allows for an increase in residential density for the described Future Urban Area up to 1.99 dwelling units per acre with the adoption of a Critical Area Plan; and
4. Proposed new FLU Policy 3.1.14 allows blending of residential densities across lands within the Future Urban Service Area from lands within the Urban Service Area that are contiguous and under unified ownership and control.

The Winchester Florida Ranch properties associated with this amendment are located within two watersheds – the Lemon Bay Watershed and the Myakka River Watershed. The Lemon Bay Watershed Management Plan was prepared in 2010. Within the Lemon Bay Watershed, basin master plans have been prepared for the Gottfried Creek and the Ainger Creek drainage basins, both of which include lands embraced by this Comprehensive Plan text amendment.

Past reviews of the project for prior proposals to develop the land revealed the project area to be a mixture of native range and native upland and wetland habitats. These include xeric scrubs, a variety of pine flatwoods, isolated and riverine freshwater wetlands. Listed species known from past reviews of this part of Sarasota County and the area include Florida panther (*Puma concolor coryi*), wood stork (*Mycteria americana*), Florida black bear (*Ursus americanus floridanus*), southeastern American kestrel (*Falco sparverius paulus*), Florida sandhill crane (*Grus canadensis pratensis*), Florida scrub jay (*Aphelocoma coerulescens*), crested caracara (*Caracara cheriway*), eastern indigo snake (*Drymarchon corais couperi*), Sherman's fox squirrel (*Sciurus niger shermani*), little blue heron (*Egretta caerulea*), snowy egret (*Egretta thula*), tricolored heron (*Egretta tricolor*), white ibis (*Eudocimus albus*), gopher tortoise (*Gopherus polyphemus*), and American alligator (*Alligator mississippiensis*).

Very little information has been provided with regard to the nature, extent or potential impacts of the new Comprehensive Plan Amendment. The applicant defers all answers until after they

receive approval. Most natural resource question are answered by promises of future surveys and answers after the change is approved.

Staff of Sarasota County's Environmental Protection Division (EPD) has reviewed this proposal and has no objection to the proposed amendment to revise and add policies to the Future Land Use Chapter. They state that the proposed changes will allow additional residential density within the Future Urban Service Area with the approval of a Critical Area Plan. EPD staff will continue to review submitted development proposals to insure consistency with native habitat and listed species policies, open space requirements, and protection requirements for grand trees. Reviewed files indicate an additional Phase II survey is needed for future activity prior to site and development plan approval based on previously recorded site(s), particularly noted 8SO6585 identified during 2007 survey (Janis Research). Contrary to assertions in the application, County Staff has pointed out that an ecological assessment of the area would be required for any development proposal in the area with or without the proposed amendment.

Question 4 of the application was not accurately answered and was basically deferred pending approval of the request.

James W. Beever III
Planner IV
Southwest Florida Regional Planning Council

From: [Jennifer Malone](#)
To: [Charles Kammerer](#)
Subject: RE: Sarasota County 2015-B / DEO 15-8
Date: Tuesday, November 17, 2015 11:39:02 AM

Charles,

The City of North Port has no comment on this proposal. The land affected by this proposal does border the State Forest, however the West Villages is directly north of the proposed amendment. We are working closely with the owners of the West Villages and the West Villages Improvement District to monitor any and all development proposals that are taking place in this area, including in the portions of the Mattamy owned properties that are in Unincorporated Sarasota County. Further, the West Villages currently has a higher density than what is proposed in this amendment (ex: Pine Street Comprehensive Plan Amendment). If you have any further questions, let me know. Thank you for reaching out to the City of North Port!

Sincerely,

Jennifer E. Malone

Planner
City of North Port
4970 City Hall Blvd.
North Port, FL 34286
Office: (941) 429-7087
jmalone@cityofnorthport.com
www.cityofnorthport.com

From: Charles Kammerer [<mailto:ckammerer@swfrpc.org>]
Sent: Monday, November 16, 2015 9:52 AM
To: Jennifer Malone
Subject: Sarasota County 2015-B / DEO 15-8

Hello Jennifer,

I am currently reviewing Sarasota County Comp Plan Amendment 2015-B / DEO 15-8. The 3,660 acres of land affected by this proposal border the Myakka State Forest in the City of North Port. Does the City of North Port have any comments on this proposal?

Thank you,

C.J. Kammerer

Planner I

Southwest Florida Regional Planning Council

1926 Victoria Avenue
Fort Myers, FL 33901

ckammerer@swfrpc.org

-



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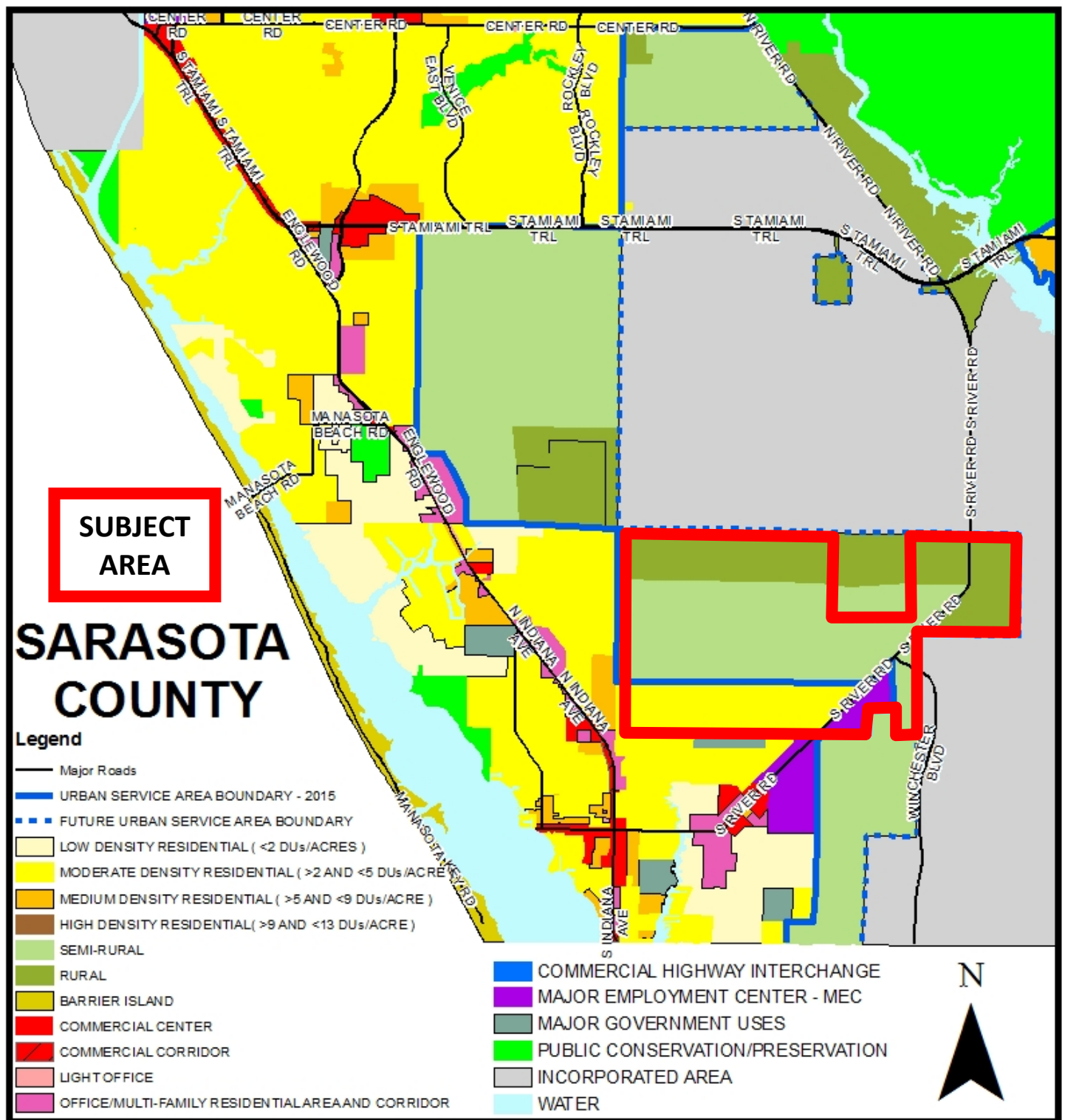
MAPS

Sarasota County

DEO 15-8ESR

Growth Management Plan

Comprehensive Plan Amendment



COUNTY COMMISSION PUBLIC HEARING INFORMATION PACKET
COMPREHENSIVE PLAN AMENDMENT (CPA) No. 2015-B
Amending Chapter 9 – Future Land Use (FLU)
Modifying the Future Urban Areas Narrative and FLU Policies
FLU2.3.2., FLU3.1.5., and FLU3.1.6.
And adding Future Land Use Policies
FLU3.1.13., and FLU3.1.14.
October 13, 2015

CITY OF NORTH PORT

OLD ENGLEWOOD RD

ENGLEWOOD RD

EDGEWATER BLVD

WINCHESTER BLVD

LEGEND



Winchester Florida Ranch, LLLP Holdings

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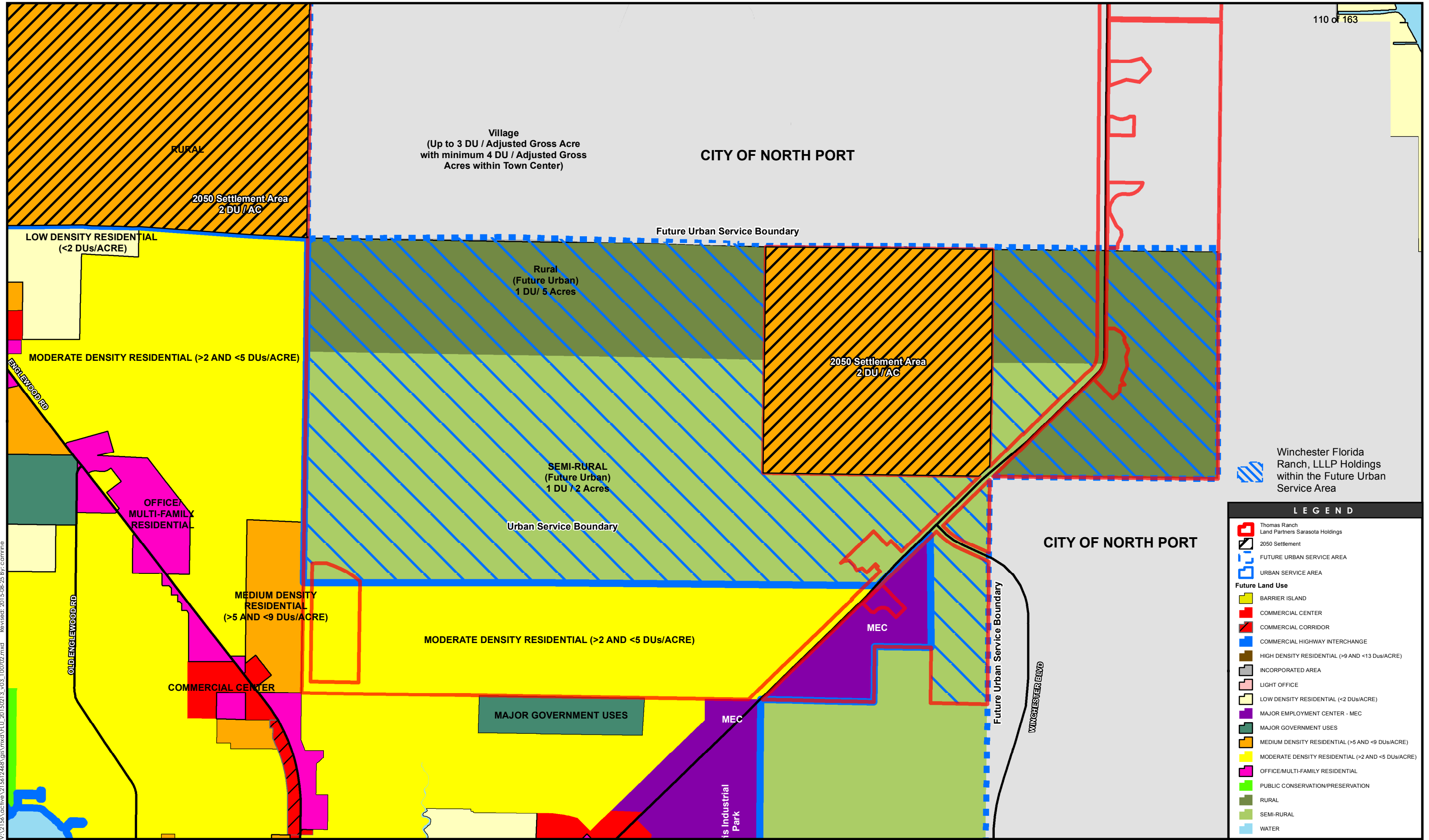
Winchester Florida Ranch, LLLP
Sarasota County Aerial Map
March 2015

Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6911



0 1,000 2,000 Feet





Winchester Florida Ranch, LLLP Holdings within the Future Urban Service Area

LEGEND

- Thomas Ranch Land Partners Sarasota Holdings
- 2050 Settlement
- FUTURE URBAN SERVICE AREA
- URBAN SERVICE AREA
- Future Land Use**
- BARRIER ISLAND
- COMMERCIAL CENTER
- COMMERCIAL CORRIDOR
- COMMERCIAL HIGHWAY INTERCHANGE
- HIGH DENSITY RESIDENTIAL (>9 AND <13 DUs/ACRE)
- INCORPORATED AREA
- LIGHT OFFICE
- LOW DENSITY RESIDENTIAL (<2 DUs/ACRE)
- MAJOR EMPLOYMENT CENTER - MEC
- MAJOR GOVERNMENT USES
- MEDIUM DENSITY RESIDENTIAL (>5 AND <9 DUs/ACRE)
- MODERATE DENSITY RESIDENTIAL (>2 AND <5 DUs/ACRE)
- OFFICE/MULTI-FAMILY RESIDENTIAL
- PUBLIC CONSERVATION/PRESERVATION
- RURAL
- SEMI-RURAL
- WATER

V:\2156\active\215612448\gls\mxd\ELL_20150213_v03_100702.mxd Revised: 2015-08-25 By: comline

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Winchester Florida Ranch, LLLP
Sarasota County Future Land Use Designations
March 2015

Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6911



0 1,000 2,000 Feet

Agenda Item

11b

11b

Palmer Ranch Increment IV
NOPC

11b

PALMER RANCH INCREMENT IV (PARCELS A8/A9 PROMENADE) NOTICE OF PROPOSED CHANGE IN SARASOTA COUNTY

BACKGROUND

Palmer Ranch DRI was originally approved by the Sarasota Board of County Commissioners on December 18, 1984 (Resolution No. 84-418). The existing Palmer Ranch properties are generally located east of U.S. 41, north of Preymore Street, south of Clark Road and west of I-75 (See Attachment I). The existing Palmer Ranch development is approved for 11,550 residential dwelling units, 99 acres ± of internal commercial, plus additional square footage of commercial/office approved/planned in designated Activity Centers; and 1.75 million square feet of industrial development. On April 21, 2015, Ordinance No. 2015-010 a second (previous 1991) “Amended and Restated Master Development Order” (MDO) was approved to codify and clarify changes to the MDO because of various amendments over many years, completion of development order conditions, and additions of land. The Application for Master Development Order (AMDO) review process requires that Applications for Incremental Development Approval (AIDA) be submitted to approve specific land uses. To date within the overall Palmer Ranch Master DRI site, 23 AIDAs have been approved for development (see Attachment II Master Development Plan Map). Increment 24 is currently under review and preapplication meeting has been held for Increment 25.

On August 28, 2015 a Palmer Ranch Increment IV Notice of Proposed Change (NOPC) was submitted on a 21.4 acre site (referred to as Parcels A8/A9 Promenade). The property is located south of Clark Road, east and west of McIntosh Road. Increment IV contains Parcels A1 through A9 (see Attachment II). Palmer Ranch Increment IV was originally approved by Sarasota County Resolution No. 89-205 on June 20, 1989 to be developed as professional office (322,000 sq. ft.), light manufacturing (450,000 sq. ft.), and warehouse uses (974,000 sq. ft.) totaling 1,756,000 sq. ft. of uses in gross leasable area. The total land area of this increment was originally 239.5 acres including right-of-way. To date only 141,309 sq. ft. of the nonresidential approved has been constructed in this increment.

PREVIOUS CHANGES

This increment has been amended three (3) times to date as follows:

- Sarasota County Ordinance No. 97-026, on March 11, 1997, added 21 + acres (Parcels A8 and A9) for Major Employment Center uses instead of Residential, located south of East Sawyer Loop Road and east of McIntosh Road and amended Development Order Conditions;
- Sarasota County Ordinance No. 2014-035, on July 9, 2014, added 180 residential units to Increment IV and amended Development Order Conditions, including the ability for Parcels A2 and A6 to be developed under the provisions of the Planned Unit Development (PUD) Overlay District; and

- Sarasota County Ordinance No. 2015-026, on October 27, 2015 to allow the development of 240 multi-family residential dwelling units instead of the approved light industrial and warehouse uses.

PROPOSED CHANGES

The developer requests this Notice of Proposed Change to develop 140 multi-family residential dwelling units instead of the approved office and light industrial uses on Parcels A8 and A9 (see Attachment III). A detailed technical analysis has been provided for land use, transportation, drainage, and environmental conditions in the rezone application along with the proposed changes to the Development Order conditions. A companion Comprehensive Plan Amendment was filed which includes an amendment to Sarasota County's Future Land Use Map to change the future land use designation of Parcels A8 and A9 from Major Employment Center to Medium Density Residential. The following revisions to the Increment IV Development Order are detailed below:

E. LAND USE

1. Palmer Ranch Increment IV shall include a mix of professional office, light industrial, and warehousing uses not to exceed a total of 1,481,000 square feet of gross leasable area, and ~~440~~ 580 residential units. Parcels A-3 through A-5 and A-7 through A-9 shall be developed under the provisions of the Planned Commerce Development (PCD) District Regulations. A-2 and A-6 shall be developed under the provisions of the Planned Unit Development (PUD) Overlay District.
5. All development shall occur in substantial accordance with the Master Development Plan date stamped ~~December 29, 2014~~ December 8, 2015, and attached hereto as Exhibit C. This does not imply or confer any deviations from applicable zoning or land development regulations.

STAFF ANALYSIS

The 140 additional residential units to this increment were already conceptually approved within the Palmer Ranch Master Development Order as part of the 11,550 total units. There was no conversion of nonresidential uses to residential uses proposed in the NOPC. There were no unresolved local or regional sufficiency questions on the NOPC and Rezone applications.

Regarding the Comprehensive Plan application to change the future land use from MEC to Medium Density Residential, originally these parcels were designated as residential in the Comprehensive Plan and Palmer Ranch MDO. When Increment IV was submitted in 1989 the intent was to encourage these nonresidential uses in this area of the County. Historically, dating back to the 1940s industrial uses were encourage in this area due to the railroad line that was in use. However, over the last 26 years the railroad line has been abandoned and turned into the Sarasota Legacy Trail and through various designation of MEC on I-75 interchanges north of SR 72 those area have been developed and thus the market for these nonresidential uses has not materialized in this area of the county. No additional regional or local impacts were determined to occur from the Comprehensive Plan change or additional units in the Increment.

Character, Magnitude and Location

The proposed changes will not affect the character, magnitude or location of the DRI, because no change in land use or intensity to the Master DO was necessary.

Transportation Update analysis provisions of the MDO are in compliance for addressing the transportation impacts of the total Master DRI. Furthermore, no additional impacts were determined regarding stormwater/drainage, and environmental conditions required in the Development Order.

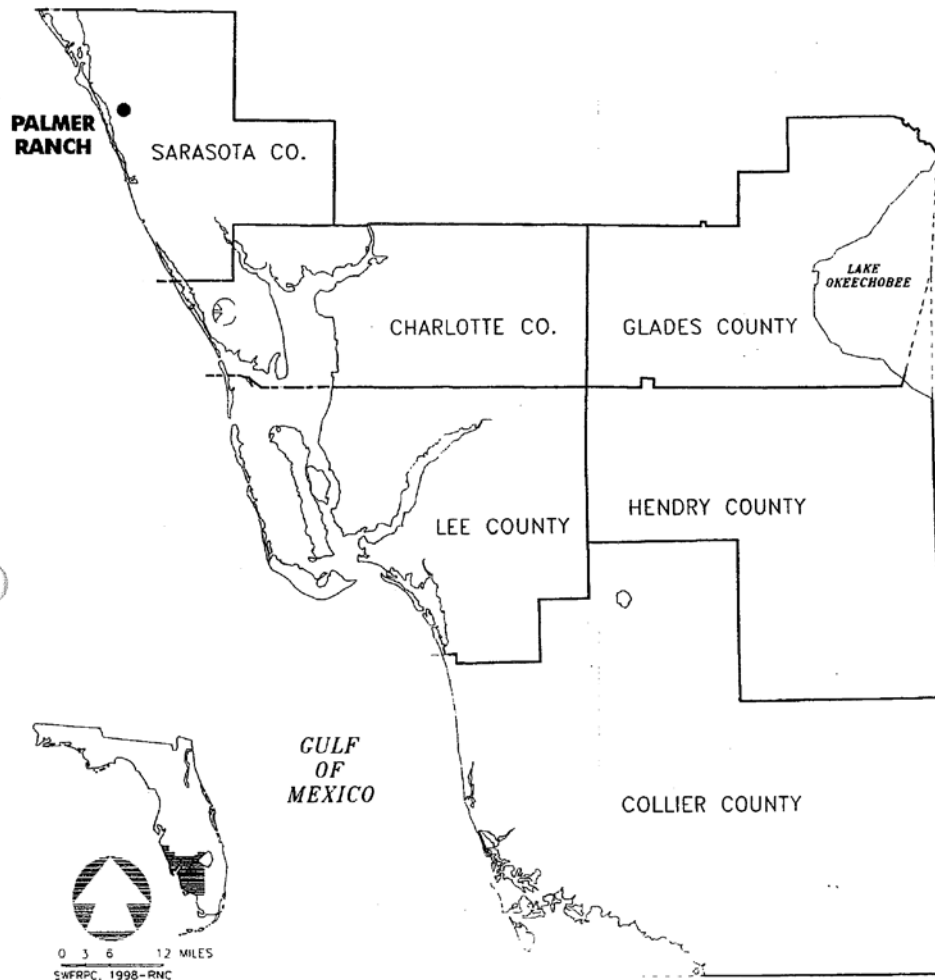
STAFF CONCLUSIONS

The SWFRPC role in coordinating the DRI review process for this NOPC 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 type of regional impact created by the change not previously reviewed by the regional planning agency”. Furthermore, Chapter 380.06(19)(e)3 states “except for the change authorized by sub-subparagraph 2.f., any addition of land not previously reviewed or any change not specified in paragraph (b) or paragraph (c) shall be presumed to create a substantial deviation. This presumption may be rebutted by clear and convincing evidence”.

