COUNCIL MEETING AGENDA
May 18, 2017
9:00am – 11:00am

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 INVOCATION
2 PLEDGE OF ALLEGIANCE
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6 MINUTES OF THE MARCH 16, 2017 AND APRIL 20, 2017 MEETINGS
7 DIRECTOR’S REPORT
   a) Quorum Requirements Memo
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   c) FRCA March Report
8 STAFF SUMMARIES
   a) Grant Activity Sheet (Information Only)
9 CONSENT AGENDA
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10 REGIONAL IMPACT
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11 COMMITTEE REPORTS
   a) Budget & Finance Committee - Mayor Willie Shaw
      Financial Statements for March 2017 Page 226
   b) Economic Development Committee – Councilman Forrest Banks
   c) Energy & Climate Committee – Mr. Don McCormick

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.
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**
- **Councilman Jim Burch, Chair**
- **Councilman Forrest Banks, Secretary**
- **Mr. Thomas Perry, Vice-Chair**
- **Mayor Willie Shaw, Treasurer**

**CHARLOTTE COUNTY**
- Commissioner Joe Tiseo, Charlotte BCC
- Commissioner Ken Doherty, Charlotte BCC
- Councilwoman Lynne Matthews, City of Punta Gorda
- Mr. Donald McCormick, Governor Appointee
- Ms. Suzanne Graham, Governor Appointee

**COLLIER COUNTY**
- Commissioner Bill McDaniel, Collier BCC
- Commissioner Penny Taylor, Collier BCC
- Councilman Reg Buxton, City of Naples
- (City of Marco Island Vacancy)
- (Governor Appointee Vacancy)

**GLADES COUNTY**
- Commissioner Donna Storter-Long, Glades BCC
- Commissioner Donald Strenth, Glades BCC
- Councilwoman Pat Lucas, City of Moore Haven
- Mr. Thomas Perry, Governor Appointee

**HENDRY COUNTY**
- Commissioner Karson Turner, Hendry BCC
- Commissioner Mitchell Wills, Hendry BCC
- Vice-Mayor Michael Atkinson, City of Clewiston
- Commissioner Julie Wilkins, City of LaBelle
- Mr. Mel Karau, Governor Appointee

**LEE COUNTY**
- Commissioner Frank Mann, Lee BCC
- Commissioner Cecil Pendergrass, Lee BCC
- Councilman Jim Burch, City of Cape Coral
- Councilman Forrest Banks, City of Fort Myers
- Councilmember Anita Cereceda, Town of Fort Myers
- Vice-Mayor Mick Denham, City of Sanibel
- Councilman Greg DeWitt, City of Bonita Springs
- Councilman Jim Wilson, Village of Estero
- Ms. Laura Holquist, Governor Appointee

**SARASOTA COUNTY**
- Commissioner Mike Moran, Sarasota BCC
- Commissioner Charles Hines, Sarasota BCC
- Councilmember Debbie McDowell, City of North Port
- Mayor Willie Shaw, City of Sarasota
- Mr. Felipe Colon, Governor Appointee
- (Governor Appointee Vacancy)

**EX-OFFICIO MEMBERS**
- Jon Iglehart, FDEP
- Steve Walls, FDOT
- Phil Flood, SFWMD
- Tara Poulton, SWFWMD

**STAFF**
- Margaret Wuerstle, Executive Director
- Beth Nightingale, Legal Consultant
- James Beever
- Nichole Gwinnett
- Rebekah Harp
- Charles Kammerer
- Timothy Walker

Updated 3/16/2017
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

BEHR - 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)
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.
Regional Planning Councils
Functions and Programs
March 4, 2011

- **Local Government Assistance:** Regional planning councils are also a significant source of cost effective, high quality planning experts for communities, providing technical assistance in areas such as: grant writing, mapping, community planning, plan review, procurement, dispute resolution, economic development, marketing, statistical analysis, and information technology. Several regional planning councils provide staff for transportation planning organizations, natural resource planning and emergency preparedness planning.

- **Return on Investment:** Every dollar invested by the State through annual appropriation in regional planning councils generates 11 dollars in local, federal and private direct investment to meet regional needs.

- **Quality Communities Generate Economic Development:** Businesses and individuals choose locations based on the quality of life they offer. Regional planning councils help regions compete nationally and globally for investment and skilled personnel.

- **Multidisciplinary Viewpoint:** Regional planning councils provide a comprehensive, multidisciplinary view of issues and a forum to address regional issues cooperatively. Potential impacts on the community from development activities are vetted to achieve win-win solutions as council members represent business, government and citizen interests.

- **Coordinators and Conveners:** Regional planning councils provide a forum for regional collaboration to solve problems and reduce costly inter-jurisdictional disputes.

- **Federal Consistency Review:** Regional planning councils provide required Federal Consistency Review, ensuring access to hundreds of millions of federal infrastructure and economic development investment dollars annually.

- **Economies of Scale:** Regional planning councils provide a cost-effective source of technical assistance to local governments, small businesses and non-profits.

- **Regional Approach:** Cost savings are realized in transportation, land use and infrastructure when addressed regionally. A regional approach promotes vibrant economies while reducing unproductive competition among local communities.

- **Sustainable Communities:** Federal funding is targeted to regions that can demonstrate they have a strong framework for regional cooperation.

- **Economic Data and Analysis:** Regional planning councils are equipped with state of the art econometric software and have the ability to provide objective economic analysis on policy and investment decisions.

- **Small Quantity Hazardous Waste Generators:** The Small Quantity Generator program ensures the proper handling and disposal of hazardous waste generated at the county level. Often smaller counties cannot afford to maintain a program without imposing large fees on local businesses. Many counties have lowered or eliminated fees, because regional planning council programs realize economies of scale, provide businesses a local contact regarding compliance questions and assistance and provide training and information regarding management of hazardous waste.

- **Regional Visioning and Strategic Planning:** Regional planning councils are conveners of regional visions that link economic development, infrastructure, environment, land use and transportation into long term investment plans. Strategic planning for communities and organizations defines actions critical to successful change and resource investments.

- **Geographic Information Systems and Data Clearinghouse:** Regional planning councils are leaders in geographic information systems mapping and data support systems. Many local governments rely on regional planning councils for these services.
__Agenda__

__________Item 1__________

Invocation 1

1
Agenda

Item

Pledge of Allegiance
Public Comments
The meeting of the Southwest Florida Regional Planning Council was held on March 16, 2017 at the offices of the Southwest Florida Regional Planning Council–1400 Colonial Boulevard, Suite #1 in Fort Myers, Florida. Chair Burch called the meeting to order at 9:00 AM. Mr. Perry then led an invocation and the Pledge of Allegiance. Ms. Nichole Gwinnett conducted the roll call and noted that a quorum was present.

**MEMBERS PRESENT**

**Charlotte County:** Commissioner Ken Doherty, Commissioner Joe Tiseo, Councilwoman Lynne Matthews, Mr. Don McCormick  

**Collier County:** Commissioner Bill McDaniel, Commissioner Penny Taylor, Councilman Reg Buxton, Mr. Bob Mulhere  

**Glades County:** Commissioner Donald Strenth, Mr. Thomas Perry  

**Hendry County:** Commissioner Julie Wilkins, Mr. Mel Karau  

**Lee County:** Commissioner Frank Mann, Councilman Jim Burch, Councilman Forrest Banks, Vice-Mayor Mick Denham, Councilman Greg DeWitt,  

**Sarasota County:** Councilman Fred Fraize  

**Ex-Officio:** Mr. Phil Flood–SFWMD, Mr. Jon Iglehart–FDEP, Mr. Stephen Walls–FDOT

**MEMBERS ABSENT**

**Charlotte County:** Ms. Suzanne Graham  

**Collier County:** None  

**Glades County:** Commissioner Donna Storter-Long, Councilwoman Pat Lucas  

**Hendry County:** Commissioner Karson Turner, Commissioner Mitchell Wills, Vice-Mayor Michael Atkinson,  

**Lee County:** Commissioner Cecil Pendergrass, Councilmember Jim Wilson, Councilwoman Anita Cereceda, Ms. Laura Holquist  

**Sarasota County:** Commissioner Charles Hines, Commissioner Michael Moran, Mayor Willie Shaw, Commissioner Debbie McDowell, Mr. Felipe Colón
Ex-Officio: Ms. Tara Poulton-SWFWMD

AGENDA ITEM #4
PUBLIC COMMENTS

No public comments were made at this time.

AGENDA ITEM #5
AGENDA

There were no changes made to the March 16, 2017 agenda.

AGENDA ITEM #6
MINUTES OF THE FEBRUARY 16, 2017 MEETING

A motion was made by Commissioner Doherty to approve the February 16, 2017 minutes. The motion was seconded by Mr. Mulhere and passed unanimously.

AGENDA ITEM #7
DIRECTOR'S REPORT

Ms. Wuerstle announced that Mr. James Beever has been invited to speak at the 6th Annual World Congress of Ocean in China. She also explained that the RPC is exploring an upgrade to the audio system. She stated that this will not be an inexpensive fix, but it is important for the Council members who attend by phone be able to hear and participate. Commissioner Wilkins explained that the audio quality of the meetings is much better over GoToMeeting than over the phone.

Ms. Wuerstle presented the January 2017 financials and the budget amendments. There was nothing out of the ordinary with regards to the January 2017 financials. The budget amendments were necessary to determine the RPC's indirect and fringe rate, which needed to be provided to the federal government by the end of the month. The amendment added $356,583 of additional grant revenue that the RPC has received since the budget was adopted. This revenue addresses the $150,000 of program development funds that were in the adopted budget resulting in a net gain of $206,583. Ms. Wuerstle explained that the indirect rate includes the building rent and utilities and that this year's indirect rate is consistent with last year.

Ms. Wuerstle added that the budget includes long standing debts that the RPC has been unable to collect and those may have to be written off. Chair Burch stated that he felt that we should attempt to collect on these debts. Ms. Wuerstle added that the audit will start next week. Commissioner Mann asked for more information on these “bad debts”. Ms. Wuerstle explained that FRCA owes $15,000 from work done in 2012. FRCA insists that this money will be paid. The RPC withheld $15,000 of dues from FRCA stating that the RPC will pay them once FCA pays the RPC. The RPC is still in good standing with FRCA and has paid all of the current year’s dues. Additionally, the Hendry County EDO owes roughly $2,500 for work done a couple of years ago, Babcock Ranch owes $1,900 for work done, and another entity owes $1,500. Commissioner Mann stated that it’s absurd for debt to remain uncollected for this long and asked if a direct conversation had been had with FRCA Executive Director Ron Book. Chair Burch answered that that will probably
happen in the future. Commissioner Tiseo asked if FRCA considers the RPC in default for the withheld $15,000. Ms. Wuerstle answered that they do not, but the withheld money shows on FRCA’s monthly financials. Chair Burch said that he was assured by FRCA that this situation would be resolved. Commissioner Tiseo asked for more information on the $1,900 owed to the RPC by Babcock Ranch. Ms. Wuerstle assumed that it is a disputed amount for work done by the RPC and she needs to sit down with them and have a dialogue. There has been no formal letter sent to Babcock Ranch. Commissioner Wilkins asked about the $2,500 that the Hendry County EDC owes. Ms. Wuerstle explained that this was from a DEO grant and $2,500 was disputed by the previous Hendry County EDC director. The RPC has been sending invoices, but no conversation has been had with the new director. Ms. Wuerstle was planning on sending the bill to the County Manager and copy Commissioner Turner. Commissioner Wilkins advised against this and recommended having a conversation with the EDC director, Brent Kettler. Mr. Flood and Commissioner Wilkins added that the EDC is a separate entity from Hendry County and does not report to them. Ms. Wuerstle agreed to contact Mr. Kettler.

A motion was made by Mr. Perry to approve the January 2017 Financials and the Proposed Budget Amendments. The motion was seconded by Mr. McCormick and passed unanimously.

Ms. Wuerstle recalled that at the last Council meeting it was recommended that a housing expert come to a meeting to speak on housing issues and definitions, specifically relating to housing affordability. She stated that she has spoken to the Florida Housing Coalition and they have agreed to send a representative to the next Council meeting on April 20. She is also considering inviting all of the elected officials in the region, which would require moving the meeting to a larger location. Commissioner Wilkins asked if the purpose of the meeting was to determine the definitions of workforce housing and affordable housing and recommendations on how to resolve that issue. Mr. Mulhere clarified that this is an educational opportunity. The various political entities in the region use different terminologies and the meeting was meant to help the Council understand those differences. He adds that the Council has no authority to resolve those differences. Ms. Wuerstle explained that the Florida Housing Coalition will also be informing the Council about funding sources for housing projects. Commissioner McDaniel cautions the Council to be wary about making group decisions about housing affordability. He believes that this meeting needs to remain educational. Every community in the region has different criteria for housing affordability. He explains that the various terms are comingled too often. Workforces housing, affordable housing, and housing affordability are separate terms with different definitions. Chair Burch explained that the purpose of the seminar is to educate the Council on these different definitions. Vice-Mayor Denham asked if the Council would like someone from Sanibel’s affordable housing program to present to the meeting. Chair Burch believed that this was a good idea, but it would be better to have that presentation at a later meeting after the Florida Housing Coalition’s presentation. Mr. Mulhere added that Naples, Collier County, and other communities around the region also offer subsidized housing. Commissioner Wilkins agreed with Vice-Mayor Denham and would like to hear from people with real world affordable housing experience within the region. Vice-Mayor Denham doubts that the Council understands Sanibel’s affordable housing program. Mr. Perry states that the best course of action is to leave the Housing Coalition meeting with a shared vernacular and shared understanding of the available resources and then follow that up with a presentation from Sanibel as a real world, working example.
Ms. Wuerstle gave a brief update on the Promise Zone initiative, explaining that the RPC was working on hiring the VISTA volunteers. She added that two million dollars in funding has been awarded to the Promise Zone communities since the designation was awarded with another three million dollars in grants pending.

**AGENDA ITEM #8(a)**
**GRANT ACTIVITY SHEET**

Ms. Wuerstle presented the monthly grant activity sheet. Commissioner Doherty asked if the RPC initiates these grant application or the counties and cities contact them. Ms. Wuerstle explained that the RPC does not submit a grant for a county or city without involving them. If the RPC knows about projects that a county or city wants to have funded then the RPC will look for funding for those projects and send them to the appropriate person. The counties and cities also come to the RPC and ask us to write grants. Chair Burch and Commissioner Doherty agreed that an open dialogue between the RPC and local governments is important in applying for grants. Mr. McCormick implored the local governments to be proactive and ask the RPC about potential funding opportunities. Commissioner McDaniel added that the Council staff needs to be proactive in informing local governments about potential funding and offer assistance if necessary. Commissioner Wilkins explained that the DEO LaBelle grant came about from Commissioner Wilkins hearing about the opportunity at a Council meeting and reaching out to RPC staff. Ms. Wuerstle added that when the RPC learns of a grant opportunity there is typically only a 30-45 day window to submit the application. Counties and cities must move quickly once an announcement for funding is released.

**AGENDA ITEM #9**
**CONSENT AGENDA**

Chair Burch wished to pull Item 9(h): Sarasota County Comp Plan Amendment DEO 17-3ESR from the Consent Agenda for further discussion.

A motion was made by Commissioner Tiseo to pull Item 9(h) for further discussion and approve the rest of the consent agenda as presented. The motion was seconded by Commissioner Doherty and passed unanimously.

**AGENDA ITEM #9(h)**
**SARASOTA COUNTY COMP PLAN AMENDMENT DEO 17-3ESR**

Mr. Trescott presented the item. He assured the Council that FDOT’s issues had been resolved. Mr. Stephen Walls, the new director of the FDOT Southwest Area Office introduced himself. He confirmed the FDOT is satisfied with the designs presented and their issues have been resolved. Ms. Wuerstle explained that this amendment does not meet the requirements to be found regionally significant. The RPC staff report agrees with FDOT’s comments. Mr. Trescott added that this project could be considered housing affordability.

A motion was made by Commissioner Mann to approve Item 9(h): Sarasota County Comp Plan DEO 17-3ESR as presented. The motion was seconded by Commissioner Doherty and passed unanimously.
Commissioner McDaniel asked about the Comp Plan Amendment process. Ms. Wuerstle explained that the Council’s recommendations are sent to DEO. Staff has 30 days to review amendments and since Council meetings only occur once a month, staff comments are sent to DEO before they come to the Council. If the Council wants to change the staff report, those revisions will be sent to DEO. Commissioner McDaniel asked if all of the local governments within the region receive every amendment from the other governments. Ms. Wuerstle and Mr. Mulhere confirmed that they do not. Mr. Mulhere explained that the RPC and other State Agencies will comment on the amendments, the local governments can choose whether or not to follow those comments, and DEO and the State Agencies can choose to challenge the approval if they wish. Commissioner McDaniel stated that he was having a difficult time being asked to approve amendments in jurisdictions other than his own without more information. He would like his staff to be aware of what’s going on in the other areas. Chair Burch suggested that Commissioner McDaniel discuss this with Ms. Wuerstle at a later time. Commissioner McDaniel stated that every amendment will be regionally significant at some point in time. Commissioner Tiseo questioned if the Council had enough time to review and understand these amendments before they have to approve them. Mr. Mulhere explains that he relies on the opinion of the RPC staff and the Council representative for that jurisdiction because they should have had the amendment presented to them already by their local planning staff. Mr. Mulhere and Commissioner McDaniel agreed that having all of the amendments would be a good educational opportunity.

AGENDA ITEM #10
COMMITTEE REPORTS

AGENDA ITEM #10(a)
Budget & Finance Committee

The budget amendments and January 2017 financials were discussed and approved in the Director’s Report.

AGENDA ITEM #10(b)
Economic Development Committee

Councilman Banks reminded the Council that the Executive Board is meeting with FDOT to discuss the regional transportation plan.