It is staff recommendation that proposed change is not a substantial deviation and that no additional regional impacts will occur not previously reviewed by the SWFRPC and as such do not object to the change.

- RECOMMENDED ACTIONS:
1. Notify Sarasota County, the Florida Department of Economy Opportunity and the applicant of staff recommendations and no objection to the NOPC change which is not a substantial deviation and does not create additional regional impacts not previously reviewed by the regional planning council.
 2. Request that Sarasota County provide SWFRPC staff with copies of any development order amendments related to the proposed change as well as any additional information requested of the applicant by DEO or the County.

1/21/2016



ATTACHMENT I
SOUTHWEST FLORIDA REGION
PALMER RANCH

CLARK RD

MCINTOSH ROAD

BENEVA RD

CENTRAL SARASOTA PKWY

HONORE AVENUE

INCREMENT APPROVED PROJECTS

INCREMENT I ORDNANCE NO 84-419
 INCREMENT II ORDNANCE NO 87-382
 INCREMENT III ORDNANCE NO 87-481
 INCREMENT IV ORDNANCE NO 88-205
 INCREMENT V ORDNANCE NO 88-100
 INCREMENT VI ORDNANCE NO 89-21
 INCREMENT VII ORDNANCE NO 89-27
 INCREMENT VIII ORDNANCE NO 89-84
 INCREMENT IX ORDNANCE NO 89-15
 INCREMENT X ORDNANCE NO 89-028

INCREMENT XI
 INCREMENT XII
 INCREMENT XIII
 INCREMENT XIV
 INCREMENT XV
 INCREMENT XVI
 INCREMENT XVII
 INCREMENT XVIII
 INCREMENT XIX
 INCREMENT XX
 INCREMENT XXI
 INCREMENT XXII
 INCREMENT XXIII

ORDNANCE NO 87-113, NO 01-025
 ORDNANCE NO 88-039
 ORDNANCE NO 88-081
 ORDNANCE NO 00-011
 ORDNANCE NO 00-072
 ORDNANCE NO 03-029
 ORDNANCE NO 03-038
 ORDNANCE NO 04-072
 ORDNANCE NO 12-038
 ORDNANCE NO 12-047
 ORDNANCE NO 15-010
 ORDNANCE NO 15-013



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Palmer Ranch - Master Development Order
Conceptual Master Development Plan Map H-2
 Palmer Ranch Development of Regional Impact

Stantec Consulting Services Inc.
 6900 Professional Parkway East
 Sarasota, FL 34240
 tel 941 907 6900

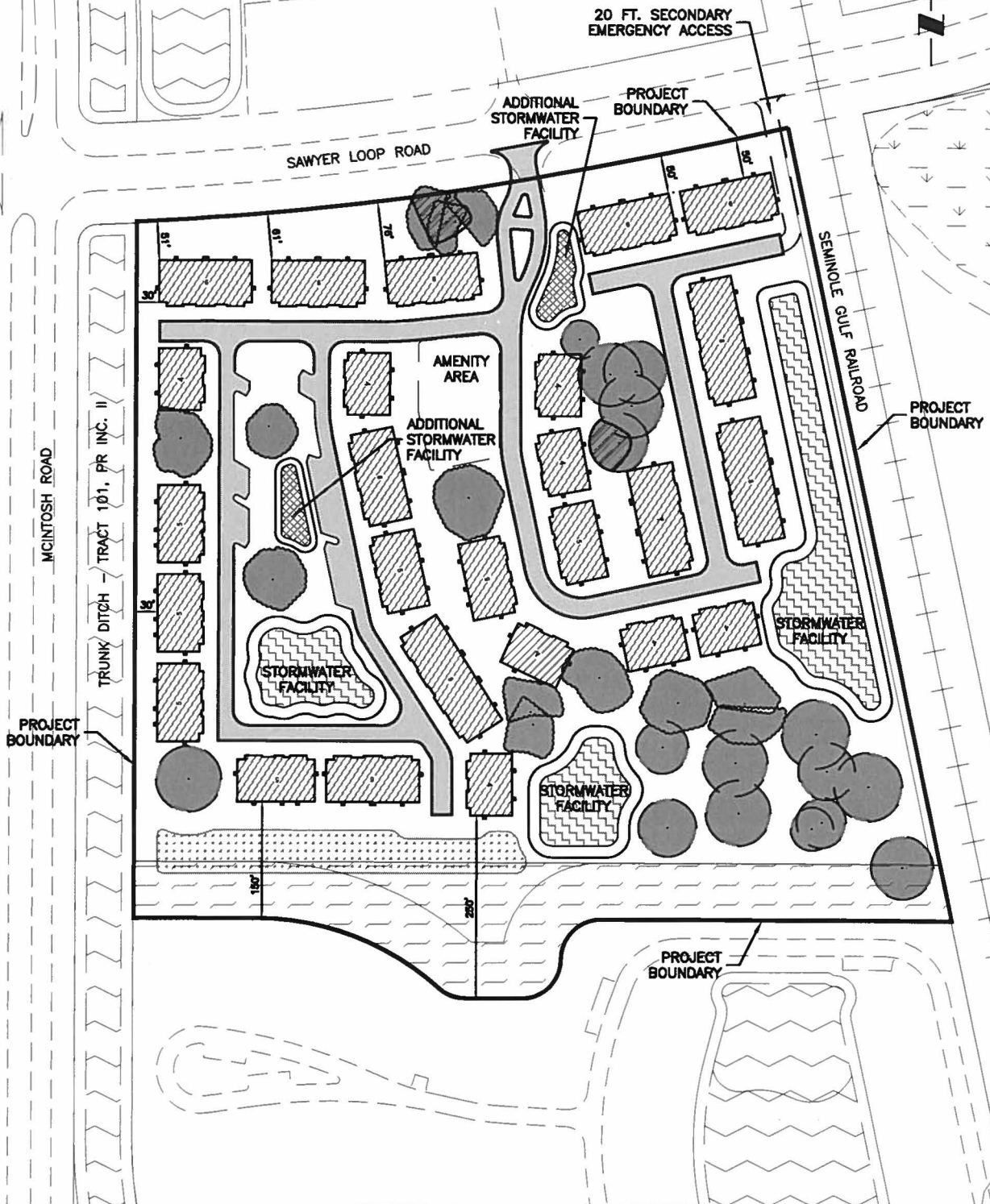


12-2014

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117 of 163

SCALE: 1" = 200'



PROJECT: PALMER RANCH PARCELS A8/A9 (PROMENADE) Attachment III

CLIENT: D.R. HORTON



Stantec


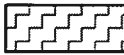



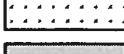





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MASTER DEVELOPMENT PLAN

SCALE:	1" = 200'	DATE:	NOVEMBER 2015
SEC:	TWP: 22 RGE: 18E	REV NO:	
PROJECT NO:	215612665	INDEX NO:	215612665-01P-801EX
DRWN BY/EMP NO:	MSC/98616	SHEET NO:	1 of 2

LEGEND:

	PROJECT BOUNDARY
	STORMWATER FACILITY
	WETLAND (PRESERVATION AREA)
	ADDITIONAL STORMWATER FACILITY
	MESIC HAMMOCK TO REMAIN
	MITIGATION AREA
	PROPOSED ASPHALT DRIVE AND PARKING
	PROPOSED BUILDING
	EXISTING CONSERVATION AREA
	BUFFERS AND OTHER OPEN SPACE
	GRAND TREE

SITE DATA

<u>LAND USE</u>	<u>AREA (AC)[±]</u>
RESIDENTIAL DEVELOPMENT	: 15.49
LAKES/STORMWATER AREAS	: 5.34
MITIGATION AREA	: 0.56
TOTAL	: 21.39

NOTES:

1. TOTAL NUMBER OF RESIDENTIAL UNITS – 140
2. GROSS RESIDENTIAL DENSITY – 6.54 DU / AC

PROJECT: PALMER RANCH PARCELS A8/A9 (PROMENADE)

CLIENT: D.R. HORTON


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MASTER DEVELOPMENT PLAN

SCALE: 1" = 200'	DATE: NOVEMBER 2015
SEC: 15, 22 TWP: 37S RGE: 18E	REV NO:
PROJECT NO. 215612665	INDEX NO:
DRWN BY/EMP NO. MSC/98616	SHEET NO: 2 of 2

Agenda Item

11c

11c

Palmer Ranch Increment XXV
Pre-App Checklist

11c

PALMER RANCH INCREMENT 25 - MASTER DEVELOPMENT ORDER INFORMATION REQUIREMENTS FOR DRI AIDA SUBMISSION

Background

On December 17, 2015, a Preapplication meeting was held for the proposed Palmer Ranch Increment 25 DRI Application for Incremental Development Approval on Parcel B8. The property is located at the southeast corner of Sawyer Loop Road and the Seminole Gulf Railroad (see Attachment I). Attending this meeting was the applicant and their consultants, Sarasota County development review staff and SWFRPC staff.

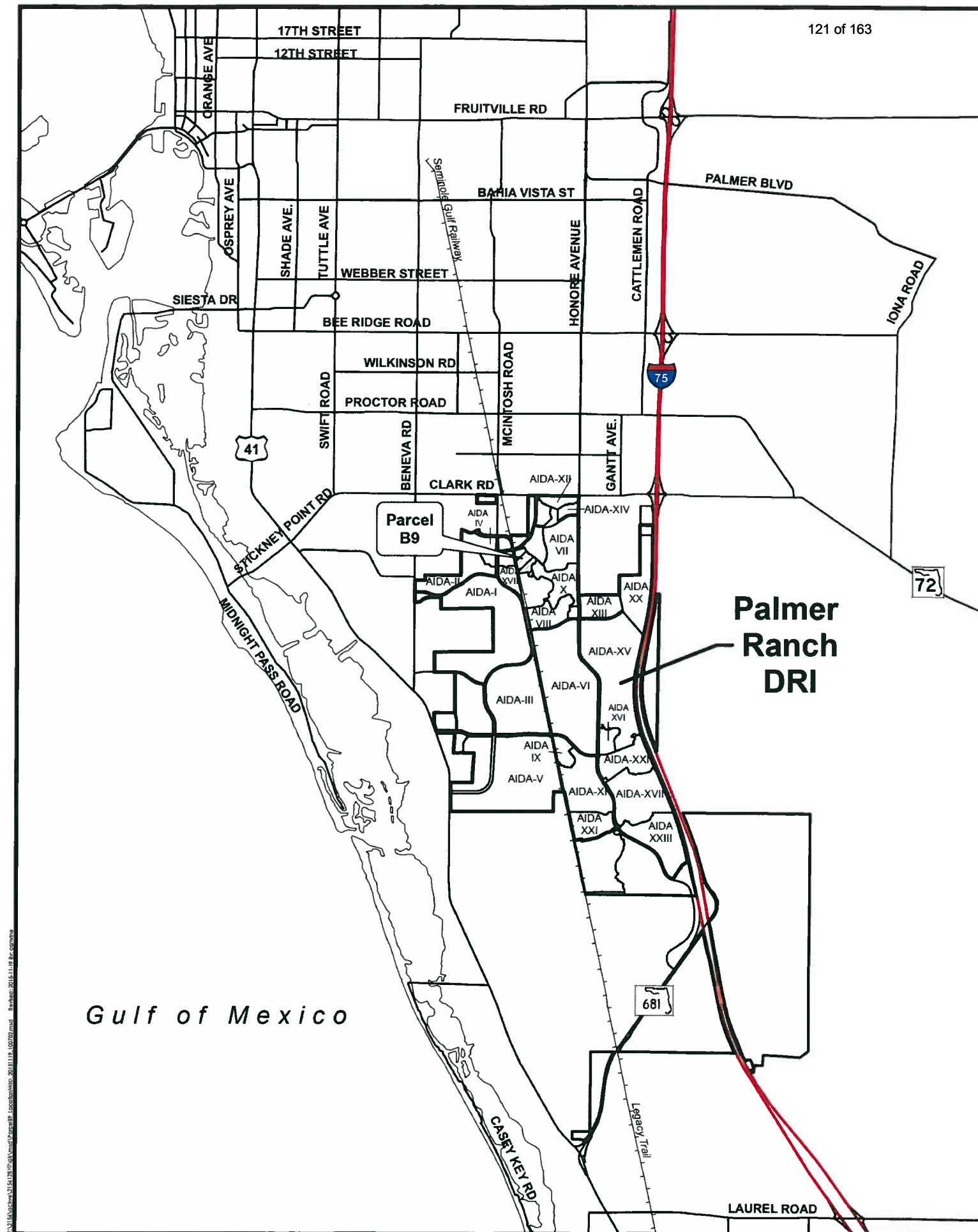
Project Description

The development proposal is to construct 52 unit single family on 40 acres (see Attachment II).