AGENDA ITEM #10(c)
Energy & Climate Committee

No report was given at this time.

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

No report was given at this time.
AGENDA ITEM #10(e)
Executive Committee

No report was given at this time.

AGENDA ITEM #10(f)
Legislative Affairs Committee

Mr. McCormick introduced SB 996 and HB 0997 which are companion bills which affects attorney fees on administrative hearings. He also introduced HB 17 which is an attack on Home Rule. Chair Burch added the HB 17 has caught the attention of the Florida League of Cities as well.

A motion was made by Commissioner McDaniel to draft a letter to voice concern about HB 17. The motion was seconded by Vice-Mayor Denham and passed unanimously.

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

No report was given at this time.

AGENDA ITEM #10(h)
Regional Transportation Committee

Ms. Wuerstle reiterated that there is a meeting with the MPO directors and FDOT District 1 Secretary on March 24, 2017.

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

No report was given at this time.

AGENDA ITEM #10(j)
Water Quality and Water Resources Management

Vice-Mayor Denham stated that the City of Sanibel has applied for two bills on local water quality and he thanked Representative Ray Rodrigues for his help with those bills. He added that he has received feedback for the legislature that there are not enough of these kinds of water quality projects done at a local level. Chair Burch commented that Cape Coral has done a tremendous amount. Commissioner McDaniel added that creating measurables is imperative due to differing opinions on the issue. Vice-Mayor Denham explained that in all of his years working on water quality, the biggest criticism people have raised is the lack of scientific evidence. As a result of that the Sanibel-Captiva Conservation Foundation has spent three years producing a thousand page
report of scientific review on water quality on Sanibel. They have been addressing many specific
issues that were brought to light by this report. Commissioner McDaniel would like to be able to
use what Sanibel has done to benefit Collier County and added “at the end of the day, we all live
downstream”. Councilman Banks commented that Fort Myers’s problem is crime.

AGENDA ITEM #11
NEW BUSINESS

None

AGENDA ITEM #12
STATE AGENCIES COMMENTS/REPORTS

Mr. Flood reminded everyone that we are in the dry season and the WMD is trying to get the
message out on water conservation. He added that Cape Coral is having serious issues with water
levels and Lee County is issuing a press release encouraging conservation. On March 23rd there
will be a West Coast Water Supply Plan meeting in Bonita Springs.

Mr. Iglehart stated that FDEP hosts a monthly meet-up on the first Wednesday of every month.
These are informational seminars. On April 5 they will have an open house for small businesses in
the environmental field. Chair Burch reminded everyone about the revolving loan fund that FDEP
presented at the last Council meeting.

Mr. Kelter from the Fish and Game Commission reintroduced himself to the Council.

Mr. Walls added that he looks forward to working with the Council.

Ms. Sandy Walters from the South Florida RPC introduced herself.

AGENDA ITEM #13
COUNCIL LEGAL CONSULTANT’S COMMENTS

No report was given at this time.

AGENDA ITEM #14
COUNCIL MEMBER’S COMMENTS

Commissioner Tiseo thanked Ms. Wuerstle for presenting at the Charlotte County BOCC
meeting.

Mr. McCormick also thanked Ms. Wuerstle for presenting at a symposium that he held. He added
that the new Western Michigan University research staff in Charlotte County is interested in
helping the region in any way they can and some projects are already under way. He also thanked
Ms. Wuerstle for acting as a sponsor for a 319 grant for the Conservation District.

Mr. Mulhere asked about the gubernatorial vacancies in the Council membership. Ms. Wuerstle
explained that candidates need to be encouraged to submit applications.
Councilman Fraize reported on a program that the City of Venice has that puts people in the shoes of police officers. He encouraged everyone to get in touch with Venice’s police chief for more information.

Commissioner Wilkins added that she listened in on last month’s meeting but was unable to speak over the computer and she would like that noted in last month’s minutes.

Commissioner Mann, after stepping out into the cold this morning, was made painfully aware that global warming is not working. He asked Mr. McCormick, as head of the Energy and Climate Committee, to comment. Mr. McCormick gave no comment.

Councilman Buxton added that he has learned more from Commissioner Mann in the last 10 minutes than he’s learned in the last 10 years.

Commissioner McDaniel commented on the topic of gubernatorial appointees. There are candidates volunteering to serve who are not being moved through the system. He also thanked Ms. Wuerstle for presenting to Collier County.

AGENDA ITEM #15
ADJOURNMENT

A motion was made by Mr. Mulhere to adjourn the meeting. The motion was seconded by Councilman Buxton and passed unanimously.

The meeting adjourned at 10:32 a.m.

____________________________________________
Councilman Forrest Banks, Secretary

The meeting was duly advertised in the March 7, 2017 issue of the FLORIDA ADMINISTRATIVE REGISTER, Volume 43, Number 45.
MINUTES OF THE
SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL
APRIL 20, 2017 MEETING

The meeting of the Southwest Florida Regional Planning Council was held on April 20, 2017 at the Charlotte Harbor Conference & Event Center in Punta Gorda, Florida. Chair Burch called the meeting to order at 9:01 AM. Mayor Shaw then led an invocation and the Pledge of Allegiance. Ms. Nichole Gwinnett conducted the roll call and noted that a quorum wasn’t present.

MEMBERS PRESENT

Charlotte County: Commissioner Ken Doherty, Commissioner Joe Tiseo, Councilwoman Lynne Matthews, Mr. Don McCormick

Collier County: Commissioner Bill McDaniel, Commissioner Penny Taylor,

Glades County: Commissioner Donna Storter-Long, Mr. Thomas Perry

Hendry County: Commissioner Julie Wilkins

Lee County: Commissioner Frank Mann, Councilman Jim Burch, Vice-Mayor Mick Denham, Councilman Greg DeWitt, Councilmember Jim Wilson

Sarasota County: Councilman Fred Fraize, Mayor Willie Shaw, Commissioner Debbie McDowell

Ex-Officio: None

MEMBERS ABSENT

Charlotte County: Ms. Suzanne Graham

Collier County: Councilman Reg Buxton, Mr. Bob Mulhere

Glades County: Commissioner Donald Strenth, Councilwoman Pat Lucas

Hendry County: Commissioner Karson Turner, Commissioner Mitchell Wills, Vice-Mayor Michael Atkinson, Mr. Mel Karau

Lee County: Commissioner Cecil Pendergrass, Councilman Forrest Banks, Councilwoman Anita Cereceda, Ms. Laura Holquist

Sarasota County: Commissioner Charles Hines, Commissioner Michael Moran, Mr. Felipe Colón
Ex-Officio: Mr. Phil Flood–SFWMD, Mr. Jon Iglehart–FDEP, Mr. Stephen Walls–FDOTMs. Tara Poulton–SWFWMD

AGENDA ITEM #4
PUBLIC COMMENTS

No public comments were made at this time.

AGENDA ITEM #5
AGENDA

There were no changes made to the April 20, 2017 agenda.

AGENDA ITEM #6
MINUTES OF THE MARCH 16, 2017 MEETING

As noted on the agenda the meeting minutes from the March 16, 2017 will be presented at the May meeting.

AGENDA ITEM #7
DIRECTOR’S REPORT

Ms. Wuerstle gave the report. She announced the Affordable Workshop will be held immediately following the Council meeting. She also announced the Council’s Auditors will be presenting the Council’s FY15-16 Audit at the May meeting.

Ms. Wuerstle gave a brief update on the Promise Zone initiative. She announced staff is currently in the process of hiring their vista volunteers. Mr. Stoltzfus is conducting interviews and other communities are posting the job descriptions. She then called upon Mr. Stoltzfus to give an update on the Promise Zone.

Chair Burch referred to the $15,000 that is owed to the SWFRPC from FRCA. Ms. Wuerstle explained that she has been working with the auditors on the issue and at this time the $15,000 will be written off.

Mr. Stoltzfus gave an overview of the Promise Zone initiative. He said it was moving along smoothly. He announced there have been opportunities for representatives from the Promise Zone’s Education Task Force to go to the US Department of Education. He explained the US Department of Education is one the federal agencies who is most involved with the Promise Zone initiative. He noted a representative from Hendry County Schools went to Austin, Texas and also a representative from Immokalee Foundation went to Baltimore, Maryland; where they were able to have direct contact with representatives from the US Department of Education. Both representatives had stated the trips were very beneficial.

Mr. Stoltzfus announced there were two successful task force meetings held and the next meeting is scheduled for May 3 at the Glades Regional Training Center. Also, Glades County has expressed an interest in expanding programs at the training center; so we are working with the
regional training center, iTech in Immokalee, Career Source of Southwest Florida, and also the SFWMD to develop equipment operator training at the regional training center for various projects with the SFWMD.

Mr. Stoltzfus announced that a USDA grant for the City of Clewiston had been submitted to relocate utilities and other infrastructure which would allow the construction of a new Hampton Inn.

Chair Burch thanked Ms. Wuerstle and Mr. Stoltzfus for their efforts with the Promise Zone Initiative.

Ms. Wuerstle announced the Council was still one person short of a quorum; however, Commissioner Wilkins was attempting to contact other Hendry County members to determine if they would be able to participate in order to pass the action items on the agenda.

AGENDA ITEM #7(a)
FRCA Monthly Report

Ms. Wuerstle noted she had distributed a letter to President Trump from FRCA. She had told FRCA that she wanted to have the Council for their review the document and determine if they were interested in supporting this document. She explained she didn’t expect any comments today from the Council; however, she would appreciate it if the members would review and send any comments to her. Comments from the Council indicated that they were not comfortable with supporting the letter at this time.

AGENDA ITEM #7(b)
2016 FRCA Overview Presentation

Ms. Wuerstle presented the item. She explained the PowerPoint was included within the agenda packet and that she is giving it to the Council; however, she would not be presenting it. She then went on to explain why she wouldn’t be presenting the PowerPoint presentation. The structure of FRCA is two-fold; there is a Policy Board which is made up of three members from each RPC (2 elected officials and 1 governor appointee). Then the second is the Executive Director Advisory Council (EDAC) which consists of all of the executive directors from the RPCs. FRCA meets approximately eight times each year and they discuss issues within each region.

Ms. Wuerstle explained FRCA had held a workshop a couple of years ago where issues were discussed on improvements to FRCA that would really make the organization viable to all of the RPCs. FRCA completed a rebranding process. FRCA now sends out a monthly newsletter to everyone and they are taking steps to improve communication.

Mr. McCormick asked if the SWFRPC could invite the Policy Board Chair to give the presentation at one of the RPCs future meetings. Ms. Wuerstle replied that the Council has that option.

Chair Burch stated he felt that both the Southwest and South Florida RPCs have been anxiously awaiting for someone from FRCA to come give a presentation to them. He said if the Policy Board
Chair has offered to present at an RPC meeting, that we should allow the Chair to present to our Council. He said he would support having the Chair of the Policy Board give a presentation to the SWFRPC at one of its future meetings.

Ms. Wuerstle asked the Council if anyone didn’t support it and there wasn’t anyone who said they wouldn’t support it. She then said she would make that contact.

AGENDA ITEM #11
COMMITTEE REPORTS

AGENDA ITEM #11(a)
Budget & Finance Committee

Mayor Shaw gave his report.

Chair Burch thanked staff for all of their efforts.

Both Mayor Shaw and Chair Burch explained how everything is a collaborative effort.

AGENDA ITEM #11(b)
Economic Development Committee

No report was given at this time.

AGENDA ITEM #11(c)
Energy & Climate Committee

No report was given at this time.

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

No report was given at this time.

AGENDA ITEM #11(e)
Executive Committee

No report was given at this time.

AGENDA ITEM #11(f)
Legislative Affairs Committee

Mr. McCormick gave his report.
Mayor Shaw gave his report. He announced he would like to have the Committee meet prior to the next RPC meeting. He explained there are numerous issues throughout the communities and now that there is the Promise Zone initiative, he felt close attention needed to be paid to those regional issues.

Chair Burch directed staff to set up a Quality of Life & Safety Committee meeting the morning of the May Council meeting.

**AGENDA ITEM #11(h)**
Regional Transportation Committee

Ms. Wuerstle gave an overview of the meeting with the MPO directors and FDOT District 1 Secretary on March 24, 2017. She said that FDOT had agreed to work with us and provide all of the layers needed to create a Regional Transportation Plan. Mr. Walker of staff has been working with FDOT’s GIS staff to gather the data and start putting the plan together. She explained staff will be bringing the Plan to the Council in stages/phases in order for the Council to provide their input and guidance.

Ms. Wuerstle explained that staff has also created another map that includes all of the DRIIs throughout the region, along with all of the new comprehensive plan amendments. This will give a better picture of what changes are being made throughout the region.

Commissioner McDaniel asked if that information will be distributed among the various city and county planning and zoning staff. He noted it would more important for the individual planning and zoning staff of the cities and counties to be kept updated on those types of changes than the elected officials. Ms. Wuerstle stated staff would be distributing the information to the individual planning and zoning departments throughout the region; however, it is a time consuming process. As staff obtains more information for the map, then staff will be able to update it and distribute it to the planning and zoning departments within the cities and counties.

Ms. Gwinnett announced both Commissioner Strenth and Councilman DeWitt were calling in which would make the quorum.

Ms. Wuerstle explained that she had stated to the Council in January that she would see what could be done to improve the sound system at the Council’s offices so that the Council members who call into the meetings would be able to hear better and follow along with the agenda items. She explained that staff has been working with various vendors and did receive three quotes. Staff has now been meeting with the vendors to see what can be done with the existing system. Unfortunately, it is not going to be an inexpensive fix. She stated that she would bring alternatives to the Council at the May meeting.

Councilman DeWitt joined the meeting via conference call at this time, which made a quorum.

Commissioner Wilkins stated for those members who participate by conference call it is very hard to get someone’s attention when they want to make a comment or ask a question.
Chair Burch stated that it is up to the Chair and staff to acknowledge those members on the phone and ask them if they have anything they wish to say.

**AGENDA ITEM #8(a)**  
**GRANT ACTIVITY SHEET**

This item was for information only.

**AGENDA ITEM #9**  
**CONSENT AGENDA**

A motion was made by Mr. Perry to approve the consent agenda as presented. The motion was seconded by Commissioner Mann.

Commissioner Wilkins referred to Agenda Item 9(b) and asked if the amendment included river access. Commissioner Storter-Long stated there wasn’t any river access included and she wasn’t aware of any being proposed because the property doesn’t have any canals leading to the river. She said Glades County had a question regarding the traffic study and it being conducted off-season. She also stated it is a dead end into Ortona. Commissioner Wilkins noted there are many issues within that section.

Vice-Mayor Denham noted it was very hard for the members to hear comments/questions being made on the phone and asked if there was a way to have a microphone in front of those members. Chair Burch agreed and asked the members to use a microphone when addressing an item.

The motion passed unanimously.

**AGENDA ITEM #10**  
**COMMITTEE REPORTS**

**AGENDA ITEM #10(a)**  
Palmer Ranch Increment XXVI Pre-App Checklist

Mr. Trescott presented the item.

A motion was made by Mayor Shaw to approve staff’s recommendations as presented. The motion was seconded by Mr. Perry and passed unanimously.

**AGENDA ITEM #10(b)**  
Palmer Ranch Increment XXVII Pre-App Checklist

Mr. Trescott presented the item.

A motion was made by Mayor Shaw to approve staff’s recommendations as presented. The motion was seconded by Mr. Perry and passed unanimously.
AGENDA ITEM #10(c)
Pine Air Lakes NOPC

Mr. Trescott presented the item.

A motion was made by Mayor Shaw to approve staff’s recommendations as presented. The motion was seconded by Mr. Perry.

Commissioner Doherty noted there was a typo within the staff’s recommendations where “DCA” should be “DEO”.

Mr. McCormick asked for clarification on how much office space is being proposed for the project. Mr. Trescott explained the project is approved for a total of 29,000 square feet.

The motion carried unanimously.

AGENDA ITEM #11(i)
Interlocal Agreement/Future of the SWFRPC Committee

No report was given at this time.

AGENDA ITEM #11(j)
Water Quality and Water Resources Management

Vice-Mayor Denham presented the item.

AGENDA ITEM #12
NEW BUSINESS

None

AGENDA ITEM #13
STATE AGENCIES COMMENTS/REPORTS

No reports were given at this time.

AGENDA ITEM #14
COUNCIL LEGAL CONSULTANT’S COMMENTS

No report was given at this time.

AGENDA ITEM #15
COUNCIL MEMBER’S COMMENTS

Mr. Perry thanked Charlotte County for hosting both the Council meeting and the Affordable Housing Workshop.
AGENDA ITEM #16
ADJOURNMENT

The meeting adjourned at 9:50 a.m.