Questions for Palmer Ranch Increment

Pursuant to the amended Master Development Order, all parties agreed to require the applicant to answer all applicable regional and local information requirements (see Attachment III). As required by the MDO a revised and updated transportation reanalysis will include impacts from Increment 25.

RECOMMENDED ACTION: Approve the questionnaire checklist.



Gulf of Mexico

Palmer Ranch - Increment XXV (Parcel B9)

D.R. Horton
Site Location Map

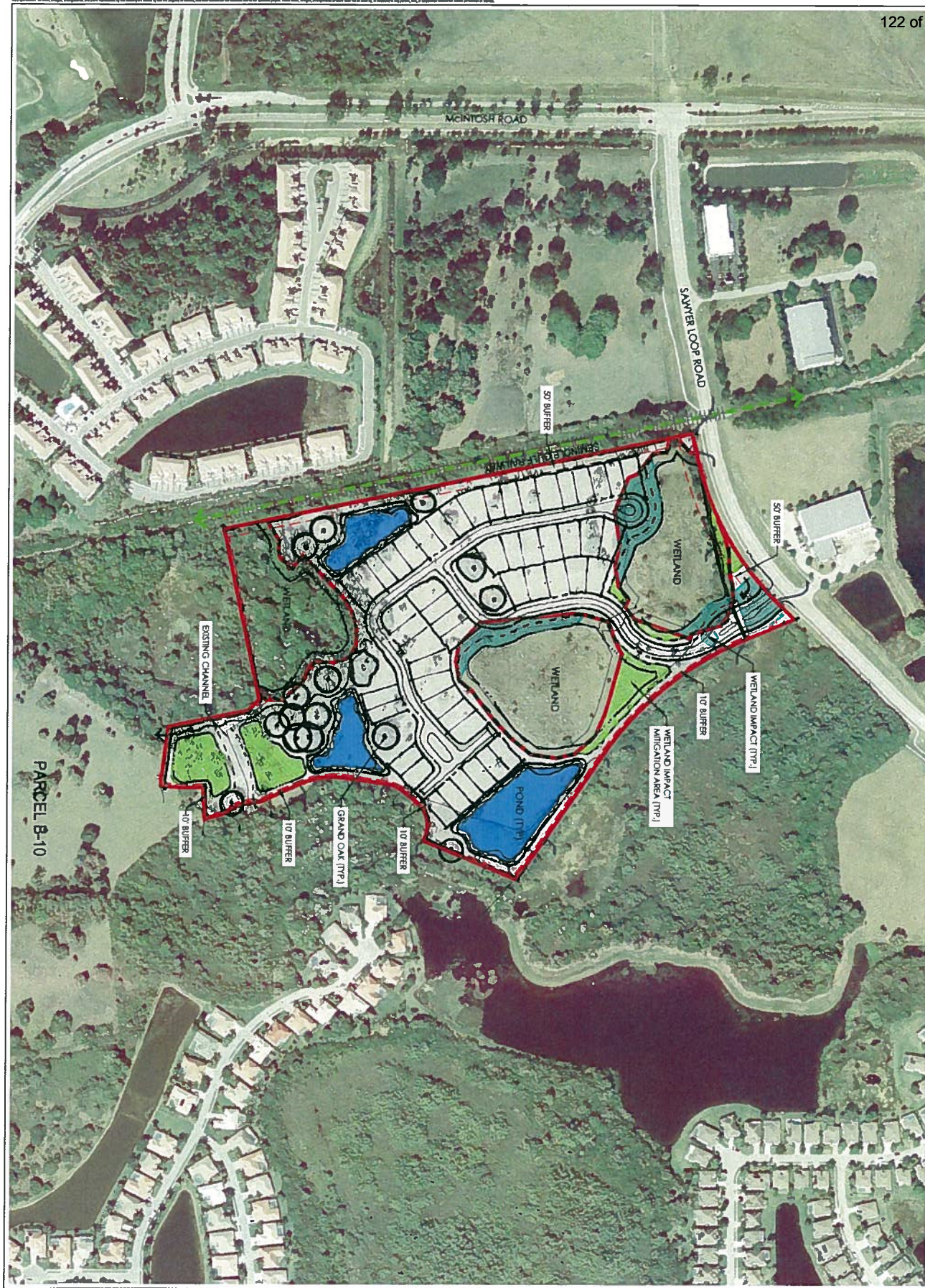
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6900 Professional Parkway East
Sarasota, FL 34240
Tel 941 907.6900



0 4,200 8,400



EX-03

PRELIMINARY PLAN NOT FOR CONSTRUCTION
DATE: NOVEMBER 17, 2015
EMPLOYEE: ASM
PROJECT #: 215612570
SCALE: 1"=50'
DATE: 11/17/2015
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

D.R. HORTON, INC.
PALMER RANCH B9
 SARASOTA COUNTY, FLORIDA
 DRAFT CONCEPTUAL SITE PLAN

SITE DATA
TOTAL SITE: 1,420 AC
WETLANDS: 412 AC
WATER BODIES: 1,008 AC
OVERALL WETLANDS: 22 (100% WETLANDS)

Stantec
 Stantec Consulting Services Inc.
 4000 Professional Plaza, Suite 100
 Sarasota, Florida 34206 USA
 Phone: 941.907.4900
 Fax: 941.907.4910
 www.stantec.com

Attachment III

PALMER RANCH MASTER DEVELOPMENT ORDER QUESTIONNAIRE

CHECKLIST FOR DRI-AIDA SUBMISSION

Subject	Question No.	Regionally Significant Y/N	Answer Required Y/N	Special Note
Palmer Ranch Master Development Order (Amended and Restated by Resolution No. 91-170) Questions Subject to Further Review in AIDAs				
General DRI AIDA Information	Parts I & II	Y	Y	Submit Maps, Part I (A, B, C, D, E) and Part II (A, B, C)
Air Quality	N/A	N	N	N/A
Land/Soils	N/A	N	N	N/A
Rare and Endangered Species	B.1	N	N	Refer to Part IV of Standard Questionnaire
Water Quality/ Drainage	B.1-4	Y	Y	Answer B.1, B.2, B.3 and B.4
Native Habitat	B.1-4	Y	Y	Refer to Part IV of Standard Questionnaire
Land Use/Housing	B.1-4	Y	Y	Answer B.2, B.3.,and B.4
Historical and Archaeological	B.1	Y	N	Refer to Part IV of Standard Questionnaire
Recreation/ Open Space	B.1	N	N	Answer B.1
Floodplain/ Hurricane Evacuation	B.1-2	Y	Y	Answer B.1 and B.2
Transportation	B.1-2	Y	Y	Trip generation rates and site access issues to be addressed only.

**Palmer Ranch 5-Yr.
Transportation
Reanalysis
submitted in 2014.**

Wastewater	B.1-3	N	Y	Answer B.1 and B.2
Water Supply	B.1 -3	N	Y	Answer B.1, B.2 and B.3
Solid Waste	B.1	N	Y	Answer B.1
Police	B.1	N	Y	Answer B.1
Fire Protection/ Health Care	B.1	N	Y	Answer B.1, Fire Protection response times only

**Standardized Questionnaire for Developments of Regional Impact Within
Unincorporated Sarasota County**

Applicant Information	Part I A-E	Y	Y
Environmental Systems	Part IV		
Native Habitats	A-Questions 1-3	Y	Y
Rare and Endangered Species	B-Questions 1-5	Y	Y
Historical and Archaeological Sites	H-Questions 1-2	Y	Y

Agenda Item

11d

11d

SPARC Early Adapters for
Solar Ready Florida

11d



SolarReadyFlorida



SOLAR READY II REGIONAL PARTNERS

CNY RPDB Central New York Regional Planning and Development Board

DV RPC Delaware Valley Regional Planning Commission

MAG Maricopa Association of Governments

MW COG Metropolitan Washington Council of Governments

MARC Mid-America Regional Council

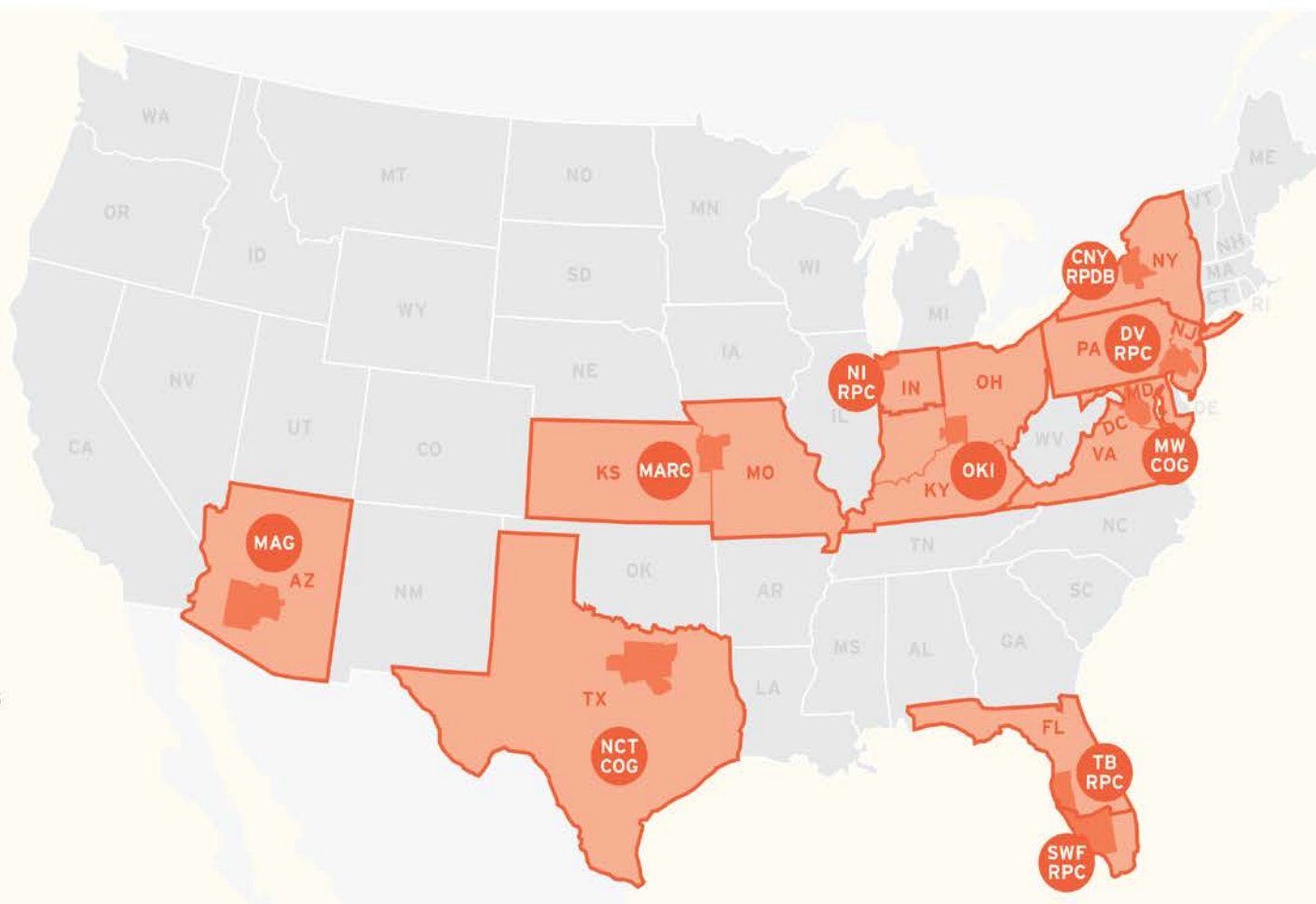
NCT COG North Central Texas Council of Governments