____________________________________________
Councilman Forrest Banks, Secretary

The meeting was duly advertised in the April 6, 2017 issue of the FLORIDA ADMINISTRATIVE REGISTER, Volume 43, Number 67.
Director’s Report

7
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. Quorum Revision
   b. Audio Equipment proposals and recommendation
   c. Budget
      - February Financials
      - 2016 Audit
   d. Discussion on Issues related to Beach Renourishment

2. Resource Development and Capacity Building
   - Annual report presentations to Glades County, Hendry County, City of Sarasota, City of North Port, City of Venice, Town of Longboat Key, Charlotte County and Collier County.
   - CEDS discussions with Naples Chamber of Commerce, Punta Gorda Chamber of Commerce, Charlotte County Chamber and Sarasota Chamber of Commerce
   - FRCA Update
      - Monthly report attached
   - Promise Zone Update
      - Promise Zone Video
      - Vista Volunteers; Job Description posted
      - $2 Million awarded in grants
      - $3 Million pending

   - Grants Awarded:
     ✓ DEO grant for Labelle Marketing Brochure  $20,000 Approved
     ✓ The Promise Zone designation was approved for Hendry County, Glades County and Immokalee
     ✓ EPA Wetland Mitigation Strategy, $146,067 (over 2 years)
     ✓ HMEP, $60,349
✓ Pelican Cove Climate Adaptation Plan, $20,000
✓ EDA Technical Planning Grant - CEDS, $300,000 (over 3 years)
✓ City of Cape Coral Climate Change Resiliency Strategy - $30,600
✓ Sarasota Pelican Cove Resiliency - $20,000
✓ Approximately $25,000 in extension/carryover of last year grants
✓ USDA Rural Business Development Grant for relocation of utilities in Clewiston - $3000 for grant preparation

• Grants Under Development
  ✓ EPA Environmental Education local grants program $91,000
  ✓ Kresge grant for City of Clewiston public art placemaking grant
  ✓ EDA grant for the Economic Development Opportunity Map, $100,000
  ✓ EDA grant for a Promise Zone Strategic Plan
  ✓ DEO grant for the City of Ft Myers, MLK Market Analysis

• Grants Pending: $788,192 approximately
  ✓ USDA Farmers Market Planning Grant for Clewiston $67,496
  ✓ Farms to School grant ; $88,696
  ✓ Brownfields grant; $600,000
  ✓ FHERO -Regional Rural Development Grant; $12,000
  ✓ DEP 319 Grant for Redwing Groves $1,604,000; RPC= $20,000
Quorum Requirements Memo
TO: Margaret Wuerstle  
FROM: Beth Nightingale  
DATE: April 28, 2017  
RE: Survey of Quorum Requirements and Recommendation

SWFRPC’s Interlocal Agreement and Bylaws require a majority of the total voting membership of the Council AND presence of at least 4 of the 6 counties. This threshold has resulted in difficulty establishing a quorum at some meetings. Most RPCs have less onerous requirements.

Below are the quorum requirements of the other RPCs in Florida:

1. West Florida requires only five members to be present including Chair or Vice chair and for council members

2. Northeast requires 40% of "roster"

3. East Central requires one-third of voting members

4. Appalachee requires two-thirds of membership

5. Treasure Coast requires majority of "appointed representatives"

6. South Florida requires a majority of voting members

7. North Central IA is silent on quorum issue; I can request their bylaws if desired

8. Central Florida has the same requirement as SWFRPC of a majority of voting members plus more than half of the counties present

9. Tampa Bay requires a simple majority of members but does not specify that they need to be voting members

Recommendation: Eliminate the requirement that at least 4 of 6 counties be present. Revise to include East Central model of at least one-third voting members must be present to establish a quorum.
Agenda

Item

Audio Upgrade Quotes
**Project Number 13871**
2/16/2017    Page: 1
______________

**Pro Audio Services**
3195-A Commerce Parkway
North Port, FL  34289

SWFL Regional Planning Council
1400 Colonial Blvd, Suite 1
Ft. Myers, FL 33907

C19074  239.938.1813 x218
twalker@swfrpc.org

SWFL Regional Planning Council
239.938.1813
Tim Walker
1400 Colonial Blvd, Suite 1
Ft. Myers, FL 33907

**Project Title:** Conference Room Sound Panels

<table>
<thead>
<tr>
<th>Qty</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Sound Panels</td>
</tr>
<tr>
<td>1</td>
<td>(48) 1&quot; thick absorbtive sound panel</td>
</tr>
<tr>
<td></td>
<td>White, Beveled Edge (Color to be finalized before ordering)</td>
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<tr>
<td>1</td>
<td>PAS-MISC MATERIALS, Hardware, etc.</td>
</tr>
<tr>
<td></td>
<td>Labor to Install sound panels</td>
</tr>
<tr>
<td></td>
<td>Equalize Room and Teleconference Audio Send</td>
</tr>
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</table>

Subtotal 6,947.00

This * * Estimate * * is Valid for 60 Days.

$6,947.00

I Accept This Quote ________________________________ Date: ________________

Bertler, Christopher T

---
**Pro Audio Services**  
3195-A Commerce Parkway  
North Port, FL 34289

941-876-3386 Fx 941-876-3368

**Project Title:** Conference Room - AV Upgrades

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<td><strong>Audio</strong></td>
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<tr>
<td></td>
<td><strong>Mixing and Control System, New Amp</strong></td>
</tr>
<tr>
<td></td>
<td>(1) - 16 x 8 Digital audio mixer and control platform</td>
</tr>
<tr>
<td></td>
<td>(1) - 7” Touchscreen Controller Surface</td>
</tr>
<tr>
<td></td>
<td>(1) New power amplifier</td>
</tr>
<tr>
<td></td>
<td>- Replaces Shure mixer and processor,</td>
</tr>
<tr>
<td></td>
<td>- Replaces Polycom telephone and interface box</td>
</tr>
<tr>
<td>1</td>
<td>PAS-MISC MATS, Misc materials, cables, connectors, hardware, etc to complete</td>
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<tr>
<td></td>
<td>Labor to Install, Program, Test and Tune</td>
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<td></td>
<td><strong>Subtotal</strong></td>
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<td>7,182.44</td>
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|        | **New Wireless Mics - Gooseneck Style**                                         |
|        | - (12) Wireless 15” Gooseneck mics with table base and receivers               |
|        | - Antenna distribution system                                                  |
|        | - (32) port rechargeable battery charging station                              |
|        | - (48) Rechargeable batteries (2 sets per wireless system)                    |
| 1      | PAS-MISC MATERIALS, Misc Materials, Connectors, Cabling, Hardware, etc.         |
|        | Labor to Install, Program, Test, Tune, Label                                   |
|        | **Subtotal**                                                                    |  
|        | 17,796.11                                                                       |

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**Project Number 13936**  
3/12/2017 Page: 1 **Estimate**
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<td><strong>Video</strong></td>
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<td></td>
<td>Computer Input Jacks - Digital HDMI &amp; Analog VGA and Switching</td>
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</tr>
<tr>
<td></td>
<td>(1) HDMI/VGA Wall jack</td>
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<tr>
<td></td>
<td>(1) VGA Cable hook-up at Rack</td>
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<tr>
<td></td>
<td>(1) HDMI Cable hook-up at Rack</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>(1) Switcher at Rack</td>
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<tr>
<td></td>
<td>(1) Digital video distribution to (2) Projector locations</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>PAS-MISC MATS, Misc materials, cables, connectors, hardware, etc to complete</td>
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<td></td>
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<tr>
<td></td>
<td>Projectors - Option 1</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>2 VIVITEK-DH3331, 5000 Lumens, 1080p, 1.25-2.13:1, 5yr P&amp;L/3yr Adv. Replace/1</td>
<td></td>
<td>3,627.80</td>
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<tr>
<td></td>
<td>2 Chief-RPAUW, Universal RPA Wh</td>
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<td></td>
<td>Projectors - Option 2: 20,000 hour light source (laser lamp)</td>
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<tr>
<td></td>
<td>2 VIVITEK-DU7090Z, 6,000 Lumen WUXGA Laser Projector (White, Lens sold</td>
<td></td>
<td>4,837.88</td>
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<tr>
<td></td>
<td>separately)-</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>2 VIVITEK-5811120865SVV, LNS-5SZ1 Optional Lens for DU7090Z- Throw ratio for</td>
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<td></td>
<td>DU7090Z (WUX)</td>
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<tr>
<td></td>
<td>2 Chief-RPAUW, Universal RPA Wh</td>
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</table>

Subtotal: 13,518.28
Expansion of system into Video Conferencing and more wireless mics will require either a new or additional rack, or changing the wireless mic style to a more compact unit.
*** Currently the more compact unit does not support Wireless Gooseneck mics, but it is expected to be released in the next 1 month. Pricing is currently unavailable.

Additions of Video conferencing or Mic expansion
*** These added features require an upgraded switch

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<thead>
<tr>
<th>Description</th>
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<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>1 24 port managed switch. 16PoE/12PoE+</td>
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<td></td>
</tr>
<tr>
<td>1 PAS-MISC MATERIALS, Misc Materials</td>
<td></td>
<td></td>
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<td>Labor to Set-up and Install</td>
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<td></td>
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Video Conferencing Camera

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<tr>
<td>(1) HD Fully robotic Pan/Tilt/Zoom Camera</td>
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<td></td>
</tr>
<tr>
<td>(1) Digital to USB bridge</td>
<td></td>
<td></td>
</tr>
<tr>
<td>91) Local Monitor TV mounted to side of rack</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 PAS-MISC MATS, Misc materials, cables, connectors, hardware, etc to complete</td>
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<td></td>
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<td>Labor to Install, Program, Test</td>
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<tr>
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<td>7,484.53</td>
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Expand to 24 Mics

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<th>Qty</th>
<th>Notes</th>
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<tbody>
<tr>
<td>- (1) 16 x 8 Digital audio mixer and control platform</td>
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<td></td>
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<tr>
<td>- (12) Wireless 15” Gooseneck mics with table base and receivers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Antenna distribution system</td>
<td></td>
<td></td>
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<tr>
<td>- (16) port rechargeable battery charging station</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- (24) Rechargeable batteries ( 2 sets per wireless system)</td>
<td></td>
<td></td>
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<tr>
<td>1 PAS-MISC MATERIALS, Misc Materials, Connectors, Cabling, Hardware, etc.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Labor to Install, Program, Test, Tune, Label</td>
<td></td>
<td></td>
</tr>
<tr>
<td>* May require additional or new rack</td>
<td></td>
<td></td>
</tr>
<tr>
<td>* May desire change to different wireless system due to rack space considerations</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(pricing not available at this moment expected in 1 month)</td>
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<tr>
<td>Subtotal</td>
<td>21,370.61</td>
<td></td>
</tr>
</tbody>
</table>
This ** Estimate ** is Valid for 60 Days.

I Accept This Quote ___________________________________________ Date: ___________________
Pro Audio Services
3195-A Commerce Parkway
North Port, FL 34289

SWFL Regional Planning Council
1400 Colonial Blvd, Suite 1
Ft. Myers, FL 33907

C19074 239.938.1813 x218
twalker@swfrpc.org

Project Title:.: Small Meeting Video Conferencing

<table>
<thead>
<tr>
<th>Qty</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>VADDIO-999-8905-000, GroupSTATION - Premier System</td>
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<tr>
<td></td>
<td><a href="http://www.vaddio.com/product/groupstation-premier-system">http://www.vaddio.com/product/groupstation-premier-system</a></td>
</tr>
<tr>
<td>1</td>
<td>PAS-MISC MATS, Misc materials, cables, connectors, hardware, etc to complete</td>
</tr>
<tr>
<td></td>
<td>Labor to Install</td>
</tr>
</tbody>
</table>

Subtotal 4,874.91

This ** Estimate ** is Valid for 60 Days.

$4,874.91

-------------------------------------------------------------
Bertler, Christopher T

I Accept This Quote ____________________________ Date: __________
Prepared for:

Tim Walker | GIS Manager
twalker@swfrpc.com

Project: Conference Room AV Refresh

Prepared by:

Stephen B. Mason, Director Sales & Engineering
steve@fiber-solutions.com
239-834-9916

Fiber Solutions
12120 Metro Parkway
Fort Myers, FL 33909

Telephone: 239-561-6814
Fax Number: 239-561-0832

Proposal # 15201

Submitted on 4-7-17
Executive Summary

Fiber Solutions is pleased to offer our design knowledge and installation best practices for the Audio Visual Refresh to enhance the overall quality of the user experience and to provide a Audio system consistent with today’s industry standards.

Installation Scope of work

Fiber Solutions shall provide and install the following hardware required to migrate to a digital platform:

- One (1) SHURE MXWAPT8 TRANSCEIVER
- One (1) SHURE MXWANI8 AUDIO NETWORK INTERFACE
- Two (2) SHURE MXWNCS8 CHARGING STATION
- Eight (8) SHURE MXW8 GOOSENECK TRANSMITTER BASE
- Eight (8) SHURE MX415LP/C GOOSENECK MICROPHONE
- One (1) NEXIA CS 10 mic/line inputs and 6 mic/line outputs
- All Misc. Mounting Materials required for complete installation
- Demo of all old equipment and cabling
- End User Training on new platform
- All Systems Integration labor required

End Scope of Work
Electrical

- By Others if required

Additional Requirements

- None

Permits/Fees/Licensing

- Not Required

Special Conditions

- This proposal is based upon work being performed during regular working hours (8:00am to 5:00pm) with general access to site and facilities. Fiber Solutions reserves the right to change this schedule with customer approval in order to simplify installation.

Warranty

- Fiber Solutions warrants that at the time of completion of work, each item furnished and installed by Fiber Solutions will be free from defects in workmanship. Fiber Solutions also warrants that all Fiber Solutions installation workmanship will remain free from defects for a period of One (1) year from the date of acceptance by Customer (“Warranty Period”).

- Satisfactory proof of defect must be provided to Fiber Solutions and Fiber Solutions must receive notification of defect within the warranty period.

- This warranty does not extend to any items which have been subjected to misuse, neglect, accidental damage, or damage due to installation or operation not in accordance with Fiber Solutions instruction, nor to any item which has been altered or repaired by any organization other than Fiber Solutions or the original equipment manufacturer.

- This warranty shall not apply to equipment provided by Customer, already in place at the Work Site or installed by another provider.
Client Acceptance

- The undersigned authorized representative of Client agrees that the services described in this proposal, and in the General Terms and Conditions which follow, accurately describe the scope of the work required and authorizes Fiber Solutions to begin work under the terms and conditions described in this document.

- Please return signed and dated acknowledgement copy promptly.

Total Project Fee: $26,631.44

SWFRPC

Fiber Solutions

Stephen B. Mason

Authorized Representative

Sales Representative

Title

Title

Date

Date

Thank you for this opportunity and we look forward to serving you!
General Terms and Conditions

1. Agreement/Contract Documents. This Proposal/Agreement consists of the preceding pages, continuation page(s) if applicable, these General Terms and Conditions and any approved drawings, schematics plans or similar documents, whether generated by Customer or Fiber Solutions. They are collectively referred to as the “Contract Documents”. The signing of this Proposal/Agreement indicates the Customer accepts and agrees to be bound by the Contract Documents as well as acknowledging the satisfactory completion of the work.

2. Scope of Work. Fiber Solutions agrees to perform the work described in these Contract Documents (the “Work”) in a professional and workmanlike manner consistent with industry standards and applicable federal, state and local laws, regulations, ordinances and codes.

3. Duties and Responsibilities:
   a. The Work will be performed at the Site Address set forth on the Contract Documents (the “Work Site”). Fiber Solutions will provide all labor, materials, services and equipment necessary to perform the Work and will complete the Work in a timely manner. All Work will be performed during normal business hours unless otherwise agreed in writing by Fiber Solutions. Any Work performed during other than normal working hours will be subject to Fiber Solutions standard overtime rates and Customer will reimburse Fiber Solutions for any extraordinary costs incurred by Fiber Solutions as a result of Work performed outside normal business hours.
   b. All materials and equipment furnished by Fiber Solutions shall be free of defects in materials and workmanship.
   c. Fiber Solutions will perform the Work in a safe manner so as to prevent damage, injury or loss to individuals at the Work Site.
   e. Customer shall, throughout the performance of the Work, cooperate with Fiber Solutions so as not to delay or interfere with Fiber Solutions timely and efficient completion of its obligations under the Contract Documents. Customer will provide Fiber Solutions personnel full and free access to the Work Site and any of Customer’s equipment and facilities necessary for the completion of the Work at all times during performance of the Work.

4. Payment. For the performance of the Work by Fiber Solutions, Customer agrees to pay Fiber Solutions the compensation set forth in the Contract Documents. All fees are inclusive of applicable federal, state and local taxes, fees and assessments ("Taxes"). Such Taxes will be added to each invoice and Customer agrees to pay Fiber Solutions all Taxes unless Customer provides Fiber Solutions with an exemption certificate acceptable to all taxing authorities. Payment shall be due from Customer within thirty 30 days of the invoice date. Payments due and unpaid shall bear interest from the date payment is due at the lesser of eighteen percent (18%) per annum or the maximum rate allowable by law until paid. Fiber Solutions shall also be entitled, in additional to all other remedies available, to recover reasonable attorney’s fees or other expenses in collecting the compensation.

5. Hold Harmless/Indemnification:
   a. Fiber Solutions will indemnify and hold harmless the Customer and its employees from all liability, claims, actions and costs arising from the negligent acts or omissions of Fiber Solutions, its agents, servants, employees or subcontractors, including the cost of defense and attorney’s fees.
   b. The Customer will indemnify and hold harmless Fiber Solutions, its subcontractors and their respective employees from all liability, claims, actions, and costs arising from the negligent acts or omissions of the Customer, as well as from the presence, removal or remediation of hazardous conditions at the Work Site, including the cost of defense and attorney’s fees.

6. Entire Agreement: These Contract Documents embody the whole Agreement of the parties. There are no promises, terms, conditions or obligations other than those contained herein. This Agreement shall supersede all previous communications, representations or agreements, either oral or written, between the parties hereto.

7. Governing Law: This Agreement shall be governed by the State of Florida.
## Proposal

### Southwest Florida Custom Electronics, Inc.

2159 Andrea Lane Unit D3  
Fort Myers, Florida 33912  
TEL 239-267-6363  
www.swfce.com  
KELLY.MIKE64@GMAIL.COM

<table>
<thead>
<tr>
<th>Name / Address</th>
<th>Ship To</th>
</tr>
</thead>
</table>
| Southwest Fla Regional Planning Council  
1400 Colonial Blvd Suite 1  
Ft.Myers, Fl 33907 | Tim Walker  
239-938-1813 xt212  
twalker@swfrpc.org |

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Cost</th>
<th>Total</th>
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<tbody>
<tr>
<td>Upgrade Conference Room Audio System With All New Equipment</td>
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<td></td>
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</tr>
<tr>
<td>1 TOA TS770 Conference Room Control Unit</td>
<td>1</td>
<td>1,030.00</td>
<td>1,030.00T</td>
</tr>
<tr>
<td>1 TOA TS771 Chairman Microphone/Speaker Unit</td>
<td>1</td>
<td>416.30</td>
<td>416.30T</td>
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<tr>
<td>12 TOA TS772 Delegate Microphone/Speaker units</td>
<td>12</td>
<td>381.61</td>
<td>4,579.32T</td>
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<tr>
<td>13 TOA TS773 Goose Neck Microphones</td>
<td>13</td>
<td>115.24</td>
<td>1,498.12T</td>
</tr>
<tr>
<td>10M Extension cable for TOA 770 system</td>
<td>1</td>
<td>125.00</td>
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<tr>
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<tr>
<td>1 Necessary connection cables, cord cover for floor</td>
<td>1</td>
<td>150.00</td>
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<tr>
<td>1 Consult, design, installation, set up, programming, instruction</td>
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<td>2,500.00</td>
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<td>Run cord cover on floor and 1 wire to desks</td>
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<tr>
<td>un assemble existing equipment in rack</td>
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<tr>
<td>install above new equipment in rack and connect</td>
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<tr>
<td>tie in existing computers, DVD, etc</td>
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<td></td>
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<tr>
<td>program audio mixer</td>
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<tr>
<td>program and set up conference mics</td>
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<tr>
<td>test all</td>
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</tr>
<tr>
<td>instruct on system use</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Total

This proposal is hereby accepted. You are authorized to proceed with the proposed work. Payment will be made as outlined in proposal.

Authorized signature_________________________  Page 1  Date__________________
Southwest Florida Custom Electronics, Inc.
2159 Andrea Lane Unit D3
Fort Myers, Florida 33912
TEL 239-267-6363
www.swfce.com
KELLY.MIKE64@GMAIL.COM

Proposal

Name / Address
Southwest Fla Regional Planning Council
1400 Colonial Blvd Suite 1
Ft.Myers, Fl 33907

Ship To
Tim Walker
239-938-1813 xt212
twalker@swfrpc.org

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
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</thead>
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<td>TERMS:</td>
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<td></td>
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<tr>
<td>Option 1</td>
<td></td>
<td></td>
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<tr>
<td>Outright sale - 50% upon acceptance. Balance at completion</td>
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<td></td>
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<td>Option 2</td>
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<tr>
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<td></td>
</tr>
<tr>
<td>No penalty for early pay off.</td>
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<td></td>
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<td>Option 3</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Lease to own $0 down / 36 payments of $576/mo + tax / $1 buy out / $129 document fee</td>
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<tr>
<td>Warranty</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5 years warranty all TOA product and Watt Box UPS (except battery 2 years)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 Years warranty JBL amp</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Years warranty all other parts and labor</td>
<td></td>
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| Subtotal    | $16,270.95 |
| Sales Tax (6.0%) | $826.26 |
| Total       | $17,097.21 |

This proposal is hereby accepted. You are authorized to proceed with the proposed work. Payment will be made as outlined in proposal.

Authorized signature ___________________________  Page 2 Date ____________________
# Proposal

## Southwest Florida Custom Electronics, Inc.

2159 Andrea Lane Unit D3  
Ft. Myers, Florida 33912  
TEL 239-267-6363  
www.swfce.com

**Name / Address**  
Southwest Fla Regional Planning Council  
1400 Colonial Blvd Suite 1  
Ft. Myers, Fl 33907

**Ship To**  
Tim Walker  
239-938-1813 xt212  
twalker@swfrpc.org  
2159 Andrea Lane Unit D3  
Fort Myers, Florida 33912

**Date** 4/6/2017  
**Estimate #** 979

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<td>DBX Audio processor 640</td>
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<tr>
<td>DBX Speaker Processor with feedback suppression PA2</td>
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- Run cord cover on floor and 1 wire to desks  
- Unassemble existing equipment in rack  
- Install above new equipment in rack and connect  
- Tie in existing computers, DVD, etc  
- Program audio mixer  
- Program and set up conference mics  
- Test all  
- Instruct on system use

---

**Subtotal**

**Sales Tax (6.0%)**

**Total**

This proposal is hereby accepted. You are authorized to proceed with the proposed work. Payment will be made as outlined in proposal.

Authorized signature: _______________________________  
Date: _______________________________
Southwest Florida Custom Electronics, Inc.
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Subtotal | $12,067.76 | Sales Tax (6.0%) | $604.07 | Total | $12,671.83 |

This proposal is hereby accepted. You are authorized to proceed with the proposed work. Payment will be made as outlined in proposal.

Authorized signature ___________________________  Page 2  Date ___________________________
FRCA March Report

7c

7c

7c
MONTHLY ACTIVITY REPORT: March 2017

RESOURCE DEVELOPMENT/CAPACITY BUILDING and OUTREACH

- Organized and distributed the March, 2017 Florida Regional Councils Association (FRCA) Newsletter; began collecting articles for the April, 2017 Newsletter.
- Continue to work with the Florida Association of Counties to further develop the email listserv for the more than 2,500 individuals who receive the FRCA Newsletter.
- To enhance partnerships and strengthen the relationship between regional planning councils and their state and federal partners, participated in or attended the following meetings:
  - Florida Department of Environmental Protection (DEP) Additional Lands Feasibility Study – March 7th
  - DEP Additional Lands Feasibility Study – March 29th
- Coordinated on Florida Plan4Health Project, will be attending a roundtable meeting on May 1st.
- Assisted the Florida Division of Emergency Management with updating the State Hazard Mitigation Plan regarding the role of regional planning councils in disaster recovery and mitigation.
- Coordinated with the Legislature’s Office of Economic and Demographic Research on assisting the Census Bureau with the Local Update of Census Addresses.
- Supported the RPC Comprehensive Economic Development Strategy Update Committee.

ASSOCIATION MANAGEMENT

- Worked with the Florida Association of Counties (FAC) to populate the updated FRCA Website with past meeting agendas, summaries and monthly newsletters.
- Prepared for and participated in the March 9-10, 2017 Executive Directors Advisory Council (EDAC) and Policy Board meetings held in Tallahassee.
- Finalized the logistics, secured speakers, developed agendas, and drafted meeting materials for the April 13, 2017 FRCA EDAC and Partners meetings.
- Coordinated logistics with FAC staff for the June FRCA EDAC and Policy Board meetings
- Registered for the Florida League of Cities Annual Conference and coordinated logistics with FLC staff for August FRCA EDAC and Partners meetings.
- Coordinated with Florida Chamber Foundation staff for September EDAC and Partners meetings.
Agenda

Item

Staff Summaries
Agenda

---------------------Item

8a

Grant Activity Sheet
(Information Only)

8a

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<table>
<thead>
<tr>
<th>Status</th>
<th>Type</th>
<th>Funding Agency</th>
<th>Grant Name</th>
<th>Project Mgr.</th>
<th>Project Name</th>
<th>App Due Date</th>
<th>Date Submitted</th>
<th>Date Awarded/Denied</th>
<th>Date Contract Signed</th>
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<th>RPC Amt</th>
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<th>End Date</th>
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<tr>
<td>App in Progress</td>
<td>Grant</td>
<td>EDA - Economic Development</td>
<td>Public Works and Economic</td>
<td>Jason Stoltzfus</td>
<td>Management of Promise Zone Initiative</td>
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<td>Management and coordination of the Southwest Florida Promise Zone initiative.</td>
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<tr>
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<td>Commercial Culinary Kitchen.</td>
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<td>Pending</td>
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<td>EPA - Environmental Protection</td>
<td>Wetland Program Development Grants</td>
<td>Jim Beever</td>
<td>Expanding and Calibrating the ECOSERVE Method to the Wetlands of North Florida and Georgia</td>
<td>11/1/2017</td>
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<td>$233,057</td>
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<td>Replicating the ECOSERVE Method in North Florida and Georgia</td>
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<td>EPA-Environmental Protection Agency</td>
<td>FY17 Brownfields Assessment Program</td>
<td>Jason Stoltzfus</td>
<td>Developing a Method to</td>
<td>12/22/2016</td>
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<td>Brownfield assessments and cleanup planning throughout Promise Zone region.</td>
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<td>Florida Department of Environmental Protection</td>
<td>DEP 319 Grant</td>
<td>Margaret Wuerstle</td>
<td>Optimizing Water Recovery/Water Recycling Pilot Project</td>
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<td>Develop and coordinate an Opportunity Buy Program for</td>
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<td>USDA - US Dept. of Agriculture</td>
<td>Farm to School Grant Program</td>
<td>Jason Stoltzfus</td>
<td>OPPORTUNITY BUY PROGRAM</td>
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<td>Grant</td>
<td>NEA - National Endowment for the Arts</td>
<td>Our Town</td>
<td>Jason Stoltzfus</td>
<td>Fish-on-Parade</td>
<td>6/28/2016</td>
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<td>$94,884</td>
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<td>Economic Development Support</td>
<td>Margaret Wuerstle</td>
<td>2017-2019 EDA Planning Grant</td>
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<td>1/2/2017</td>
<td></td>
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<td>$300,000</td>
<td>$210,000</td>
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<td>The City of Cape Coral Climate Change Vulnerability Assessment and The City of Cape Coral Climate Change Resiliency Strategy (CCRS) Plan</td>
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<td>Awarded</td>
<td>Contract</td>
<td>DEP Department of Environmental</td>
<td>City of Cape Coral Climate</td>
<td>Jim Beever</td>
<td>City of Cape Coral Climate Change Resiliency Strategy</td>
<td>8/21/2016</td>
<td>8/21/2016</td>
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<td>$30,000</td>
<td>$75,600</td>
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<td>CTD - FL Commission for the</td>
<td>FY16-17 TD Planning Agreement</td>
<td>Nichole Gennnett</td>
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<td>5/19/2016</td>
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<td>Contract</td>
<td>Pelican Cove</td>
<td>Pelican Cove Climate Adaptation</td>
<td>Nichole Gennnett</td>
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<td>8/31/2016</td>
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<td>Wetland Program Development</td>
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<td>Wetland Mitigation Strategy</td>
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<td>Development of a regional improved model watershed scale master wetland mitigation strategy for restoration, protection and public projects.</td>
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<td>Grant</td>
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<td>City of Labelle Tourism Marketing Brochure</td>
<td>2/2/2016</td>
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<td></td>
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<td>$20,000</td>
<td>$30,000</td>
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<td></td>
<td>Design, create, and distribute a tourism marketing brochure.</td>
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<tr>
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<td>Grant</td>
<td>DEM - FL Div. of Emergency</td>
<td>FY16-17 HMEP Planning and</td>
<td>Nichole Gennnett</td>
<td>FY16-17 HMEP Planning and Training Grant</td>
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<tr>
<td>Awarded</td>
<td>Grant</td>
<td>EPA - Environmental Protection</td>
<td>Developing a Method to</td>
<td>Jim Beever</td>
<td>Developing a Method to Use Ecosystem Services to Quantify Wetland Restoration Successes</td>
<td>5/17/2015</td>
<td>5/17/2015</td>
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<td>$224,071</td>
<td>$214,071</td>
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<td>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.</td>
<td></td>
</tr>
</tbody>
</table>

**Banners.**...

**Fish on Parade initiative, fish sculptures and fish banners.**...

**Development of a regional improved model watershed scale master wetland mitigation strategy for restoration, protection and public projects.**...
<table>
<thead>
<tr>
<th>Status</th>
<th>Type</th>
<th>Funding Agency</th>
<th>Grant Name</th>
<th>Project Mgr.</th>
<th>Project Name</th>
<th>App Due Date</th>
<th>Date Submitted</th>
<th>Date Awarded/Denied</th>
<th>Date Contract Signed</th>
<th>Project Total</th>
<th>RPC Amt</th>
<th>Start Date</th>
<th>End Date</th>
<th>Deliverables</th>
<th>Total Match Amt-RPC</th>
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<tbody>
<tr>
<td>Awarded &amp; Ongoing</td>
<td>Contract</td>
<td>Glades County</td>
<td>Tim Walker</td>
<td>Glades County Small Quantity Generators (SQG)</td>
<td>5/17/2012</td>
<td>$3,900</td>
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<td>5/17/2012</td>
<td>5/16/2017</td>
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<td>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 wastes is useful for land development planning, emergency protective services, health care and water quality management.</td>
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<td>Awarded &amp; Ongoing</td>
<td>Contract</td>
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<td>Jim Beever</td>
<td>Mangrove Loss Project</td>
<td>4/4/2014</td>
<td>$243,324</td>
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<td>Dec-16</td>
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<td>Report, transect information, presentations, articles</td>
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<td>5/17/2016</td>
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<td>$0</td>
<td>6/16/2015</td>
<td>6/30/2016</td>
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<td>Rural designation of a Promise Zone for Immokalee in Collier County, Glades County, and Hendry County</td>
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<td>Promise Zone Designation</td>
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<td>2/30/2026</td>
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<td>SRPRC- South Florida Regional Planning Council</td>
<td>C.J. Kammerer</td>
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<td>Trainers and Tools: Building Coastal Flood Hazard Resiliency in Florida’s Regional Planning Council Communities</td>
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<td>City of Clewiston Utilities Relocation Project</td>
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<td>Jennifer Pellechio</td>
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<td>SBA - Small Business Administration Program for Investment in Microentrepreneurs (PRIME)</td>
<td>Jason Steflus</td>
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<td>Jennifer Pellechio</td>
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<td>Date Submitted</td>
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<td>6/2/2016</td>
<td>$40,000</td>
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<td>A vision, market analysis and graphical representations of economic GIS maps that will be incorporated in the Murdock Village Community Redevelopment Plan and Comprehensive Plan.</td>
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<td>Tim Walker</td>
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<td>Visit Florida</td>
<td>Jennifer Pellechio</td>
<td>OUR CREATIVE ECONOMY Marketing</td>
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<td>Grant</td>
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<td>Margaret Wuerstle</td>
<td>Clewiston Main Street Revitalization Plan</td>
<td>6/16/2015</td>
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<td>7/31/2016</td>
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<td>Outreach materials, Public meetings, Develop community vision, Identify low cost strategies for improvement, Final report</td>
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<td>Comprehensive Plan language, GIS maps of the rail corridor, Stakeholder meetings and public involvement activities</td>
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<td>TBRPC - Tampa Bay Regional Planning Council</td>
<td>Rebekah Harp</td>
<td>2016 Disaster Planning Guide</td>
<td>1/26/2016</td>
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<td>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.</td>
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<td>Date Submitted</td>
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<td>Major Planning Project; travel coordination for LEPC Chairman; LEPC program coordination and quarterly reports.</td>
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<td>Update of TDSP, CFC Evaluation, Staff Support, LCB Quarterly Meetings, Committee Meetings, Update By-Laws and Grievance Procedures.</td>
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<td>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.</td>
<td>$0</td>
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<td>10/21/2014</td>
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<td>Visit Florida</td>
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<td>Start Date</td>
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<td>EDA - US Economic Development Administration</td>
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<td>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.</td>
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<td>NOAA - National Oceanic and Atmospheric Administration</td>
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<td>Jim Beever</td>
<td>2/17/2015 2/17/2015</td>
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<td>1/15/2015 1/14/2015</td>
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<td>Rural designation of a Promise Zone for Immokalee in Collier County, Glades County, and Hendry County</td>
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<td>Beth Nightingale</td>
<td>11/21/2014 11/21/2014</td>
<td>$20,000</td>
<td>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).</td>
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Consent Agenda
Consent Agenda Summary

Agenda Item #10(a) - FY 17-18 TD Planning Agreement
The Southwest Florida Regional Planning Council (SWFRPC) has the authority to file a Transportation Disadvantaged (TD) Planning Grant Application for Glades and Hendry Counties and to undertake a TD service project as authorized by Section 427.0159, F.S., and Rule 41-2, FAC. As part of the annual process, the TD Planning Grant Application must be filed. The amount requested in this TD Planning Grant Application for FY17-18 is $38,578. The planning tasks include:

- Conducting the Annual Transportation Disadvantaged Service Plan (TDSP);
- Community Transportation Coordinator (CTC) Evaluation;
- Staff Support for the Local Coordinating Board (LCB);
- Review of LCB by-laws, grievance procedures, reports; and
- Conducting LCB training.

RECOMMENDED ACTION: Endorsement of the FY17-18 TD Planning Grant Application and Resolution for Glades and Hendry Counties.

Agenda Item #10(b) – Lee County Comp Plan Amendment (DEO 17-2ESR)
Lee County DEO 17-2ESR consists of two amendments:

CPA2014-00008, Overriding Public Necessity: Amend the Lee Plan to remove the overriding public necessity requirement found in Objective 17.1, Objective 20.1, Policy 21.1.5, and Policy 26.2.2 with regards to the Buckingham, Caloosahatchee Shores, Alva, and Bayshore community plans.

CPA2016-00011, Centerplace: Amend Lee Plan Policy 1.1.9, Goal 18, and Table 1(a) to remove site specific requirements for Area 9 of the University Community. Also amend Lee Plan Map 1, Page 2 to identify the subject property in the correct community planning area.

RECOMMENDED ACTION: Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County.

Agenda Item #10(c) – Charlotte County Comp Plan Amendment (DEO 17-1ESR)
Charlotte County DEO 17-1ESR proposes to accomplish the following major purposes if approved by the Board of County Commissioners:

- Add language to clarify some specific requirements and provisions under the Rural Community Mixed Use (RCMU) Future Land Use Map (FLUM) designation;
• Add an alternative development opportunity with specific development requirements under the RCMU FLUM designation in order to implement regional environmental restoration objectives for properties located immediately adjacent to urban areas; and
• Remove some language to be consistent with the recent law changes.

RECOMMENDED ACTION: Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Charlotte County.