NI RPC Northwestern Indiana Regional Planning Commission

OKI Ohio-Kentucky-Indiana Regional Council of Governments

SWF RPC Southwest Florida Regional Planning Council

TB RPC Tampa Bay Regional Planning Council



GRANT DETAILS

128 of 163

Grant Details

Major Goals

Streamline the permitting process

Update planning and zoning codes

Reduce overall barriers to solar implementation

Funding Amount

\$90,000 (\$75,000 plus \$15,000 if goals are met)

Timeframe

18 to 30 months (depending on accomplishments met)

SM3s
(Solar Metrics)

BMPs
(Best Management
Practices)

Local
Jurisdiction
Support

129 of 163
Implementation



PROJECT OUTCOME GOALS

Top 3 Best Management Practices (BMP)

1. Develop Solar Ready Guidelines
2. Address Solar in the Zoning Code and Adopt a Solar Ordinance
3. Create a permit checklist

Bonus BMP

1. Solarized Program (Sanibel, Charlotte County)

Implementation - BMP EXAMPLES 130 of 163

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	10/22/15: Pending Checklist & Guidelines			11/3/15: Webinar 11/24/15: Guidelines	
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	9/28/2015 Webinar (Zoning Code)
Bonita Springs	Fort Myers	Fort Myers Beach	Sanibel	Lee County	Long Boat Key
4/2/2015 Guidelines & Checklist	10/8/2015 Webinar (Pending Checklist)		In Process *Solarize Program (Ding Darling)	10/8/2015: Webinar 10/9/15: Solar PV Checklist	
North Port	City of Sarasota	Venice	Sarasota County		
			10/10/2014 Sarasota Solar Assessment		

*New BMP implemented

Orange = Implemented

Green = Webinar

Revised: 1/13/2016

NEXT STEPS - SPARC

131 of 163

Solar Powering America by Recognizing Communities (SPARC)

What is SPARC?

This new initiative will create a prominent national recognition and technical assistance program to advance DOE's SunShot goals by recognizing local governments for their efforts in building stronger solar environments around the country.



	Year 1	Year 2	Year 3
Designated Communities	50	100	150



SPARC EARLY ADOPTERS

132 of 163

Communities achieving “Early Adopter” status will receive the following benefits:

1. **Bonus points toward designation** and a unique designation “badge” on its community profile on the SPARC program website;
2. “Early Adopter” status will be considered alongside other factors in **qualifying a community to host a SPARC Advisor** – experienced solar experts funded by the program and deployed to local communities for up to approximately six months to help achieve designation, and;
3. A small subset of “Early Adopter” communities (e.g., the first ten) will be **selected to participate in an exclusive media event.**

SPARC EARLY ADOPTERS

133 of 163

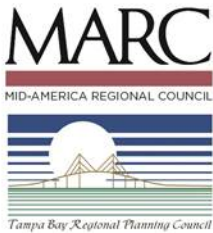
Communities can Receive Recognition as an “Early Adopter”

The first 30 communities to receive technical assistance from the SPARC team and to be on track with implementation for solar by **March 31, 2016** will receive recognition as an “Early Adopter.”

To Apply:

Contact **Philip Haddix** at phaddix@solarfound.org/ 202-469-3743

Or download and complete the intake form at www.gosparc.org/take-action-1



NARC

Building Regional Communities



MEISTER
CONSULTANTS GROUP



Sharing capitol ideas.



MARICOPA
ASSOCIATION of
GOVERNMENTS



34 of 168



Ohio • Kentucky • Indiana
Regional Council of Governments



North Central Texas
Council of Governments



METROPOLITAN WASHINGTON
Council of Governments



Rebekah Harp

Jennifer Pellechio

Southwest Florida Regional Planning Council

rharp@swfrpc.org

jpellechio@swfrpc.org

(239) 338-2550

<http://www.solarreadyflorida.com>

Mia Colson

National Contact

National Association of Regional Councils

Mia@narc.org

(202) 986-1032, x218

www.narc.org/solarready

<http://www.eere.energy.gov/solarchallenge/index.html>

Acknowledgment: This material is based upon work supported by the U.S. Department of Energy under Award Number DE-EE0006310

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Agenda Item

12

12

SWFRPC Committee Reports

12

12

Agenda Item

12a

12a

Budget & Finance Committee

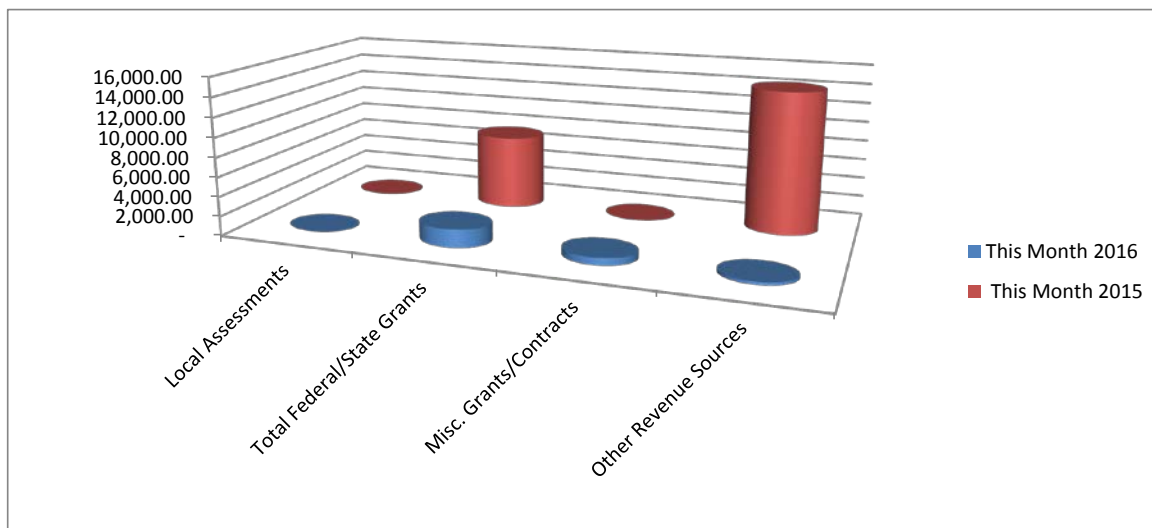
12a

2015 - 2016 Workplan & Budget Financial Snapshot Nov-15

Revenues

Local Assessments
Total Federal/State Grants
Misc. Grants/Contracts
Other Revenue Sources

Monthly Revenues



Notes: Local Assessments billed at the beginning of each quarter: October, January, April and July

Federal Grants (EPA) billed monthly: EPA: Ecosystems Services

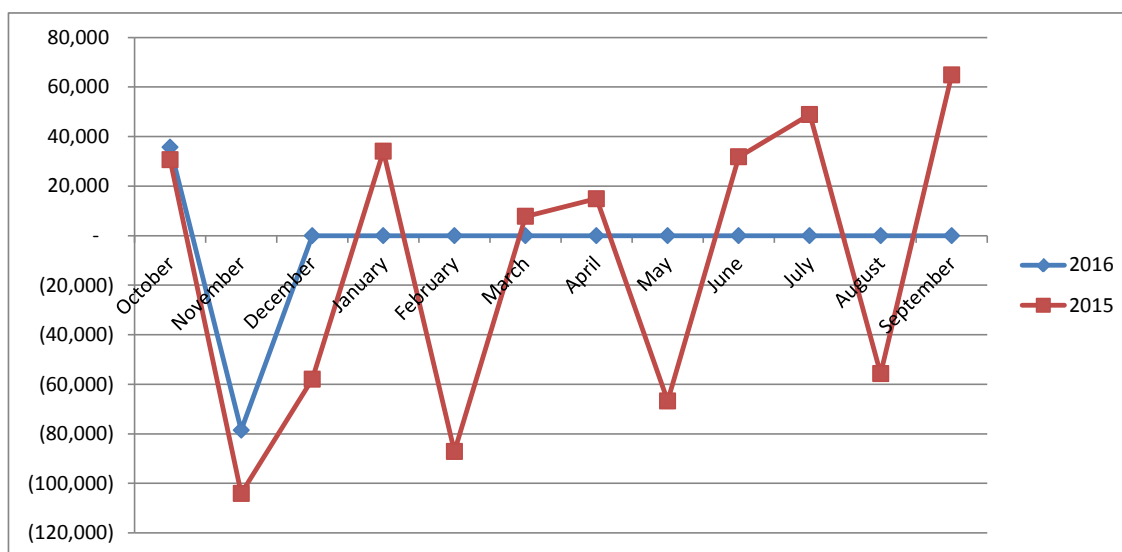
State/Federal Grants billed quarterly: LEPC, HMEP, TD, and ED

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

Monthly Net Income (Loss)



YTD: Net Income \$(42,841) Unaudited

SWFRPC

Detail of Reserve

As of November 30, 2015

Cash and Cash Equivalents:

Petty Cash	\$ 200
Bank of America Operating Funds	223,684
<i>Total Cash and Cash Equivalents</i>	\$ 223,884

Investments:

Iberia Bank MM	\$ 534,331
Local government Surplus Trust Fund Investment Pool (Fund A)	135,626
Local government Surplus Trust Fund (Fund B)	-
<i>Total Investments</i>	\$ 669,957
Total Reserves	\$ 893,841