Agenda Item #10(d) – Collier County Comp Plan Amendment (DEO 17-1ESR)
Collier County DEO 17-1ESR seeks to amend the Future Land Use Element (FLUE) of the Growth Management Plan (GMP) to revise the Vanderbilt Beach / Collier Blvd. Commercial Subdistrict to: 1) add 200,000 square feet of gross leasable floor area of commercial land uses in the (originally) 15.88- acre expansion area, which is the site of the Carolina Village PUD (150,000 sq. ft. was requested as part of the 2003 GMP amendment to expand the Subdistrict but was not actually included in the Subdistrict text though the Carolina Village PUD is approved for that 150,000 sq. ft., plus an additional 50,000 sq. ft.), resulting in a total of 400,000 square feet of commercial land uses in the entire Subdistrict; 2) remove a development restriction related to transportation impacts (now met); and, 3) amend and re-order the text.

RECOMMENDED ACTION: Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Collier County.

Agenda Item #10(e) – Town of Longboat Key Comp Plan Amendment (DEO 17-2ESR)
Town of Longboat Key DEO 17-2ESR reflects the following revisions to the existing Opportunity Area FLU Categories in the Town’s Comprehensive Plan:

1. Delete the word “dynamic” in relation to development in the Opportunity Area FLU categories.
2. Add language related to the intent of the Opportunity Area FLU categories, to encourage creative, high-quality developments that are compatible with adjacent and nearby land uses and activities.
3. Include a target amount of tourism units for the island that represents a “historic balance” of uses, equal to a ratio of approximately 80 percent residential uses to 20 percent tourism uses, or approximately 1,800 tourism units.
4. Require that all properties proposed for development through an Opportunity Area FLU category or those properties that are currently nonconforming for density but wish to be classified as conforming, must rezone to one of the new PUD zoning districts.
5. Delete the Open Space Opportunity Area FLU category and the Single-Family Opportunity Area FLU category, as these were originally added in an overabundance of thoroughness, in the event a need for them could be determined. However, after further analysis and consideration, no practical use for these two categories is anticipated.
6. Provide clarifying language regarding the intended uses within the Opportunity Area FLU categories.

7. Confine the use of the legacy Outline Development Plan process to the Mixed-Use Community (MUC) Districts, as those districts are subject to certain legal determinations and the processes must be preserved for the MUCs.

8. Add notations in Table 1, indicating that Land Use Densities and Intensities for the Opportunity Areas are established per provisions within the Land Development Code for these FLU categories.

RECOMMENDED ACTION: Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the Town of Longboat Key.
FY 17-18 TD Planning Agreement
ENDORSEMENT OF THE FY17-18 TRANSPORTATION DISADVANTAGED PLANNING GRANT APPLICATION & RESOLUTION

The Southwest Florida Regional Planning Council (SWFRPC) has the authority to file a Transportation Disadvantaged (TD) Planning Grant Application for Glades and Hendry Counties and to undertake a TD service project as authorized by Section 427.0159, F.S., and Rule 41-2, FAC. As part of the annual process, the TD Planning Grant Application must be filed. The amount requested in this TD Planning Grant Application for FY17-18 is $38,578. The planning tasks include:

- Conducting the Annual Transportation Disadvantaged Service Plan (TDSP);
- Community Transportation Coordinator (CTC) Evaluation;
- Staff Support for the Local Coordinating Board (LCB);
- Review of LCB by-laws, grievance procedures, reports; and
- Conducting LCB training.

RECOMMENDED ACTION: Endorsement of the FY17-18 TD Planning Grant Application and Resolution for Glades and Hendry Counties.
## Commission for the Transportation Disadvantaged

### Planning Grant Allocations

**FY2017-18**

**DRAFT**

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* Allocations were rounded to whole dollars

Rev. 03/08/2017
A RESOLUTION of the BOARD OF DIRECTORS of the Southwest Florida Regional Planning Council (Recipient), hereinafter BOARD, hereby authorizes the execution of a Transportation Disadvantaged Trust Fund Grant Agreement with the Florida Commission for the Transportation Disadvantaged.

WHEREAS, this BOARD is eligible to receive a Transportation Disadvantaged Trust Fund Grant and to undertake a transportation disadvantaged service project as authorized by Section 427.0159, Florida Statutes, and Rule 41-2, Florida Administrative Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD THAT:

1. The BOARD has the authority to enter into this grant agreement.

2. The BOARD authorizes Margaret Wuerstle, Executive Director, to execute the grant agreement on behalf of the Southwest Florida RPC with the Florida Commission for the Transportation Disadvantaged.

3. The BOARD authorizes Margaret Wuerstle, Executive Director, to sign any and all agreements or contracts which are required in connection with the grant agreement.

4. The BOARD authorizes Margaret Wuerstle, Executive Director, to sign any and all assurances, reimbursement invoices, warranties, certifications and any other documents which may be required in connection with the agreement or subsequent agreements.

DULY PASSED AND ADOPTED THIS 18 DAY OF May, 2017

Southwest Florida Regional Planning Council

James Burch
Name of Chairperson

Signature of Chairperson

ATTEST:

Signature
AUTHORIZING RESOLUTION INSTRUCTIONS

A resolution authorizing an individual and/or position to sign the agreement and subsequent agreements, invoices, assurances, etc., must be completed by the Grant Recipient’s Board of Directors. The Sample Authorizing Resolution Form provided is for your consideration. It is not required that you use the Sample Authorizing Resolution Form, as long as similar basic information is provided.

The resolution must be attested to and sealed (Corporate or Notary seal) by a Corporate Officer. Remember that the resolution can be good for an extended period or for multiple contracts if worded accordingly.
<table>
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<th><strong>Grant Recipient Legal Name</strong></th>
<th>Southwest Florida Regional Planning Council</th>
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<td><strong>Federal Employer Identification Number</strong></td>
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<tr>
<td><strong>Registered Address</strong></td>
<td>1400 Colonial Boulevard, Suite #1</td>
</tr>
<tr>
<td><strong>City and State</strong></td>
<td>Fort Myers, FL</td>
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<tr>
<td><strong>Contact Person for this Grant</strong></td>
<td>Nichole Gwinnett</td>
</tr>
<tr>
<td><strong>E-Mail Address [Required]</strong></td>
<td><a href="mailto:ngwinnett@swfrpc.org">ngwinnett@swfrpc.org</a></td>
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<tr>
<td><strong>Project Location [County(ies)]</strong></td>
<td>Glades &amp; Hendry</td>
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**Fiscal Year Budget Allocation**

| Planning Funds Transferred to Trip & Equipment Grant | 0.00 |
| Grant Amount Requested for this Application Period | 38,578.00 |
| **Total Budget Allocation Amount** | $ 38,578.00 |

I, Margaret Wuerstle, as the authorized Grant Recipient Representative, hereby certify that the information contained in this form is true and accurate and is submitted in accordance with the grant application instructions.

________________________________________________________  5/18/2017
Signature of Grant Recipient Representative    Date
Lee County DEO 17-2ESR
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 17-2ESR). 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;
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RECOMMENDED ACTION: Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County

04/2017
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;
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3. General Sanitary Sewer, Solid Waste, Drainage, and Potable Water and Natural Groundwater Aquifer Recharge Element;
4. Conservation Element;
5. Recreation and Open Space Element;
6. Housing Element;
7. Coastal Management Element for coastal jurisdictions;
8. Intergovernmental Coordination Element; and

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:
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   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 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.
Summary of Proposed Amendment

Lee County DEO 17-2ESR consists of two amendments:

**CPA2014-00008, Overriding Public Necessity:** Amend the Lee Plan to remove the overriding public necessity requirement found in Objective 17.1, Objective 20.1, Policy 21.1.5, and Policy 26.2.2 with regards to the Buckingham, Caloosahatchee Shores, Alva, and Bayshore community plans.

The OPN (Overriding Public Necessity) provisions create potential legal challenges to its application based on substantive and due process claims. Deleting OPN from the Lee Plan in no way precludes the Board from reviewing the compatibility and consistency of future cases in these four communities. Existing Lee Plan policies are in place and are adequate to provide protection of rural character against the encroachment of inconsistent and incompatible land uses in the Buckingham, Caloosahatchee Shores, Alva, and Bayshore communities. The OPN requirements in Objectives 17.1 and 20.1 and Policies 21.1.5 and 26.2.2 do not provide adequate notice of the criteria a property owner must satisfy to permit approval of a future land use amendment. There is a lack of clear standards or criteria for providing evidence and demonstrating compliance with OPN.

**CPA2016-00011, Centerplace:** Amend Lee Plan Policy 1.1.9, Goal 18, and Table 1(a) to remove site specific requirements for Area 9 of the University Community. Also amend Lee Plan Map 1, Page 2 to identify the subject property in the correct community planning area.

The requested amendments will allow residential and commercial development of the property provided in the companion rezoning case. The proposed amendments do not increase allowable density or intensity of the property. The requests will decrease the amount of available office, retail, and research and development square footage for this property. Also, zoning level detail regarding the future development specific to the subject property included in the Comprehensive Plan will be removed. The subject property is 886 +/- acres located south of Alico Road, beginning roughly ¼ mile east of Ben-Hill Griffin Parkway. The property is currently vacant and highly disturbed from previous mining activities.

Consistent with Policy 18.1.16, the recommended amendments will allow development of the Centerplace property that enhances and supports the University. A multi-modal connection will be provided from the subject property to Florida Gulf Coast University. The Master Concept Plan for the concurrent planned development rezoning demonstrates that multi-family residential available for university housing has been located immediately adjacent to the multi-modal connection facilitating student and resident mobility and eliminating trips on the County’s roadway network. The ±40-acre parcel donated to FGCU is for expansion of their academic campus, located immediately adjacent to Centerplace, and provides opportunities for interconnectivity and walkability between FGCU and Centerplace. The commercial, office, research and development facilities, recreational amenities, and variety of residential types proposed on Centerplace will support the increased need for housing, retail, service, leisure, and employment anticipated for the continued growth of FGCU.
**Regional Impacts**
Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not directly produce any significant regional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

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

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

**Recommended Action**
Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County.
Agenda

Item

9c

Charlotte County DEO 17-1ESR

9c

9c
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 17-1ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II.

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.

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<td>(1) Not regionally significant (2) Consistent with SRPP</td>
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**RECOMMENDED ACTION:** Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Charlotte County.

4/2017
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

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:

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- 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 extrajurisdictional 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.
SUMMARY OF PROPOSED AMENDMENT

Charlotte County DEO 17-1ESR proposes to accomplish the following major purposes if approved by the Board of County Commissioners:

- Add language to clarify some specific requirements and provisions under the Rural Community Mixed Use (RCMU) Future Land Use Map (FLUM) designation;
- Add an alternative development opportunity with specific development requirements under the RCMU FLUM designation in order to implement regional environmental restoration objectives for properties located immediately adjacent to urban areas; and
- Remove some language to be consistent with the recent law changes.

The RCMU FLUM designation was originally created during the rewriting of the County’s Comprehensive Plan in 2010 in order to provide residential and employment opportunities within the Rural Service Area in the County, to protect the rural character and to provide opportunities for restoring and preserving native habitats. The Plan was adopted on July 20, 2010 and took effect in June 2011. In December 2016, the County received an application to revise “Requirements of the Plan Amendment” and “Special Provisions” under the RCMU FLUM Designation. County staff reviewed the applicants’ proposed changes based on the County’s planning vision, goals, objectives, and policies set forth in the County’s 2050 Comprehensive Plan, and concluded that the proposed changes are justified.

The applicants are proposing three major changes to the “Requirements of Plan Amendment”:

Item 4: Master Development Plan and Item 6: Rural Residential Open Space: A new sentence is proposed to be added to Item 4 and Item 6 in order to clarify that the Master Development Plan is to be conceptual in nature. The intent of the Master Development Plan is to illustrate the general location of various land uses, open space, as well as traffic circulation, based on a development proposal; the detailed development standards such as setback requirements and precise locations of stormwater ponds, buildings and rural residential open space, shall be established through a rezoning and site plan review process. Therefore, staff has determined that the proposed new language is reasonable.

Item 7: Alternative Development: The applicants are suggesting an alternative development proposal with very specific development criteria such as unique location requirements, availability of central water and sewer, and the site’s ability to implement off-site environmental restoration through on-site water management, in order to fulfill the regional environmental restoration objectives, which were identified in “Final Technical memorandum Yucca Pens Hydrologic Restoration Plan”, prepared for South Florida Water Management District, and dated January 28, 2010. The objectives are:

1. Restoration of sheet flow across the Yucca Pens unit
2. Provide outfall from Babcock-Webb WMA to the Yucca Pens unit – potential flow ways include Oil Well Road at I-75 and Harper & McNew Property at I-75
3. Investigate ways to allow water from the U.S. 41 ditch to sheet flow across Yucca Pens unit
4. Restoration of the ecological integrity of the ecosystem
5. Improvement of water retention and aquifer recharge
6. Restoration of flow severed by previous construction
7. Restoration of historic outfall to Charlotte Harbor
8. Reduction in unnatural point discharges from Gator Slough

Although the proposed Alternative Percentage Mix of uses (gross acreage) will decrease the minimum requirement of a) Rural Residential Open Space from 50% to 40% and b) Recreation from 5% to 4%, as well as the maximum requirement of Rural Residential Open Space from 79% to 75%; it will, at the same time, increase the maximum development for a) residential from 44% to 55%, b) Commercial from 3% to 5%. The proposed changes will not increase the maximum density and intensity under the RCMU FLUM designation. In addition, these proposed percentage changes will provide a greater incentive and more flexibility for the property owner to develop the site and address regional environmental restoration goals. In staff’s opinion, the proposed revisions will be consistent with the overall intent of this land use category and are justified because the focus of the proposed alternative development in general is more on offsite restoration goals and to a lesser degree onsite preservation.

The applicants are proposing two major changes to the “Special Provisions”:

1) A new sentence has been added to Item 3 to make sure that using Low Impact techniques shall not conflict with offsite hydrologic restoration goals. For example, the intent of the Yucca Pens Hydrologic Restoration Plan is to provide flow ways on Harper & McNew Property at I-75 to help move water from Babcock-Webb WMA to the Yucca Pens unit instead of using Low Impact techniques to use or mimic natural processes that result in the infiltration or evapotranspiration on site. 2) Item 8 is recommended to be deleted due to the recent law changes. Development of regional impacts are not required for any new development.

**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 Charlotte County.
MAPS

Charlotte County

DEO 17-1ESR

Growth Management Plan

Comprehensive Plan Amendment
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS
COLLIER COUNTY

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Collier County Comprehensive Plan (DEO 17-1ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

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RECOMMENDED ACTION: Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Collier County

05/2017
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After receipt of comments from the Regional Planning Council and other reviewing agencies, DEO has thirty days to conduct its own review and determine compliance with state law. Within that thirty-day period, DEO transmits its written comments to the local government.

NOTE: THE ABOVE IS A SIMPLIFIED VERSION OF THE LAW. REFER TO THE STATUTE (CH. 163, FS) FOR DETAILS.
COLLIER COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 17-1ESR)

RECEIVED: 4/18/17

Summary of Proposed Amendment
Collier County DEO 17-1ESR seeks to amend the Future Land Use Element (FLUE) of the Growth Management Plan (GMP) to revise the Vanderbilt Beach / Collier Blvd. Commercial Subdistrict to: 1) add 200,000 square feet of gross leasable floor area of commercial land uses in the (originally) 15.88-acre expansion area, which is the site of the Carolina Village PUD (150,000 sq. ft. was requested as part of the 2003 GMP amendment to expand the Subdistrict but was not actually included in the Subdistrict text though the Carolina Village PUD is approved for that 150,000 sq. ft., plus an additional 50,000 sq. ft.), resulting in a total of 400,000 square feet of commercial land uses in the entire Subdistrict; 2) remove a development restriction related to transportation impacts (now met); and, 3) amend and re-order the text.

The amendment proposes to add a previously-requested 150,000 square feet (sq. ft.) allotment of commercial space per petition no. CP-2003- and increase the maximum floor area from 150,000 sq. ft. to a maximum of 200,000 sq. ft. The net effect of this amendment is to allow an additional 50,000 sq. ft. of commercial development.

The infrastructure needed to serve the development can be provided without related levels of service or concurrency concerns. Based on data and analysis submitted for the supply of, and demand for, existing and potential commercial development within the study area for the subject property, the need for the additional commercial floor area contemplated by this amendment has been demonstrated. This location fulfills the localized need to provide convenient shopping, personal services and employment for neighboring and Golden Gate Estates residential areas.

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

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

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

Recommended Action
Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Collier County.
LEGEND

- VANDERBILT BEACH RD. / COLLIER BLVD.
- COMM. SUBDISTRICT (15.88 AC. EXP. AREA)

SOURCES: COLLIER COUNTY GEOGRAPHIC INFORMATION SYSTEMS (2016)

DAVIDSON ENGINEERING, INC.
4365 RADIO ROAD, SUITE 201
NAPLES, FL 34104
PHONE: 239-434-6060

VANDERBILT BEACH RD. / COLLIER BLVD.
COMMERCIAL SUBDISTRICT GMPA
EXHIBIT E: AERIAL EXHIBIT
LEGEND

- VANDERBILT BEACH ROAD/COLLIER BOULEVARD COMMERCIAL SUBDISTRICT (15.88 ACRE EXPANSION AREA)
- ES - ESTATES DISTRICT
- UR - URBAN RESIDENTIAL SUBDISTRICT
- VSub - VANDERBILT BEACH ROAD/COLLIER BOULEVARD COMMERCIAL SUBDISTRICT

SOURCES: COLLIER COUNTY GEOGRAPHIC INFORMATION SYSTEMS (2016)
VANDERBILT BEACH RD. / COLLIER BLVD.
COMMERCIAL SUBDISTRICT GMPA
EXHIBIT H: SURROUNDING ZONING DISTRICTS

LEGEND

VANDERBILT BEACH RD. / COLLIER BLVD.
COMM. SUBDISTRICT (15.88 AC. EXP. AREA)

ZONING DISTRICTS

A - AGRICULTURAL
E - ESTATES
PUD - PLANNED UNIT DEVELOPMENT
RPUD - RESIDENTIAL PLANNED UNIT DEVELOPMENT
MPUD - MIXED USE PLANNED UNIT DEVELOPMENT

SOURCES: COLLIER COUNTY GEOGRAPHIC INFORMATION SYSTEMS (2016)
Agenda

Item

9e

Town of Longboat Key
DEO 17-2ESR

9e

9e
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS
TOWN OF LONGBOAT KEY

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Town of Longboat Key Comprehensive Plan (DEO 17-2ESR). 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.

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:

<table>
<thead>
<tr>
<th>Proposed Amendment</th>
<th>Location</th>
<th>Magnitude</th>
<th>Character</th>
<th>Consistent</th>
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<tbody>
<tr>
<td>DEO 17-2ESR</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>(1) Not Regionally Significant</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(2) Consistent with SRPP</td>
</tr>
</tbody>
</table>

**RECOMMENDED ACTION:** Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the Town of Longboat Key
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

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.
TOWN OF LONGBOAT KEY COMPREHENSIVE PLAN AMENDMENT (DEO 17-2ESR)

RECEIVED: APRIL 6, 2017

Summary of Proposed Amendment

Town of Longboat Key DEO 17-2ESR reflects the following revisions to the existing Opportunity Area FLU Categories in the Town’s Comprehensive Plan:

1. Delete the word “dynamic” in relation to development in the Opportunity Area FLU categories.

2. Add language related to the intent of the Opportunity Area FLU categories, to encourage creative, high-quality developments that are compatible with adjacent and nearby land uses and activities.

3. Include a target amount of tourism units for the island that represents a “historic balance” of uses, equal to a ratio of approximately 80 percent residential uses to 20 percent tourism uses, or approximately 1,800 tourism units.

4. Require that all properties proposed for development through an Opportunity Area FLU category or those properties that are currently nonconforming for density but wish to be classified as conforming, must rezone to one of the new PUD zoning districts.

5. Delete the Open Space Opportunity Area FLU category and the Single-Family Opportunity Area FLU category, as these were originally added in an overabundance of thoroughness, in the event a need for them could be determined. However, after further analysis and consideration, no practical use for these two categories is anticipated.

6. Provide clarifying language regarding the intended uses within the Opportunity Area FLU categories.

7. Confine the use of the legacy Outline Development Plan process to the Mixed-Use Community (MUC) Districts, as those districts are subject to certain legal determinations and the processes must be preserved for the MUCs.

8. Add notations in Table 1, indicating that Land Use Densities and Intensities for the Opportunity Areas are established per provisions within the Land Development Code for these FLU categories.

In 2015, the Town Commission amended the Town’s Comprehensive Plan to establish new Future Land Use (FLU) Categories called (Legacy) Opportunity Areas. These FLU categories were primarily established to provide properties that are currently nonconforming for density the ability to seek a conforming classification under the Comprehensive Plan.

The (Legacy) Opportunity Areas are the only FLU categories in the Comprehensive Plan that do not have a hard cap on density. All other FLU categories have hard density caps of three (3), four (4) or six (6) units per acre and properties that are currently nonconforming for density cannot be considered conforming under the Comprehensive Plan if they remain in those FLU categories.
While the (Legacy) Opportunity Areas provided a method for properties to become conforming for density under the Comprehensive Plan, there was no method available in the Town’s Zoning Code for properties to become conforming for density. After extensive consideration of various alternatives, Planned Unit Development (PUD) zoning districts were determined jointly by the Planning and Zoning (P&Z) Board and the Town Commission to be the preferred method to provide these properties an opportunity to become conforming for density under the Zoning Code.

During 2016, the P&Z Board began developing and reviewing proposed Code revisions to create the new PUD zoning districts that could accommodate properties that are built in excess of six (6) units per acre. As they developed the proposed PUD regulations, the P&Z Board recognized a need to revise the Town’s Comprehensive Plan related to the existing (Legacy) Opportunity Area FLU categories, in order to better articulate the intended relationship between the Comprehensive Plan’s (Legacy) Opportunity Area FLU categories and the proposed PUD provisions. At their November 15, 2016 meeting, the P&Z Board recommended revisions to the Comprehensive Plan and forwarded their recommendations to the Town Commission as Ordinance 2016-35.

It should be noted that no properties are currently designated as (Legacy) Opportunity Areas on the Town’s Future Land Use Map. Currently, all properties on the island are in FLU categories designated as Established Areas. These Established Area FLU categories are the historic categories that contain the three (3), four (4), or six (6) units per acre density caps. A property would only be re-designated as a Legacy Opportunity Area (pending the name change per Town Commission direction) on the Town’s Future Land Use Map if the Town Commission approved such a request.

Regional Impacts
The Opportunity Areas FLU Categories do not set a limit on density. As pointed out in the attached letter from DEO, Section 163.3177(6)(a), F.S. requires local governments to set a maximum amount for density increases. DEO also requests that the Town revise the amendments to indicate that density increases will not be allowed in the Coastal High Hazard Area unless they can demonstrate consistency with Section 163.3178(8)(a), F.S., regarding evacuation standards for a category 5 storm. Council staff recommends that the Town follow the attached recommendation of DEO. The impacts associated with this amendment are not regional in nature; staff finds this amendment not regionally significant.

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

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

Recommended Action
Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the Town of Longboat Key.
May 7, 2017

The Honorable Terry A. Gans
Mayor, Town of Longboat Key
Town Hall
501 Bay Isles Road
Longboat Key, Florida 34228

Dear Mayor Gans:

The State Land Planning Agency (the Agency) has completed its review of the proposed comprehensive plan amendment for the Town of Longboat Key (Amendment No. 17-2ESR) which was received on January 6, 2017. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Agency’s authorized scope of review that will be adversely impacted by the amendments if adopted.

We are, however, providing a technical assistance comment consistent with Section 163.3168(3), F.S. The Agency’s technical assistance comment will not form the basis of a challenge. It is offered as a suggested solution which can strengthen the Town’s comprehensive plan and foster vibrant, healthy communities.

The proposed amendment indicates that the purpose of the change is to, in part, accommodate redevelopment of existing built density. The Town should revise the amendment to provide for the potential density increase to be limited to the existing built density. The amendment also indicates that the Town may consider requests for additional density that exceeds the density limits allowed in an Established Area category within the Legacy Opportunity Area category. This does not provide for a maximum density in the Land Use Category. The Town should revise the amendment as indicated above, limiting density increases to existing built density, or revise the amendment to set a maximum amount for density increases as required by Section 163.3177(6)(a), F.S. In addition, revise the amendment to indicate that the density increases will not be allowed in the Coastal High Hazard Area unless they can demonstrate consistency with Section 163.3178(8)(a), F.S., pertaining to maintaining an evacuation standard for a category 5 storm event or pertaining to providing appropriate mitigation to address increasing residential density within those areas before approval.
The Town is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the Town. If other reviewing agencies provide comments, we recommend that the Town consider appropriate changes to the amendment based on those comments. If unresolved, such comments may form the basis for a challenge to the amendment after adoption.

The Town should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1., F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected party that provided comment on the amendment. For your assistance, we have attached procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions concerning this review, please contact Valerie Jenkins, at (850) 717-8493, or by email at valerie.james@deo.myflorida.com.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/vj

Enclosure(s): Procedures for Adoption

cc: Alaina D. Ray, AICP, Director of Planning, Zoning and Building Department, Town of Long Boat Key
Margaret A. Wuerstle, AICP, Executive Director, Southwest Florida Regional Planning Council
Agenda

Item

Regional Impact

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Funding for the reviews that Council will see today was funded through local jurisdiction dues and Applicant Fees.
Council Recommendations (Attachment I)
On February 16, 2017 the Council recommended conditional approval of the Palmer Ranch Increment 25 Application for Incremental Development Approval (AIDA). The recommended conditions are for issues related to water quality and stormwater, native habitats protection/vegetation and wildlife, land use, transportation, and water supply. A copy of the Council recommendations can be found as Attachment I.

Sarasota County Development Order (Attachment II)
On April 25, 2017 the Board of Sarasota County Commissioners approved the Palmer Ranch Increment 25 Development Order (Ordinance 2017-011). A copy of the development orders (see Attachment II) was rendered to the SWFRPC on April 28, 2017. The 45-day appeal period for the development order expires on June 12, 2017. Staff review of the attached development orders finds that it is consistent with all regional issues and recommendations identified within the Council’s Official Recommendations.

RECOMMENDED ACTION: Accept the development orders as rendered.
The Babcock Ranch Community (BRC) Development of Regional Impact (DRI) is an approved mixed-use development located in southeastern Charlotte County, north of CR 78, south of CR 74, and immediately east of SR 31, and contains approximately 13,630 acres (see Attachment I Location Map).

The original Master Development Order (MDO) Resolution 2007-196 was approved by the Charlotte County Board of County Commissioners on December 13, 2007.

Approved for 17,870 residential dwelling units; 1.4 million square feet of retail uses; 3.5 million square feet of office uses; 650,000 square feet of industrial uses; 600 hotel rooms; 177 hospital beds, 418 units of assisted living facilities, 54 golf holes, and ancillary facilities such as the educational service center, schools, and university research facilities, libraries, places of worship, regional and community park sites, and the necessary utility infrastructure. Buildout was approved to May 8, 2042.
The original Increment 1 Development Order (IDO) was approved by the Charlotte County on December 15, 2009. The existing BRC Increment 1 land area is 4,048 acres (see Attachment II Location Map).

Approved for two phases totaling 2,500 residential dwelling units (1,500 single family and 1,000 multifamily units); 126,000 square feet of retail uses; 322,500 square feet of office uses; 90,000 square feet of industrial uses; 100 hotel rooms; and associated accessory and ancillary facilities. The current buildout is March 4, 2026.

The MDO has been amended 5 time and the IDO amended 3 times.

In August 2016 the applicant Babcock Property Holdings, LLC submitted a Notice of Proposed Change (NOPC) for the MDO and the IDO as listed below.

**MDO**
1. Clarify maximum net density is calculated at buildout for Villages/Hamlets and Town Center.
2. Eliminate minimum density requirements within Villages/Hamlets and Town Center.

3. Modify Stormwater conditions to reflect the required hydrologic model is complete.

4. Modify Transportation conditions, consistent with proposed changes to the transportation analysis.

5. Modify Wastewater Management and Water Supply conditions to reflect industry standards in Southwest Florida, and clarify incremental review, as it relates to decentralized wastewater facilities.

6. Reflect previously approved extension of the Master DRI Development Order expiration date to November 2, 2044, consistent with Charlotte County Resolution Number 2016-034.

7. Update Exhibit B – Master Concept Plan – Map H, to add 46± acres to the Increment 1 South area, of which 25 acres is proposed for Educational Services.

8. Modify Exhibit D to clarify types, acreages, and time frames for commencement of operations of public facilities.
1. Clarify maximum net density is calculated at buildout for Villages/Hamlets and Town Center.

2. Eliminate minimum density requirements within Villages/Hamlets and Town Center.

3. Add golf course and age-restricted communities to land use types, in response to changing market demand.

4. Clarify that Increment 1, Phases 1 and 2, are combined into one phase, consistent with the proposed traffic analysis.

5. Modify Wastewater Management and Water Supply conditions to reflect that decentralized facilities may be used to serve the North Babcock Area; Update name of entity providing reclaimed water service to Increment 1.

6. Modify Education Condition to reflect the delivery of the school site(s), as set forth on the schedule in Exhibit “D” may be revised by agreement of Developer and the Charlotte County School Board; clarify that age-restricted communities are not subject to school concurrency requirements.
7. Extend the previously approved buildout and expiration extensions, consistent with Charlotte County Resolution Number 2016-034 and updated traffic analysis.

8. Amend Exhibit C to add Age restricted community category to the Increment 1 Equivalency Matrix.

9. Modify Exhibit D to clarify types, acreages, and timeframes for commencement of operations of public facilities.

10. Amend Exhibit E as follows:
    
    a. Consistent with the permitted Land Use Exchange, simultaneous increase in the number of residential units by 500 dwelling units, Civic/Government by 7,500 sq. ft.; add golf course (18 holes); with a decrease in the number of hotel rooms by 100; reduce retail by 76,000 sq. ft., Office-General by 125,000 sq. ft., Office-Medical by 50,000 sq. ft., and Industrial by 90,000 sq. ft.

    b. Office-General Category is proposed to be consolidated into one category, rather than two (Office-General and Office-Medical), to be consistent with the MDO.

    c. Footnotes are revised to reflect consolidation of phases and addition of Golf Course to Increment 1 Parameters.
• The proposed revisions are included in a revised MDO and within Map H Master Development Plan (see Attachment III to reflect the addition of 46± acres to the Increment 1 South area (northeast corner of Increment 1 South Boundary).

• The proposed revisions for Increment I are included in a revised IDO and within Map H-1 (see Attachment IV). Map H-2 (see Attachment V) is proposed to be amended to reflect refinements to the Utility Easement Area.
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<thead>
<tr>
<th>Land Use Type</th>
<th>Unit</th>
<th>Approved</th>
<th>Proposed</th>
<th>Difference</th>
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<td>Multifamily</td>
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<td>Golf Course</td>
<td>holes</td>
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<td>18</td>
<td>+18</td>
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</table>

Footnotes:
(1) Increment 1 - Phase 1.
(2) Single Phase – Buildout at year 2026.
## BRC Increment 1

### Synchro Arterial Level of Service

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<tr>
<th>Roadway</th>
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<th>Southbound</th>
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<td>SR 31</td>
<td>Cook Brown Rd./B-B</td>
<td>Horseshoe Rd./C-C</td>
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<td>D-D</td>
<td>North River Rd.</td>
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<td>C</td>
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<tr>
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<td>A</td>
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<tr>
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<td>Future Needed Improvements</td>
<td>Project-Related Improvements</td>
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<td>-------</td>
<td>--------------</td>
<td>--------------------</td>
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| 4b    | SR 78        | I-75 East Ramp     | Add NB – Left-Turn Lane  
Add NB – Signal Retiming  
Traffic Monitoring               |                                          |
| 11b   | SR 80        | I-75 East Ramp     | Add NB – Right-Turn Lane  
Add NB – Signal Retiming  
Traffic Monitoring               |                                          |
| 12    | SR 80        | Orange River Boulevard | Add NB – Left-Turn Lane  
Add SB – Left-Turn Lane  
Add SB – Right-Turn Lane  
Convert EB – RT Lane to Thru/Right-Turn Lane  
Add WB – Left-Turn Lane  
Signal Retiming  
Traffic Monitoring               |                                          |
| 13    | SR 80        | SR 31              | Convert NB – LT/Thru Lane to Thru Lane  
Add NB – Thru Lane  
Channelize NB – Right-Turn Lane  
Add SB – Left-Turn Lane  
Channelize SB – Right-Turn Lane  
Add EB – Left-Turn Lane  
Add WB – Left-Turn Lane  
Signal Retiming  
Traffic Monitoring               | Convert NB – LT/Thru Lane to Thru Lane  
Add NB – Thru Lane  
Channelize NB – RT Lane  
Channelize SB – RT Lane  
Add EB – Left-Turn Lane  
Add WB – Left-Turn Lane  
Signal Retiming  
Traffic Monitoring               |
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### BRC Increment 1
#### Recommend Improvements
##### Intersections (Continued)

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<th>Ref. #</th>
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<th>Project-Related (^{(2)}) Improvements</th>
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<td>Add NB – Right-Turn Lane Add SB – Left-Turn Lane Add WB – LT/RT Lane Traffic Monitoring</td>
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**Footnotes:**

1. Includes Transportation Deficient improvements per Chapter 163.3180, F.S.
2. Needed improvements attributed to NOPC.
   - Subject to DRI proportionate share mitigation or as site-related improvements.
3. Constructed as site-related improvement.
The results of the BRC Increment 1 NOPC transportation assessment are as follows.

1. The NOPC increases the approved residential from 1,000 to 2,000 dwelling units and supporting uses with buildout anticipated in year 2026.

2. The detailed arterial analysis of SR 31 indicates that SR 31 is expected to operate within the adopted FDOT LOS standards without the need for widening beyond the existing two-lanes, coincident with the buildout of Increment 1.

3. Off-site intersection improvements including the addition of turn-lanes, thru-lanes and signalization are required to support Increment 1 and background traffic.

4. BRC will continue to mitigate its off impacts through the payment of proportionate share as outlined in the DRI Master Development Order (MDO) and Incremental Development Order (IDO).

5. BRC will continue to provide for site-related improvements at the Project’s planned access points on SR 31.
• Many of the changes proposed in the MDO and IDO fall within the provisions of Chapter 380.06(19)(e)3.F.S., which 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.

• The 2016 changes to the DRI legislation eliminated substantial deviations and requires now a NOPC process to address presumptions of a substantial deviation.

• The revised NOPC transportation reanalysis submitted on April 7, 2017 with revised intersection improvements dated May 4, 2017 has rebutted the substantial deviation presumption.
Council staff has reviewed the proposed BRC MDO and finds it acceptable for the proposed MDO changes. A review of the Increment 1 IDO amendment language is also acceptable assuming the revised development parameters, intersection and proportional share calculations are included in the final IDO consistent with the revised NOPC transportation reanalysis submitted on April 7, 2017 with revised intersection improvements dated May 4, 2017.

**RECOMMENDED ACTIONS:**

1. Accept the MDO revisions and revise the IDO based on development parameters, intersection and proportional share calculations consistent with the revised NOPC transportation reanalysis submitted on April 7, 2017 with revised intersection improvements dated May 4, 2017.

2. The revisions to the MDO and IDO shall be provided in a strike through under format within the total Development Order for BRC.
3. Notify Charlotte County, the Florida Department of Economic Development, and the applicant that the NOPC has rebutted the presumption of a substantial deviation.