**SWFRPC INCOME STATEMENT
COMPARED WITH BUDGET
FOR THE ONE MONTH ENDING NOVEMBER 30, 2015**

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	Current Month	Year to Date A	FY 2015-2016 Approved Budget B	% Of Budget Year to Date	Budget Remaining	
REVENUES						
LOCAL ASSESSMENTS						
CHARLOTTE COUNTY	\$	-	\$ 12,335	\$ 49,340	25.00%	\$ 49,340
COLLIER COUNTY		-	25,259	101,035	25.00%	101,035
GLADES COUNTY		-	964	3,856	25.00%	3,856
HENDRY COUNTY		-	2,842	11,369	25.00%	11,369
LEE COUNTY		-	37,153	157,647	23.57%	157,647
CITY OF FORT MYERS		-	5,208	20,831	25.00%	20,831
TOWN OF FORT MYERS BEACH INC		-	469	1,875	25.01%	1,875
BONITA SPRINGS		-	3,436	13,746	25.00%	1,947
CITY OF SANIBEL		-	487	1,947	25.01%	116,142
SARASOTA COUNTY		-	29,036	116,142	25.00%	13,746
TOTAL LOCAL ASSESSMENTS	\$	-	\$ 117,189	\$ 477,787	24.53%	\$ 477,787
FEDERAL / STATE GRANTS						
DEM -Title III - LEPC 15/16	\$	-	\$ -	\$ 48,000	0.00%	48,000
DEM-HMEP Planning & Training 14/15		-	-	22,000	0.00%	22,000
FL CTD - Glades/Hendry TD 15/16		-	-	38,573	0.00%	38,573
MARC - SOLAR READY		-	-	6,000	0.00%	6,000
DEM - Collier Hazards		-	-	9,693	0.00%	9,693
Economic Development Planning		-	-	63,000	0.00%	63,000
TOTAL FEDERAL / STATE GRANTS	\$	-	\$ -	\$ 187,266	1.26%	\$ 187,266
MISC. GRANTS / CONTRACTS/CONTRACTUAL						
City of Bonita Springs - Spring Creek	\$	-	\$ -	\$ 30,000	0.00%	30,000
VISIT FLORIDA - MARKETING		-	-	4,000	0.00%	4,000
GLADES SQG		-	-	3,900	0.00%	\$ 3,900
City of Punta Gorda - Mangrove Loss		-	-	32,250	0.00%	32,250
TOTAL MISC. GRANTS/CONTRACTS	\$	-	\$ -	\$ 70,150	0.00%	\$ 34,650
DRIS/NOPCS/MONITORING						
DRI MONITORING FEES	\$	250	\$ 250	\$ -		\$ (250)
DRIS/NOPCS INCOME		-	7,000	35,000	20.00%	28,000
TOTAL	\$	250	\$ 7,250	\$ 35,000	20.71%	\$ 27,750

	Current Month	Year to Date A	FY 2015-2016 Approved Budget B	% Of Budget Year to Date	Budget Remaining
Program Development (Unsecured Grants/Contract)					
*Program Development (Unsecured Grants/Contract)			100,000		
Goodwheels Tech Assistance	750	2,250		N/A	(2,250)
FED - MARC - Travel SRII	33	33		N/A	(33)
FED - EPA - Ecosystem Services	1,812	2,354	-	N/A	(2,354)
TOTAL PROGRAM DEVELOPMENT	\$ 2,595	\$ 4,637	\$ 100,000	4.64%	
OTHER REVENUE SOURCES					
ABM SPONSORSHIPS	-		-	N/A	-
INTEREST INCOME	16	30	1,500	1.99%	1,470
Fund A Investment Income	30	60		N/A	(60)
TOTAL OTHER REVENUE SOURCES	\$ 46	\$ 90	\$ 1,500	6.02%	\$ 1,410
<i>Fund Balance</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 640,816</i>		
TOTAL REVENUES	\$ 2,890	\$ 129,166	\$ 1,512,519		\$ 736,203
EXPENSES					
PERSONNEL EXPENSES					
SALARIES EXPENSE	\$ 36,750	\$ 72,962	\$ 487,098	15%	414,136
FICA EXPENSE	2,754	5,467	37,263	15%	31,796
RETIREMENT EXPENSE	4,871	10,962	35,084	31%	24,122
HEALTH INSURANCE EXPENSE	(237)	10,447	79,799	13%	69,352
WORKERS COMP. EXPENSE	242	353	3,687	10%	3,334
UNEMPLOYMENT COMP. EXPENSE	-	-	-	N/A	0
TOTAL PERSONNEL EXPENSES	\$ 44,381	\$ 100,191	\$ 642,931	16%	542,740
OPERATIONAL EXPENSES					
CONSULTANTS	\$ 1,710	\$ 9,960	\$ 33,100	30%	23,140
GRANT/CONSULTING EXPENSE	-	-	18,100	0%	18,100
AUDIT SERVICES EXPENSE	-	-	32,000	0%	32,000
TRAVEL EXPENSE	3,131	4,161	12,960	32%	8,799
TELEPHONE EXPENSE	548	783	5,100	15%	4,317
POSTAGE / SHIPPING EXPENSE	42	48	2,075	2%	2,027
EQUIPMENT RENTAL EXPENSE	457	877	7,335	12%	6,458
INSURANCE EXPENSE	1,157	4,159	23,207	18%	19,048
REPAIR/MAINT. EXPENSE	2,760	2,786	5,000	56%	2,214
PRINTING/REPRODUCTION EXPENSE	-	138	2,580	5%	2,442
UTILITIES (ELEC, WATER, GAR)	1,877	3,567	21,500	17%	17,933
ADVERTISING/LEGAL NOTICES EXP	-	-	2,750	0%	2,750
OTHER MISC. EXPENSE	-	-	2,150	0%	2,150

	Current Month	Year to Date A	FY 2015-2016 Approved Budget B	% Of Budget Year to Date	Budget Remaining
BANK SERVICE CHARGES	326	715	2,700	26%	1,985
OFFICE SUPPLIES EXPENSE	337	385	4,000	10%	3,615
COMPUTER RELATED EXPENSE	284	8,934	22,969	39%	14,035
DUES AND MEMBERSHIP	-	-	25,510	0%	25,510
PUBLICATION EXPENSE	-	-	200	0%	200
PROF. DEVELOP.	29	115	3,000	4%	2,885
MEETINGS/EVENTS EXPENSE	-	128	1,250	10%	1,122
MOVING EXPENSE	6,768	6,768	-	N/A	(6,768)
CAPITAL OUTLAY EXPENSE	-	-	5,000	0%	5,000
CAPITAL OUTLAY - BUILDING	-	-	4,000	0%	4,000
LONG TERM DEBT	10,646	21,292	128,000	17%	106,708
LEASE LONG TERM	7,000	7,000	-	-	(7,000)
UNCOLLECTABLE RECEIVABLES	-	-	-	N/A	-
FUND BALANCE			\$ 640,816	0%	
OPERATIONAL EXP.	\$ 37,073	\$ 71,816	\$ 1,005,302	7%	292,670
ALLOCATION FOR FRINGE/INDIRECT (CAPTURED BY GRANTS)			\$ -		
UTILIZED RESERVE			\$ (135,714)		
TOTAL OPERATIONAL EXP.			\$ 869,588		
TOTAL CASH OUTLAY	\$ 81,454	\$ 172,007	\$ 1,512,519		
NET INCOME (LOSS) BEFORE OTHER INCOME/(EXPENSE)	\$ (78,564)	\$ (42,841)			
OTHER INCOME/(EXPENSE)					
Depreciation Expense	\$ (4,099)	\$ (4,099)			
Gain/Loss on Disposition	\$ (287,272)	\$ (287,272)			
NET INCOME (LOSS) AFTER OTHER INCOME/(EXPENSE)	\$ (369,935)	\$ (334,211)			

SWFRPC
Balance Sheet
November 30, 2015

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ASSETS

Current Assets		
Cash - Bank of America Oper.	\$	223,684.41
Cash - Iberia MM		534,330.76
Cash - FL Local Gov't Pool		135,625.90
Petty Cash		200.00
Accounts Receivable		112,953.88
		<hr/>
Total Current Assets		1,006,794.95
Property and Equipment		
Property, Furniture & Equip		207,603.57
Accumulated Depreciation		(190,530.93)
		<hr/>
Total Property and Equipment		17,072.64
Other Assets		
Amount t.b.p. for L.T.L.-Leave		45,923.44
FSA Deposit		2,881.29
Amt t.b.p. for L.T.Debt-OPEP		61,797.00
		<hr/>
Total Other Assets		110,601.73
		<hr/>
Total Assets	\$	<u><u>1,134,469.32</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	6,783.42
Deferred Income - EPA_3675		171,717.09
Deferred Palmer XXIV_4097		26,578.98
Deferred NorthPoint NOPC_5328		662.23
Deferred Pelican Marsh_5329		463.85
Deferred Palmer Ranch MDO_NOPC		1,500.00
Deferred Palmer Ranch IV 8-9		2,500.00
Deferred Palmer Ranch IV - 12		1,500.00
Deferred Alico-3 Oaks_5334		2,000.00
Deferred Venice NOPC_5335		2,500.00
Deferred Bretonne NOPC_5336		2,500.00
FICA Taxes Payable		171.88
Federal W/H Tax Payable		122.19
United way Payable		627.00
Deferred Compensation Payable		(375.00)
FSA Payable		(232.37)
LEPC Contingency Fund		305.25
		<hr/>
Total Current Liabilities		219,324.52
Long-Term Liabilities		
Accrued Annual Leave		45,923.44
Long Term Debt - OPEB		61,797.00
		<hr/>
Total Long-Term Liabilities		107,720.44
		<hr/>
Total Liabilities		327,044.96
Capital		
Fund Balance-Unassigned		319,192.32
Fund Balance-Assigned		514,000.00
FB-Non-Spendable/Fixed Assets		308,443.50

Unaudited - For Management Purposes Only

SWFRPC
Balance Sheet
November 30, 2015

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Net Income	<u>(334,211.46)</u>	
Total Capital		<u>807,424.36</u>
Total Liabilities & Capital	\$	<u><u>1,134,469.32</u></u>

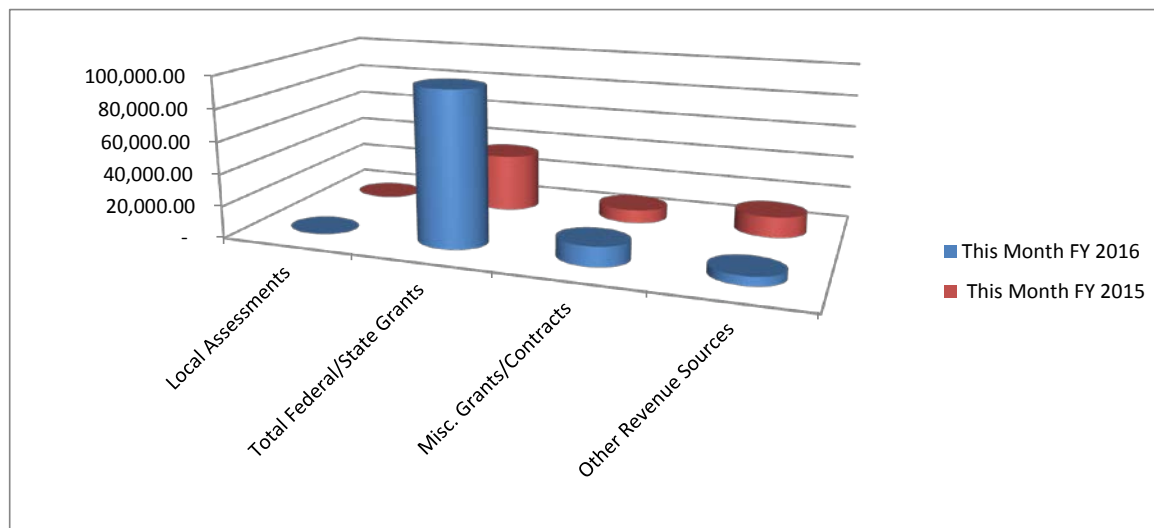
2015 - 2016 Workplan & Budget Financial Snapshot

Dec-15

Revenues

Local Assessments
Total Federal/State Grants
Misc. Grants/Contracts
Other Revenue Sources

Monthly Revenues



Notes: Local Assessments billed at the beginning of each quarter: October, January, April and July

Federal Grants (EPA) billed monthly: EPA: Ecosystems Services

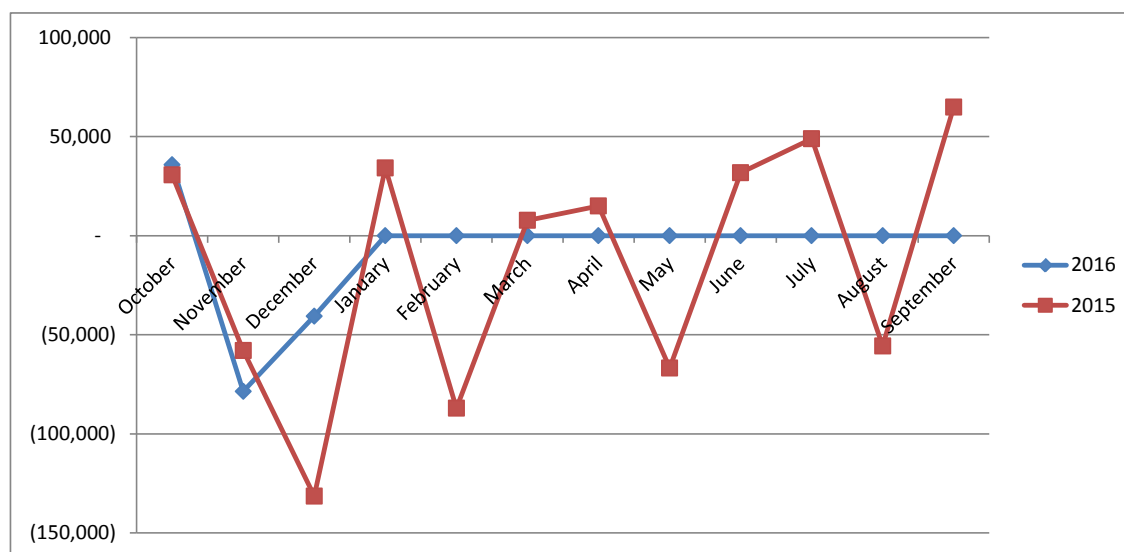
State/Federal Grants billed quarterly: LEPC, HMEP, TD, and ED

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

Monthly Net Income (Loss)



YTD: Net Income \$(83,540) Unaudited

SWFRPC

Detail of Reserve

As of December 31, 2015

Cash and Cash Equivalents:

Petty Cash	\$ 200
Bank of America Operating Funds	175,958
<i>Total Cash and Cash Equivalents</i>	<u>\$ 176,158</u>

Investments:

Iberia Bank MM	\$ 534,353
Local government Surplus Trust Fund Investment Pool (Fund A)	135,667
Local government Surplus Trust Fund (Fund B)	-
<i>Total Investments</i>	<u>\$ 670,020</u>
Total Reserves	<u><u>\$ 846,178</u></u>

**SWFRPC INCOME STATEMENT
COMPARED WITH BUDGET
FOR THE ONE MONTH ENDING DECEMBER 31, 2015**

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	Current Month	Year to Date A	FY 2015-2016 Approved Budget B	% Of Budget Year to Date	Budget Remaining
REVENUES					
LOCAL ASSESSMENTS					
CHARLOTTE COUNTY	\$ -	\$ 12,335	\$ 49,340	25.00%	\$ 49,340
COLLIER COUNTY	-	25,259	101,035	25.00%	101,035
GLADES COUNTY	-	964	3,856	25.00%	3,856
HENDRY COUNTY	-	2,842	11,369	25.00%	11,369
LEE COUNTY	-	37,153	157,647	23.57%	157,647
CITY OF FORT MYERS	-	5,208	20,831	25.00%	20,831
TOWN OF FORT MYERS BEACH INC	-	469	1,875	25.01%	1,875
BONITA SPRINGS	-	3,436	13,746	25.00%	1,947
CITY OF SANIBEL	-	487	1,947	25.01%	116,142
SARASOTA COUNTY	-	29,036	116,142	25.00%	13,746
TOTAL LOCAL ASSESSMENTS	\$ -	\$ 117,189	\$ 477,787	24.53%	\$ 477,787
FEDERAL / STATE GRANTS					
DEM -Title III - LEPC 15/16	\$ 12,000	\$ 12,000	\$ 48,000	25.00%	\$ 36,000
DEM-HMEP Planning & Training 15/16	4,320	4,320	22,000	19.64%	17,680
FL CTD - Glades/Hendry TD 15/16	8,554	8,554	38,573	22.18%	30,019
MARC - SOLAR READY	3,328	3,328	6,000	55.47%	2,672
DEM - Collier Hazards	-	-	9,693	0.00%	9,693
Economic Development Planning	15,750	15,750	63,000	25.00%	47,250
TOTAL FEDERAL / STATE GRANTS	\$ 43,952	\$ 43,952	\$ 187,266	1.26%	\$ 143,314
MISC. GRANTS / CONTRACTS/CONTRACTUAL					
City of Bonita Springs - Spring Creek	\$ -	\$ -	\$ 30,000	0.00%	30,000
VISIT FLORIDA - MARKETING	-	-	4,000	0.00%	4,000
GLADES SQG	-	-	3,900	0.00%	\$ 3,900
City of Punta Gorda - Mangrove Loss	12,125	12,125	32,250	37.60%	20,125
TOTAL MISC. GRANTS/CONTRACTS	\$ 12,125	\$ 12,125	\$ 70,150	17.28%	\$ 34,650
DRIS/NOPCS/MONITORING					
DRI MONITORING FEES		\$ 250	\$ -		\$ (250)
DRIS/NOPCS INCOME	5,500	12,500	35,000	35.71%	22,500
TOTAL	\$ 5,500	\$ 12,750	\$ 35,000	36.43%	\$ 22,250

	Current Month	Year to Date A	FY 2015-2016 Approved Budget B	% Of Budget Year to Date	Budget Remaining
Program Development (Unsecured Grants/Contract)					
*Program Development (Unsecured Grants/Contract)			100,000		
Goodwheels Tech Assistance	-	2,250	-	N/A	(2,250)
FED - MARC - Travel SRII	-	33	-	N/A	(33)
FED - EPA - Ecosystem Services	3,864	6,218	-	N/A	(6,218)
STATE- DEM HMEP TRAINING MOD 14/15	48,266	48,266	-	N/A	(48,266)
TOTAL PROGRAM DEVELOPMENT	\$ 52,130	\$ 56,766	\$ 100,000	56.77%	\$ (56,766)
OTHER REVENUE SOURCES					
ABM SPONSORSHIPS	-	-	-	N/A	-
INTEREST INCOME	23	53	1,500	3.51%	1,447
Fund A Investment Income	41	101		N/A	(101)
TOTAL OTHER REVENUE SOURCES	\$ 64	\$ 154	\$ 1,500	10.26%	\$ 1,346
<i>Fund Balance</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 640,816</i>		
TOTAL REVENUES	\$ 113,770	\$ 242,936	\$ 1,512,519		\$ 736,203
EXPENSES					
PERSONNEL EXPENSES					
SALARIES EXPENSE	\$ 46,018	\$ 118,980	\$ 487,098	24%	368,118
FICA EXPENSE	3,450	8,918	37,263	24%	28,345
RETIREMENT EXPENSE	4,449	15,411	35,084	44%	19,673
HEALTH INSURANCE EXPENSE	4,354	14,801	79,799	19%	64,998
WORKERS COMP. EXPENSE	111	464	3,687	13%	3,223
UNEMPLOYMENT COMP. EXPENSE	-	-	-	N/A	0
TOTAL PERSONNEL EXPENSES	\$ 58,382	\$ 158,573	\$ 642,931	25%	484,358
OPERATIONAL EXPENSES					
CONSULTANTS	\$ 8,330	\$ 18,290	\$ 33,100	55%	14,810
GRANT/CONSULTING EXPENSE	46,770	46,770	18,100	258%	(28,670)
AUDIT SERVICES EXPENSE	-	-	32,000	0%	32,000
TRAVEL EXPENSE	2,893	7,055	12,960	54%	5,905
TELEPHONE EXPENSE	382	1,164	5,100	23%	3,936
POSTAGE / SHIPPING EXPENSE	97	145	2,075	7%	1,930
EQUIPMENT RENTAL EXPENSE	457	1,334	7,335	18%	6,001
INSURANCE EXPENSE	5,706	9,865	23,207	43%	13,342
REPAIR/MAINT. EXPENSE	26	2,812	5,000	56%	2,188
PRINTING/REPRODUCTION EXPENSE	134	273	2,580	11%	2,307
UTILITIES (ELEC, WATER, GAR)	2,463	6,030	21,500	28%	15,470
ADVERTISING/LEGAL NOTICES EXP	158	158	2,750	6%	2,592

	Current Month	Year to Date A	FY 2015-2016 Approved Budget B	% Of Budget Year to Date	Budget Remaining
OTHER MISC. EXPENSE	-	-	2,150	0%	2,150
BANK SERVICE CHARGES	290	1,005	2,700	37%	1,695
OFFICE SUPPLIES EXPENSE	-	385	4,000	10%	3,615
COMPUTER RELATED EXPENSE	2,034	10,968	22,969	48%	12,001
DUES AND MEMBERSHIP	6,385	6,385	25,510	25%	19,125
PUBLICATION EXPENSE		-	200	0%	200
PROF. DEVELOP.	60	175	3,000	6%	2,825
MEETINGS/EVENTS EXPENSE	14	142	1,250	11%	1,108
MOVING EXPENSE	19,888	26,656	-	N/A	(26,656)
CAPITAL OUTLAY EXPENSE	-	-	5,000	0%	5,000
CAPITAL OUTLAY - BUILDING	-	-	4,000	0%	4,000
LONG TERM DEBT	-	21,292	128,000	17%	106,708
LEASE LONG TERM	-	7,000	-	N/A	(7,000)
UNCOLLECTABLE RECEIVABLES	-	-	-	N/A	
FUND BALANCE			\$ 640,816	0%	
OPERATIONAL EXP.	\$ 96,087	\$ 167,903	\$ 1,005,302	17%	196,583
ALLOCATION FOR FRINGE/INDIRECT (CAPTURED BY GRANTS)			\$ -		
UTILIZED RESERVE			\$ (135,714)		
TOTAL OPERATIONAL EXP.			\$ 869,588		
TOTAL CASH OUTLAY	\$ 154,470	\$ 326,476	\$ 1,512,519		
NET INCOME (LOSS) BEFORE OTHER INCOME/(EXPENSE)	\$ (40,700)	\$ (83,540)			
OTHER INCOME/(EXPENSE)					
Depreciation Expense	\$ -	\$ (4,099)			
Gain/Loss on Disposition	\$ -	\$ (287,272)			
NET INCOME (LOSS) AFTER OTHER INCOME/(EXPENSE)	\$ (40,700)	\$ (374,911)			