4. Request that Charlotte County provide SWFRPC staff with copies of any development order amendments related to the proposed changes.
COMP PLAN

AMENDMENTS
Lee County DEO 17-1ESR

**Description:**

Lee County DEO 17-1ESR proposes to amend Lee Plan Map 17, Southeast DR/GR Residential Overlay, to designate a 637.5 +/- acre property along Corkscrew Road as an "Environmental Enhancement and Preservation Community" and Lee Plan Map 6 and 7 to include the property within the Future Potable Water and Sewer Service areas. The property is located approximately 3 miles east of the intersection of Alico and Corkscrew Roads. The requested amendments will allow the property to be developed with a residential community (Pepperland Ranch) pending the property being rezoned. The property acreage is 51.31 acres of wetlands and 586.19 acres of uplands. The current maximum allowable development for this property is 1 dwelling unit per 10 acres. The proposed amendment would allow for a maximum of 1 dwelling unit per acre to be developed in the 637.5 acres.
Recommendation:

Council staff has reviewed the requested changes and finds that the Project is regionally significant with regards to location. The DR/GR is an ecologically important area and this amendment package requests increased residential density in that area. Staff recommends conditional approval of these amendments.

The conditions are:
1. Lee County follows the recommendations of the Florida Fish and Wildlife Conservation Commission (FWC) which are outlined in the environmental report.
2. Lee County Utilities commits to providing wastewater treatment to the proposed development.
Description:
Hendry County Comp Plan Amendment DEO 17-3ESR consists of two amendments to the Hendry County Comprehensive Plan:

CPA16-0006
The applicant is requesting a Text Amendment to the Hendry County Comprehensive Plan Future Land Use Element to amend the Electrical Generating Facility access location standard found in Policy 1.1.14 and adding a specific subarea policy in accordance with same (proposed Policy 1.1.14.3) to allow a solar powered electrical generating facility.

CPA16-0007
The applicant is requesting to amend the Hendry County Comprehensive Plan Future Land Use Map by changing the future land use designation from Agriculture (AG) to Electrical Generating Facility (EGF) on the subject property.
Recommendation:

Due to the unique, large-scale type of use that the solar field would provide, staff finds this project regionally significant due to character. 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.
Hendry County DEO 17-3ESR
Agenda

Item

10a

Palmer Ranch Increment XXV
Final DO Review

10a

10a
PalmRanch Increment 25 Development Order Review Sarasota County

Council Recommendations (Attachment I)

On February 16, 2017 the Council recommended conditional approval of the Palmer Ranch Increment 25 Application for Incremental Development Approval (AIDA). The recommended conditions are for issues related to water quality and stormwater, native habitats protection/vegetation and wildlife, land use, transportation and water supply. A copy of the Council recommendations can be found as Attachment I.

Sarasota County Development Order (Attachment II)

On April 25, 2017 the Board of Sarasota County Commissioners approved the Palmer Ranch Increment 25 Development Order (Ordinance 2017-011). A copy of the development order was rendered to the SWFRPC on April 28, 2017. The 45-day appeal period for the development order expires on June 12, 2017. Staff review of the attached development orders finds that it is consistent with all regional issues and recommendations identified within the Council’s Official Recommendations.

RECOMMENDED ACTION: Accept the development orders as rendered.

May 18, 2017
DEVELOPMENT OF REGIONAL IMPACT ASSESSMENT FOR PALMER RANCH INCREMENT XXV

BACKGROUND

The Palmer Ranch Master Development of Regional Impact (DRI) is an approved 7,002-acre master planned development generally located west of I-75, south of Clark Road, east of US 41, and north of Bay Street in Sarasota County. Sarasota County originally approved the Palmer Ranch DRI on December 18, 1984 (Resolution No. 84-418) and amended and restated the DRI under Resolution No. 91-170, and again under Ordinance No. 2015-010. The Palmer Ranch DRI is approved for 1,450,000 square feet of commercial/office uses, 550,000 square feet of industrial uses (Palmer Park of Commerce), and 14,200 residential units. To date 643,178 square feet of commercial, 164,002 square feet of industrial, and 12,222 residential dwelling units have been approved for construction in 23 Increments (see Attachment I). The Application for Master Development Order (AMDO) review process requires that Applications for Incremental Development Approval (AIDA) be submitted to approve specific land uses.

This increment is 29± acre area identified by Parcel 9E and will be added to the Palmer Ranch Master Development of Regional Impact (DRI) and depicted as Increment XXV on the Master Development Plan (see Attachment I, Site Location Map). The Applicant, Spanos Corporation, is proposing to develop a gated 257 multi-family unit apartment complex on approximately 21 acres of the eastern portion of the 29+ acre Parcel 9E. The residential development will be on 13.47 acres and will include amenity center, dog park, lakes/littoral area/man-made pit (2.26 acres), landscape buffers/other open space (3.67 acres) and wetland/30’ buffer preservation/restoration (9.32 acres) (See Attachment II and III, Development Plans). The proposed development is located west of Interstate 75, south of Clark Road, and west of Honore Avenue adjacent to Scherer-Thaxton Preserve. The parcel is currently undeveloped and has historically been used for cattle grazing. Most of the uplands on the parcel where development is proposed have been altered by agricultural activities and are dominated by improved pasture. The site contains a freshwater marsh which was originally part of a larger wetland that had been altered by past land management activities and the construction of a power line corridor (see Attachment III, Aerial). Total open space provided within Increment XXV will be approximately 53%.

The planned residential development on this property is consistent with the Sarasota County Comprehensive Plan. This parcel is designated as Moderate Density Residential (between 2 and less than 5 dwelling units per acre). However, Future Land Use (FLU) policy 1.2.14 permits high density residential development “…within Developments of Regional Impact, where such residential development may be approved as part of a Planned District (PD), and where such residential development may be approved as part of a Planned Unit Development (PUD), in accordance with the Sarasota County Zoning Regulations.” The designation of this site is also consistent with the Palmer Ranch Master Development Order (Resolution 2015-010, as amended). A total of 257 multi-family units will be developed with an overall gross residential density of 12.27 dwelling units per acre. This development can be served by existing urban services and facilities including water, sewer, solid waste, police, fire, and health care. Construction for this increment is anticipated to commence in 2017 with buildout expected by 2018, subject to market conditions.
The Council staff usually provides a detailed assessment of all the regional and local issues within Appendix I and II of a DRI Assessment Report. However, because Sarasota County has received Limited DRI Certification under 380.065 F.S., Administrative Rule 28-10 and a "Memorandum of Understanding Regarding Sarasota County's Limited DRI Certification Program" between the Sarasota County and the SWFRPC signed on April 4, 1989, the Sarasota County staff assessment is approved by SWFRPC staff as the recommended SWFRPC Staff Assessment. No additional analysis and recommendations are being added to the regional issues by SWFRPC.

The regional recommendations below for the "Palmer Ranch Increment XXV DRI Assessment" have been prepared by Sarasota County Planning staff and the Southwest Florida Regional Planning Council staff as required by Chapter 380.06, Florida Statutes. A determination by Sarasota County and the applicant has been made not to reiterate word for word the applicable MDO conditions that applied to Increment XXV but to reference within the Increment XXV development order the applicable MDO conditions. The DRI assessment is largely based on information supplied in the AIDA and the Sarasota County Staff Assessment. Additional information was obtained by consulting official plans, and by reviewing reports related to specific issues in the impact assessment. Sarasota County's staff assessment and recommendations were integrated into various elements of the regional recommendations. The Southwest Florida Water Management District reviewed Water-related elements with no specific recommendations for the DO.

Regarding consistency with the Regional Policy Plan Council staff has reviewed the Increment relative to the regional plan DRI review list and normally the plan consistency checklist is provided in this section. However, since the Regional Policy Plan checklist for the SWFRPC adopted Palmer Ranch Increment XXIII Assessment Report would be the same, in an effort to reduce paper work, refer to the Increment XXIII Assessment Report. Staff finds that without appropriate mitigation actions and conditions the project could have a net negative impact on the regional resources and infrastructure. The regional recommendations presented within this assessment are intended to neutralize the negative and questionable impacts.

The Council's staff assessment for Increment XXV only contains regional issues. The recommendations for these issues are formal conditions to be included by the local government in any Development Order that has jurisdiction within a particular county.

The findings of this evaluation and the Southwest Florida Regional Planning Council's recommendations are not intended to foreclose or abridge the legal responsibility of local government to act pursuant to applicable local laws and ordinances. Copies of any "Incremental Development Order" (an order granting, denying, or granting with conditions an Application of Development Approval) issued with regard to the proposed development should be transmitted to the Southwest Florida Regional Planning Council and the Florida Department of Economic Opportunity.

**Application for Incremental Development Approval**

This increment is 29± acre area identified by Parcel 9E and will be added to the Palmer Ranch Development of Regional Impact (DRI) and depicted as Increment XXV on the Master Development Plan. The project proposal is to develop a gated 257 multi-family unit apartment complex on approximately 21 acres of the eastern portion of the 29± acre Parcel 9E. The residential development will be on 13.47 acres and will include amenity center, dog park, lakes/littoral area/man-made pit (2.26 acres), landscape buffers/other open space (3.67 acres) and wetland/30'
buffer preservation/restoration (9.32 acres) (See Attachment II and III, Development Plans).

**Land Use**

The planned residential development on this property is consistent with the Sarasota County Comprehensive Plan. This parcel is designated as Moderate Density Residential (between 2 and less than 5 dwelling units per acre). However, Future Land Use (FLU) policy 1.2.14 permits high density residential development “…within Developments of Regional Impact, where such residential development may be approved as part of a Planned District (PD), and where such residential development may be approved as part of a Planned Unit Development (PUD), in accordance with the Sarasota County Zoning Regulations.” The designation of this site is also consistent with the Palmer Ranch Master Development Order (Resolution 2015-010, as amended). A total of 257 multi-family units will be developed with an overall gross residential density of 12.27 dwelling units per acre. The proposed development for the Increment will provide one, two, and three bedroom rental units. Additionally, adequate levels of service have been demonstrated. The applicant is proposing to mitigate any potential incompatibilities between land uses through Planned Unit Development provisions, as required by the Palmer Ranch Master Development Order. Construction for this increment is anticipated to commence in 2017 with buildout expected by 2018, subject to market conditions.

**Native Habitat Protection/Vegetation and Wildlife**

The changes requested by the Applicant do not affect existing native habitat conditions for development approval. The Habitat and Preservation Plan (F-2) and Wildlife Corridor Plan (G) are being update appropriately for the incorporation of the Increment XXV property. The development plan contains approximately 8.20 acres of preserved native habitat. These parcels contain freshwater wetlands as identified on the F1 map of the AIDA. The remainder of the site contains developed features (improved pasture, ditches, road and FPL easement). Sarasota County’s Environmental Protection Division staff inspected the subject property. During this inspection of the property, no Grand Trees were identified within the parcel of this application. Also, staff did not document any evidence of listed species but during staff’s review identified that an eagles nest is located just southwest of the parcel within the Oscar Scherer State Recreation Area. This project is completely outside of the 660’ protection zone for the eagle nest.

This increment shares a border with Oscar Scherer State Park and the Scherer-Thaxton Preserve along the southern property line. The State Park and County Preserve are both considered regionally significant natural resources. Lighting impacts, native vegetation buffering to the Preserve and continue current resource management practices by the Park and Preserve were addressed by conditions in the rezone petition and as such these conditions are also recommended for the DRI Incremental Development Order.

**Water Quality and Stormwater**

Based on the South Creek (Little Sarasota Bay Watershed) Basin Master Plan and the Southwest Florida Water Management District (SWFWMD) aerial topography maps, runoff from the site generally sheet flows across the site in a southwesterly direction where it flows into two existing on-site wetlands. Runoff flows from the wetlands and continues in a southwesterly direction across the Little Sarasota Bay Watershed flowing through a network of wetlands, ponds, and ditches finally flowing into South Creek Canal, which ultimately discharges to Little Sarasota Bay and Gulf of Mexico.

The Applicant has submitted a binding Master Development Plan (Sheet C-3) and Conceptual
Surface Water Management Plan Maps (Sheets G-1 Map (RECM), G-2 Map, and G-2.1A) for the Palmer Ranch Increment XXV, Parcel 9E Application which defines how Stormwater Management requirements will be met. The plan maps illustrate a proposed stormwater management system consisting of three (3) stormwater lakes throughout the project area. The proposed stormwater management system shall be required to treat and attenuate stormwater for the site in accordance with the Sarasota County Comprehensive Plan and the Land Development Regulations. Existing drainage patterns through the site and final points of discharge will be maintained in the proposed conditions.

**Transportation**

Per Resolution No. 89-98, the Palmer Ranch Development is governed by a 5-year Transportation Reanalysis that evaluates the total system-wide Palmer Ranch transportation impact on the study area roadway network. The approved 2014 Transportation Reanalysis (Resolution No. 2015-147) evaluated the transportation impact of +/-900 acre parcel south of the Palmer Ranch DRI at the time. This subject parcel is part of the +/-900 acre parcel that has already been evaluated. The 2014 Transportation Reanalysis demonstrated that apart from the extension of Bay Street from Pine Ranch East to Honore Avenue, no additional off-site capacity improvements were needed.

**Water Supply**

Development is required to connect to Sarasota County Public Utilities water, wastewater and reclaimed water systems in accordance with current County rules and regulations. All connections to the potable water distribution and wastewater collection systems are required to pay the established Water and Wastewater Facilities Capacity Fee and Wastewater Deferred Revenue Charges at the time of connection. Capacity can only be reserved through payment of those fees. All potable water, reclaimed water, and wastewater customers connected to the County’s system shall be responsible for the monthly water, reclaimed water, and wastewater charges according the most recently adopted Utility Rate Resolution.

Sarasota County Public Utilities has adequate capacity to serve the proposed development. No utility related comprehensive plan policy changes are required in support of this request. No new utility projects need to be added to the list of 5-year capital improvements or to the unfunded projects (Table 10-4 of the comprehensive plan). The development is responsible for providing all on-site and off-site infrastructure that will be needed to serve the project.

**Recommended Increment XXV Development Order Conditions**

A. **GENERAL**

1. The Palmer Ranch Increment XXV development shall occur in substantial accordance with the Palmer Ranch Master Development Order and Incremental Development Order Conditions.

2. All references made in the following Conditions for Development Approval pertaining to “Applicant”, shall also include any successors in interest of areas covered under this Development Order.

3. Access to the Palmer Ranch Increment XXV project site by Sarasota County government agents and employees shall be granted for the purpose of monitoring the implementation of the Development Order.

4. Pursuant to Chapter 380.06(16), Florida Statutes, the Applicant may be subject to credit for contributions, construction, expansion, or acquisition of public facilities, if the Applicant is
also subject by local ordinances to impact fees or exactions to meet the same needs. The local
government and the Applicant may enter into a capital contribution front-ending agreement to
reimburse the Applicant for voluntary contributions in excess of the fair share.

B. LAND USE

1. All development shall occur in substantial accordance with the Master Development Plan
date stamped November 29, 2016, and attached hereto as Exhibit C. This does not imply
or confer any deviations from applicable zoning or land development regulations.

C. NATIVE HABITAT PROTECTION/VEGETATION AND WILDLIFE

1. The wetlands and associated upland vegetative buffers shall be maintained in accordance
with management guidelines contained within the Comprehensive Plan as a preserve and
labeled a preserve on all plans as shown on Map F-2 (Exhibit D). All activities including
but not limited to filling, excavating, well drilling, altering vegetation (including trimming
of both trees and understory) and storing of materials shall be prohibited within
preservation areas, unless written approval is first obtained from Environmental
Permitting. Exception may be granted by Environmental Permitting to facilitate
implementation of approved habitat management plans or the hand removal of
nuisance/invasive vegetation.

2. A resource management plan that maintains the functions and values of the on-site
preservation areas and is consistent with the Guiding Principles of the Comprehensive Plan
and the Environmental Technical Manual shall be submitted to Environmental Protection
Division with preliminary or site and development plans.

3. Parking lot and driveway isle lighting fixtures shall not exceed 12 feet in height.

4. Accent lighting within the cupola on Building #1 as depicted on the Binding Development
Concept Plan, date stamped November 29, 2016, and attached hereto as Exhibit “A,” shall
be designed in such a manner that no light is emitted to the south and west. All other
exterior lighting on the buildings shall be no higher than the first floor except as required
by other regulations.

5. The maximum illumination of outdoor lighting at the property line adjacent to the Scherer-
Thaxton Preserve shall not exceed 0.2 foot-candles.

6. The Owner shall cause to be recorded in the Public Records of Sarasota County, Florida, a
Notice of Proximity to the Oscar Scherer State Recreation Area and Scherer-Thaxton
Preserve. Said notice shall be in substantially the same form attached hereto as Exhibit
“B.” Said Notice shall contain a metes and bounds description of the property prepared by
a licensed Florida Land Surveyor and recorded at the time of the recording of each final
plat or condominium plat survey and the O.R. Book and Page shall be set forth within such
plat. Said Notice shall also be referenced as part of all Deed Restriction and Condominium
documents. Said Notice shall indicate the Oscar Scherer State Recreation Area and
Scherer-Thaxton Preserve’s right to the following: continue current resource management
practices to include, but not be limited to, ecological burning, exotic plant and animal
removal, usage of heavy equipment and machinery and other practices as may be deemed
necessary for the proper management of the Oscar Scherer State Recreation Area and
Scherer-Thaxton Preserve. Said Notice shall also include recognition that Florida
Department of Environmental Protection regulations and policies substantially restrict
mosquito control in the Oscar Scherer State Recreation Area. Said Notice shall be subject to review by Florida Department of Protection legal staff.

7. A native vegetative buffer shall be established between future development and the Scherer-Thaxton Preserve. The minimum buffer width shall be no smaller than 20' along the southern property line and a minimum of 30’ along the wetland. Native vegetation within the buffer shall not be removed except as allowed in the Land Development Regulations. If no vegetation exists in the buffer, native trees, shrubs, and grasses shall be planted.