SWFRPC
Balance Sheet
December 31, 2015

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ASSETS

Current Assets		
Cash - Bank of America Oper.	\$	175,958.04
Cash - Iberia MM		534,353.45
Cash - FL Local Gov't Pool		135,666.78
Petty Cash		200.00
Accounts Receivable		154,137.62
		<hr/>
Total Current Assets		1,000,315.89
Property and Equipment		
Property, Furniture & Equip		207,603.57
Accumulated Depreciation		(190,530.93)
		<hr/>
Total Property and Equipment		17,072.64
Other Assets		
Amount t.b.p. for L.T.L.-Leave		45,923.44
FSA Deposit		405.60
Amt t.b.p. for L.T.Debt-OPEP		61,797.00
Amount t.b.p. for L.T.Debt		(410.03)
		<hr/>
Total Other Assets		107,716.01
		<hr/>
Total Assets	\$	<u><u>1,125,104.54</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	14,102.42
Deferred Income - EPA_3675		163,989.49
Deferred Palmer XXIV_4097		26,578.98
Deferred Palmer Ranch XXV_4098		25,000.00
Deferred NorthPoint NOPC_5328		662.23
Deferred Pelican Marsh_5329		463.85
Deferred Palmer Ranch MDO_NOPC		1,500.00
Deferred Palmer Ranch IV 8-9		2,500.00
Deferred Palmer Ranch IV - 12		1,500.00
Deferred Alico-3 Oaks_5334		2,000.00
Deferred Venice NOPC_5335		2,000.00
Deferred Bretonne NOPC_5336		2,500.00
Deferred Commons NOPC_5337		2,500.00
FICA Taxes Payable		2,894.33
Federal W/H Tax Payable		2,455.65
United way Payable		747.00
Deferred Compensation Payable		(735.00)
FSA Payable		(304.62)
LEPC Contingency Fund		305.25
		<hr/>
Total Current Liabilities		250,659.58
Long-Term Liabilities		
Accrued Annual Leave		45,923.44
Long Term Debt - OPEB		61,797.00
		<hr/>
Total Long-Term Liabilities		107,720.44
		<hr/>
Total Liabilities		358,380.02
Capital		

SWFRPC
Balance Sheet
December 31, 2015

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Fund Balance-Unassigned	319,192.32	
Fund Balance-Assigned	514,000.00	
FB-Non-Spendable/Fixed Assets	308,443.50	
Net Income	<u>(374,911.30)</u>	
Total Capital		<u>766,724.52</u>
Total Liabilities & Capital	\$	<u><u>1,125,104.54</u></u>

Agenda Item

12b

12b

Economic Development
Committee

12b

Agenda Item

12c

12c

Energy & Climate Committee

12c

Agenda Item

12d

12d

Estero Bay Agency on Bay
Management Committee

12d

Estero Bay Agency on Bay Management

The regular meeting of the Estero Bay Agency on Bay Management was held on December 14, 2015.

No nominating committee was formed since there was a discussion of retaining the existing officers for the next year. Bonita East 278 was discussed from materials provided from the Interagency Project Review Committee. The location was discussed.

In Old Business- A letter on the proposed Corkscrew Crossing was proposed, discussed and approved (see attached) . A separate letter on the problem of the extending of denser development into the DRGR contrary to the Comprehensive Plan was discussed and approved.

There was a discussion on filling the empty seats for Lee County, City of Fort Myers, federal agencies for EBABM and on involving more business people.

Among the Emerging Issues are the Lee County BOCC ending work on updating the Comprehensive Plan. EBABM will ask Lee County what is their system for updates in the next 6 years and request Lee County what they plan to do for the update. The workshop was on the next day with Lee County Commission.

Proposal for high school on C2020 lands was discussed and a letter of objection proposed. There was discussion that it is good for high schools to be located in a community not at the periphery. A letter was planned regarding this. Subsequently when Lee County decided not to allow the school siting on C2020 lands a thank you letter has been prepared.

LPA reviewing Bay Harbor Marina on San Carlos Island. New Grand Resorts proposal walk-on item for the Lee BOCC. Proposed new half-mile sea wall for the development. also being reviewed by Fort Myers Beach Town Council (potentially a co-applicant). This conflicts with Comp Plan and would need an exception. So far nothing has been filed. No agreement on this at this time. Town of Fort Myers Beach has concerns with the proposal. Included in the proposal are four chain hotels, eliminating one public park for one of the hotels, with wall is proposed in front of the CCSL. Hotels are proposed to be much taller than current Comp Plan allows.

There is an Estero River Clean and Sang proposal in the area near the proposed town center.

Dr. Bradshaw is retiring from FGCU in 2017. There was a discussion of representation on search committee.

There was a discussion on gopher tortoise relocation sites available for FGCU gopher tortoises displaced by expanded development proposals including perhaps using the Buckingham FGCU site.

There are Weeks Fish Camp Project proposed changes and a discussion on and how much will remain accessible to the public.

Announcements: Christmas Bird Count particularly shorebirds and a meeting on shorebird protection. CREW Trust fund raiser on Feb 13, 2016 concert. EBAP plan was approved by the State trustees. The 50th anniversary of the EBAP, the first Aquatic Preserve, will be celebrated Friday, December 2, 2016 at the Hyatt. AWRA January 15, 2016 conference at FGCU. Focus is on the new wave of urban sprawl. New office location for the SWFRPC. From NOAA data the measured rate of sea level rise since 2007 has increased 16%. Harry Gottlieb passed away. Mr. Babcock will provide information to be shared with EBABM members.

The January 11, 2016 meeting was not held due to lack of a quorum.

Next Meeting Time and Place, for EBABM is Monday February, 2016 – 9:30 a. m.

Next IAS and Principles Subcommittee Meeting: in Monday, January 25, 2016

Recommended Action: Information only.



December 14, 2015

Laura Layman, Supervisory Environmental Analyst
 Lower West Coast Service Center
 South Florida Water Management District
 2301 McGregor Blvd.
 Fort Myers, FL. 33901

Jewelene Harris, Environmental Analyst
 Lower West Coast Service Center
 South Florida Water Management District
 2301 McGregor Blvd.
 Fort Myers, FL. 33901

RE: Corkscrew Crossing application #141020-12, Lee County

Dear Ms. Layman and Ms. Harris:

The Estero Bay Agency on Bay Management (ABM) is a non-regulatory advisory body whose directive is to make recommendations for the management of Estero Bay and its watershed. At our November 9, 2015 meeting, consultants for the applicant provided our members with a Power Point presentation regarding development plans for Corkscrew Crossing. Following the presentation, our members discussed improvements to the project that would minimize impacts to the Estero Bay Watershed. On behalf of the ABM, we share the following comments and recommendations regarding the proposed development of Corkscrew Crossing.

1. Almost 50% of the on-site wetlands are proposed for impact within Corkscrew Crossing, resulting in a total wetland loss of 166 acres. Such an amount of wetland loss, and such a high percentage of wetlands impacted on-site is unacceptable. This would be significant since Estero Bay has already lost 38% of its freshwater wetlands.ⁱ Remaining wetlands in this watershed are of increasing importance and require avoidance and mitigation. It is of even greater importance that wetland impacts are substantially reduced on this site because the project is proposed "within and adjacent to environmentally sensitive habitats, a regional flow-way, and a wildlife corridor of importance" (SFWMD, 2015).ⁱⁱ The project does not adequately demonstrate avoidance. The reliance on exotics removal and preservation as mitigation does not compensate for the functional loss of 166 acres.

2. After the applicant's presentation, several ABM members mentioned the importance of conserving habitat on-site and for maintaining an adequate width of the existing wildlife corridor. Protected wildlife, such as the little blue heron, wood stork, and white ibis, has been observed on-siteⁱⁱⁱ. In addition, the site is considered Florida black bear habitat by the FWCC and the project falls entirely within Primary Zone panther habitat. Furthermore, a wildlife underpass is planned for this area because of the documented abundance of wildlife. However, as designed, the proposed development threatens the functionality of the existing large mammal corridor and would result in nearly 200 acres of Primary Zone panther habitat loss. While telemetry data for panthers is not present on-site since 2008, tracking data for panthers does not capture the vast majority of panther movement due to less than 25% of the panther population being tagged. Thus, telemetry only represents a small percentage of panther movement within the habitat zones.

The ABM recommends an increase of additional preservation lands on the Corkscrew Crossing site in order to preserve the functionality of the corridor and of the underpass. The Florida Panther Recovery Plan (2008)^{iv} and Beier (1995)^v are considered the best scientific information regarding functional corridor widths. Both studies recommend a minimum width of 1,312 feet for a corridor that extends between 0.6 miles and 4 miles. Modifications to the site plan that would increase the corridor width to 1,312 feet throughout the length of the corridor would protect its functionality.

We also recommend that a 7 foot to 8 foot fence be erected along the west side of the drainage and landscape buffer easement so that the easement is contiguous with adjacent preserves. Placing the fencing on the west side of the buffer easement would provide additional habitat for wildlife, while protecting residents from potential interactions.

3. Because the project poses increases in wildlife-human interactions, we encourage the applicant to incorporate resident rules within the plans to avoid and minimize potential conflicts with wildlife. Among the rules, it is important to implement a requirement for homeowners to properly manage trash and other wildlife attractants. These requirements should be included in the permit conditions, homeowner's documents, and other relevant materials.
4. Mining, agriculture, and development activities have significantly reduced natural flow-ways, fragmented critical habitat, and filled in vital wetlands within the Estero Bay Watershed. Therefore, it is imperative to protect the remaining lands within the watershed that provide essential hydrological and ecological functions. As designed, the project would further reduce flow-way wetlands and would threaten the functionality of an existing wildlife corridor. This presents an unacceptable cumulative impact. The ABM recommends a modified site plan that would increase the acreage of preserved flow-way wetlands and a wider wildlife corridor in order to avoid unacceptable adverse cumulative impacts.

We appreciate the opportunity to comment on the proposed development of Corkscrew Crossing. We urge you to consider our comments and recommendations from our diverse representatives as part of your review. We believe the recommendations the ABM has proposed in this letter will serve better to protect and enhance vital natural resources in the Estero Bay Watershed,

should development occur. Please contact us at (239) 938-1813 if you have any questions or if you would like to further discuss these issues.

Sincerely,



Wayne Daltry, Chairperson
Estero Bay Agency on Bay Management

Cc:

SWFRPC

J. Dean Templeton

D. Wayne Arnold, AICP, Q. Grady Minor and Associates, P.A

Michael A. Myers, Passarella & Associates, Inc.

Mary Gibbs, Village of Estero

Edgar Garcia, USACOE

Charles Kelso, US Fish and Wildlife Service

ⁱ Conservancy of Southwest Florida, 2011. Estuaries Report Card.

ⁱⁱ South Florida Water Management District. Letter to Q. Grady Minor and Associates, dated October 21, 2015.

ⁱⁱⁱ Consultech, 2006. Monte Cristo Protected Species Survey.

^{iv} US Fish and Wildlife Service, 2008. Florida Panther Recovery Plan, Third Revision. P. 30. "Beier (1995) makes specific recommendations for very narrow corridor widths based on short corridor lengths in a California setting of wild lands completely surrounded by urban areas; he recommended that ... corridors extending 0.6 – 4 mi should be more than 1,312 ft wide."

^v Beier, P., 1995. Dispersal of Juvenile Cougars in Fragmented Habitat. Journal of Wildlife Management, 59: 228-237.

Agenda Item

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12e

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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Regional Transportation
Committee

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Agenda Item

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Interlocal Agreement/Future
of the SWFRPC Committee

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