D. WATER QUALITY AND DRAINAGE

1. The Master Surface Water Management Plan shall be consistent with the South Creek (Little Sarasota Bay Watershed) Basin Master Plan.

E. WATER SUPPLY

1. The Applicant shall enter into a Utility Agreement with Sarasota County prior to receiving Construction Authorization for any portion of development. The Utility Agreement shall outline any County contribution for the oversize of potable water, wastewater collection or reclaimed water extensions. The development is required to extend a 12” reclaimed water system on Honore Avenue along the full frontage of the parcel facing Honore and enter into an oversize agreement with the County for the upsize of the line. The development is required to extend the existing 12” water main located on Bay Street across the full frontage of the parcels northern boundary.

RECOMMENDED ACTION: The staff of the Southwest Florida Regional Planning Council recommends Conditional Approval for the Palmer Ranch Increment XXV DRI to be further conditioned on a finding of Consistency with the Local Government Comprehensive Plan by the Sarasota County Board of County Commissioners.
April 27, 2017

Honorable Karen E. Rushing
Clerk of the Circuit Court
Board Records Department
Sarasota County
1660 Ringling Boulevard, Suite 210
Sarasota, Florida 34236

Attention: Moana Pele, Recording Secretary

Dear Ms. Rushing:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Sarasota County Ordinance No. 2017-011, which was filed in this office on April 27, 2017.

Sincerely,

Emest L. Reddick
Program Administrator

ELR/1b
ORDINANCE NO. 2017-011

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, APPROVING AN INCREMENTAL DEVELOPMENT ORDER FOR INCREMENT XXV OF THE PALMER RANCH DEVELOPMENT OF REGIONAL IMPACT; PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR THE INCORPORATION OF THE APPLICATION FOR INCREMENTAL DEVELOPMENT APPROVAL (AIDA) AND ASSOCIATED DOCUMENTS INTO THE DEVELOPMENT ORDER; PROVIDING FOR APPROVAL OF THE PALMER RANCH INCREMENT XXV DEVELOPMENT WITH CONDITIONS; PROVIDING FOR ORDINANCE TO BE DEEMED THE DEVELOPMENT ORDER; PROVIDING FOR BUILDSOUT AND DEVELOPMENT ORDER TERMINATION DATES FOR PALMER RANCH INCREMENT XXV; PROVIDING FOR NON-EXEMPTION FROM COUNTY REGULATIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SERVICE AND RECORDING; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

SECTION 1. Findings of Fact and Conclusions of Law. The Board of County Commissioners of Sarasota County, Florida, hereinafter referred to as the “Board”, hereby makes the following findings of fact and conclusions of law:

1.1 On October 17, 2016, McCann Holdings, Ltd., through their authorized agent, James Paulmann (hereinafter referred to as the “Applicant”), submitted to Sarasota County an Application for Incremental Development Approval (AIDA) for Increment XXV of the Palmer Ranch Development of Regional Impact (DRI) Master Development Order, in accordance with Chapter 380.06, Florida Statutes. Palmer Ranch Increment XXV is an increment of the Palmer Ranch Development of Regional Impact approved pursuant to the provisions of a Master Development Order (MDO), Sarasota County Resolution No. 84-418, adopted December 18, 1984, amended and restated by Resolution No. 2015-010, as amended.

1.2 The Palmer Ranch Increment XXV development consists of approximately 29 acres located on the southeast side of the Palmer Ranch DRI properties, more particularly described in Exhibit A, attached hereto and made a part hereof by reference.

1.3 The Palmer Ranch Increment XXV development will be developed with 257 multi-family units on Parcel 9E. This property is generally located west of west of Interstate 75, south of Clark Road, and west of Honore Avenue.
1.4 Copies of the AIDA have been submitted to the Southwest Florida Regional Planning Council (SWFRPC), and to the Florida Department of Economic Opportunity (DEO), pursuant to Subsection 380.06(19)(f)2, Florida Statutes.

1.5 The Report and Recommendation of the SWFRPC has been received and addressed.

1.6 The Sarasota County Planning Commission held a duly noticed public hearing on the AIDA on February 16, 2017, and received all pertinent evidence and testimony, and recommended approval of the AIDA.

1.7 Pursuant to Section 380.06 (11)(f)3, Florida Statutes, public notice for a hearing on said NOPC before the Board was duly published in the "Sarasota Herald-Tribune" on April 11, 2017, and was duly provided to the Florida DEO, the SWFRPC, and other persons designated by DEO rules.

1.8 The Board held duly noticed public hearing on the AIDA on April 25, 2017.

1.9 The Board of County Commissioners of Sarasota County considered all matters relevant to the AIDA, including the recommendations of the Sarasota County Planning Commission, and all pertinent evidence and testimony presented at the public hearing.

1.10 The proceedings herein relating to the Palmer Ranch Increment XXV have been conducted in compliance with the provisions of Chapter 380.06, Florida Statutes, the Master Development Order for the Palmer Ranch DRI, and all conditions precedent to the granting of development approval required by Chapter 380.06, Florida Statutes, have occurred.

1.11 The proposed development is not located in an Area of Critical State Concern designated pursuant to the provisions of Chapter 380.05, Florida Statutes.

1.12 The proposed development is consistent with the objectives of the adopted State Comprehensive Plan applicable to the area, pursuant to Chapter 380.06(14), Florida Statutes.

1.13 The proposed development is consistent with the adopted State Comprehensive Plan, pursuant to Chapter 380.06(14), Florida Statutes.

1.14 The proposed development, subject to the conditions imposed herein, is consistent with the Sarasota County Comprehensive Plan and the local land development regulations, pursuant to Chapter 380.06(14)(a), Florida Statutes.

1.15 The proposed development, subject to the conditions imposed herein, is consistent with the Report and Recommendations provided by the SWFRPC pursuant to Chapters 380.06(12) and 380.06(14)(b), Florida Statutes.

1.16 The proposed development is consistent with the Master Development Order for the Palmer Ranch Development of Regional Impact.

SECTION 2. Incorporation of the Application for Incremental Development Approval (AIDA) and Associated Documents into the Development Order.

2.1 The following documents are hereby incorporated in this Development Order by reference:

1. The SWFRPC's Recommendations - Development of Regional Impact
Assessment for Palmer Ranch Increment XXV

2.2 The following information, commitments and impact mitigating provisions submitted by the Owner are hereby incorporated in this Development Order by reference. Development permits are subject to the provisions contained in these documents:

   I. Palmer Ranch Application for Incremental Development Approval (Increment XV) and Associated Documents – October 17, 2016;
   II. Sufficiency Response for Palmer Ranch Increment XXV – November 29, 2016

2.3 In construing and enforcing the provisions of the documents incorporated in this Development Order by Subsections 2.1 and 2.2 above, the following shall apply:

   a) The most recent response of the Owner in the above referenced documents shall control over any previous response, wherever there is a conflict, otherwise the responses shall be considered cumulative.

   b) Any information, commitments or impact mitigating provisions in the above referenced documents which are inconsistent with the specific conditions set forth in this Ordinance and the exhibits hereto, shall be deemed superseded and inapplicable.

SECTION 3. Approval of The Palmer Ranch Increment XXV Development with Conditions.

3.1 The AIDA for the Palmer Ranch Increment XXV is hereby approved, subject to the conditions contained in Exhibit B through Exhibit F, which are attached hereto and incorporated herein by reference, subject to the other provisions of this Incremental Development Order.

- Exhibit B – Development Order Conditions
- Exhibit C – Master Development Plan
- Exhibit D – Native Habitat Preservation, Alteration and Mitigation Plan
- Exhibit E – Conceptual On-Site Surface Water Management Plan

3.2 Sarasota County Planning Services is hereby designated as the local government department responsible for monitoring the development, enforcing and monitoring the terms of this Incremental Development Order and for receiving the biennial report required by Chapter 380.06, Florida Statutes.

3.3 Biennial Report Requirements:

   The Owner shall submit a biennial report pursuant to the MDO and the requirements of Chapter 380.06 (18), Florida Statutes, Chapter 9J-2.025 (7), Florida Administrative Code (F.A.C.), and the conditions of this Ordinance. This report shall be submitted with the consolidated Biennial Monitoring Report for the DRI until such time as all terms and conditions of this Incremental Development Order are satisfied, unless otherwise specified herein. The Owner shall submit this report to the Sarasota County Planning and Development Services Business Center, the SWFRPC, the DEO, and all affected permitting agencies required by law on form RPM-BSP-Annual Report-1, as the same may be amended from time to time. The biennial report shall contain all information required by Rule 9J-2.025 (7) (a) through (j), F.A.C., as the same may be amended from time to time.

   Upon notification that the biennial report has not been received by the SWFRPC, or the DEO, or upon non-receipt of the biennial report by Sarasota County, Sarasota County shall request in writing that the Owner submit the report within thirty (30) days. Failure to submit the
report after thirty (30) days of such written notice shall result in Sarasota County temporarily suspending this Incremental Development Order, and no new development permit applications shall be granted within the development until the requirements of this subsection are met.

3.4 Monitoring Reports Requirement:

The Owner shall submit the following monitoring reports at the same time that the biennial report is submitted, unless a different submission time is authorized by the Growth Management Business Center in writing. Failure to submit the report within thirty (30) days after written notice from Sarasota County to the Owner shall result in Sarasota County temporarily suspending this Incremental Development Order, and no new development permit applications shall be granted within the development until the requirements of this section are met.

a) A status report on the stormwater management program. This report shall include measures instituted regarding "Best Management Practices" for soil erosion and sediment control, lawn and maintenance procedures, and retention/detention systems maintenance; and

b) A status report of the cumulative amount of development approved for the project pursuant to Conditions in the Development Order contained in Exhibit B.

3.5 The definitions presently contained in Chapter 380.06, Florida Statutes, shall control in the construction of this Development Order.

SECTION 4. Ordinance to be Deemed the Development Order.

4.1 This Ordinance shall be deemed the Incremental Development Order for Increment XXV of the Palmer Ranch DRI required pursuant to Chapter 380.06, Florida Statutes.

SECTION 5. Buildout and Development Order Termination Dates for Palmer Ranch Increment XXV.

5.1 The commencement date of Palmer Ranch Increment XXV per Chapter 380.06(15) (c) 2, Florida Statutes is December 31, 2018.

5.1 5.2 The buildout date of Palmer Ranch Increment XXV is December 31, 2024. This buildout date may be extended with Board of County Commissioners approval pursuant to Subsection 380.06(19), Florida Statutes, based upon the results of the 2019 Transportation Reanalysis, or subsequent reanalysis.

5.3 The termination date for the Palmer Ranch Increment XXV Development Order shall be December 31, 2024.

SECTION 6. Non-Exemption from County Regulations.

6.1 This Ordinance shall not be construed as an agreement on the part of Sarasota County to exempt the Applicant, its successors and assigns, from the operation of any Ordinance or regulation hereinafter adopted by Sarasota County for the purpose of the protection of the public health, welfare, and safety, which said Ordinance or regulation shall be generally and equally applicable throughout Sarasota County, and which said Ordinance or regulation protects
or promotes a vital public interest, and which said Ordinance or regulation does not substantially impair or prevent development as approved herein.

SECTION 7. Enforcement.

7.1 All conditions, restrictions, requirements, commitments and impact mitigating provisions contained or incorporated by reference in this Incremental Development Order may be enforced by Sarasota County by action at law or in equity, after notice to the Owner and a reasonable opportunity to cure, and, in the event Sarasota County prevails in such action at law or in equity, it shall be awarded all its reasonable costs of investigation and enforcement, including County staff time and reasonable attorneys' fees incurred by or on behalf of Sarasota County.

7.2 In the event it is determined by the Board of County Commissioners, after notice to the Owner and a full hearing, that the Owner has failed to comply with any conditions, restrictions, requirements or impact mitigating provisions contained or incorporated by reference in this Development Order, the Board of County Commissioners may temporarily suspend this Incremental Development Order during which no development permit applications shall be granted within the development until compliance is achieved. Where such a failure has been finally determined, the Owner shall be liable for all costs of investigating and enforcement, including County staff time and reasonable attorney's fees incurred by or on behalf of Sarasota County.

7.3 The rights and obligations of this Incremental Development Order shall run with the land. The Owner is bound by the terms of this Incremental Development Order so long as it owns such property. This Incremental Development Order shall be binding upon and inure to the benefit of the Owner and its assignees or successors in interest and Sarasota County and its successors. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created and designed as successor in interest thereto, or which otherwise possess any of the powers and duties of any referenced governmental agency in existence on the effective date of this Incremental Development Order.

7.4 In the event of a Development Order appeal or other legal challenge of this Incremental Development Order by DEO, the Owner shall pay all reasonable costs and fees of County staff and attorneys relating to said appeal or legal challenge. Said costs and fees shall be based upon the Sarasota County Billable Fee System under Ordinance No. 85-91, as amended from time to time. Payment of all billings by the Owner related to such fees and costs shall be paid within forty five (45) days of submittal of an invoice.

SECTION 8. Severability.

8.1 If any section, sentence, clause, phrase or word of this Incremental Development Order is for any reason held or declared to be invalid, inoperative, or void, such holding of invalidity shall not affect the remaining portions of this Incremental Development Order. It shall be construed to have been the intent to pass this Incremental Development Order, without such invalid or inoperative part herein, and the remainder, exclusive of such part or parts, shall be deemed and held to be valid as if such parts had not been included herein, unless to do so would frustrate the intent of this Incremental Development Order.
8.2 Nothing in Section 8.1 shall override the effect of an appeal pursuant to Section 380.07(2), Florida Statutes.

SECTION 9. Service and Recording.

9.1 The Planning and Development Services Department is hereby directed to record this Ordinance in the Official Records of the Clerk of the Circuit Court. All costs associated with the recording of this Ordinance shall be borne by the Applicant. This Ordinance shall be binding upon the Applicant, its successors and assigns and upon Sarasota County.

9.2 The Clerk to the Board of County Commissioners shall certify the date upon which a copy of this Ordinance are deposited in the U.S. Mail to DEO and electronic copies to the SWFRPC, and the Applicant.

VIA US MAIL
Ray Eubanks
Department of Economic Opportunity
Division of Community Development
MSC 160
107 East Madison Street
Tallahassee, Florida 32399

VIA E-MAIL
Margaret Wuerstle
Southwest Florida Regional Planning Council
Email: mwuerstle@swfrpc.org

Justin Powell
Palmer Ranch Holdings
Email: justin@pranch.com
SECTION 10. Effective Date.

10.1 This Development Order shall take effect upon adoption of this Ordinance and transmittal of the copies of said Development Order to the parties specified in Chapter 380.07 (2), Florida Statutes, the expiration of any applicable appeal period, or the resolution of any appeal, whichever is later.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Sarasota County, Florida, this 25th day of April, 2017.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

By: [Signature]
Chairman

ATTEST:
KAREN E. RUSHING, Clerk of Circuit Court
and ex officio Clerk of the
Board of County Commissioners of
Sarasota County, Florida

By: [Signature] Deputy Clerk
EXHIBIT LIST

Exhibit A – Legal Description
Exhibit B – Development Order Conditions
Exhibit C – Conceptual Master Development Plan
Exhibit D – Native Habitat Preservation, Alteration, and Mitigation Plan
Exhibit E – Conceptual On-Site Surface Water Management Plan
EXHIBIT A – LEGAL DESCRIPTION

A tract of land lying in Section 6, Township 38 South, Range 19 East, Sarasota County, Florida and described as follows:

BEGIN at the intersection of the south line of the Southeast 1/4 of said Section 6 and the westerly right-of-way of Honore Avenue (120.00 foot wide public right-of-way) as recorded in Road Plat Book 4, Page 57, in the Public Records of Sarasota County, Florida; thence S.88°12'51"W., along said south line, a distance of 192.75 feet to the southeast corner of the Southwest 1/4 of said Section 6; thence N.89°47'37"W., along the south line of said Southwest 1/4, a distance of 1,924.29 feet; thence N.03°55'09"W., a distance of 79.81 feet; thence N.16°46'27"W., a distance of 36.89 feet; thence N.49°57'34"W., a distance of 64.05 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 64°31'53"; thence northerly along the arc of said curve, a distance of 33.79 feet to the point of tangency of said curve; thence N.14°34'19"E., a distance of 78.00 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 71°59'31"; thence northeasterly along the arc of said curve, a distance of 37.69 feet to the point of tangency of said curve; thence N.86°33'50"E., a distance of 35.37 feet; thence N.58°00'47"E., a distance of 70.37 feet; thence N.41°31'34"E., a distance of 57.12 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 30°32'40"; thence northeasterly along the arc of said curve, a distance of 15.99 feet to the point of tangency of said curve; thence N.72°04'15"E., a distance of 131.12 feet; thence N.00°49'36"E., a distance of 12.04 feet to the point of curvature of a non-tangent curve to the left, having a radius of 770.00 feet and a central angle of 10°35'58", said point also being on the proposed southerly right-of-way line of Bay Street (proposed 120.00 foot wide public right-of-way): thence along said proposed southerly right-of-way line for the following six (6) calls; (1) thence easterly along the arc of said curve, a distance of 142.44 feet, said curve having a chord bearing and distance of N.85°31'37"E., 142.24 feet, to the point of tangency of said curve; (2) thence N.80°13'39"E., a distance of 366.38 feet to the point of curvature of a curve to the left having a radius of 354.00 feet and a central angle of 55°28'18"; (3) thence northeasterly along the arc of said curve, a distance of 342.73 feet to the point of tangency of said curve; (4) thence N.24°45'20"E., a distance of 70.75 feet; (5) thence N.13°27'15"E., a distance of 57.18 feet; (6) thence N.65°18'43"E., a distance of 139.65 feet to a point on the above mentioned westerly right-of-way line of Honore Avenue; thence along said westerly right-of-way line for the following three (3) calls; (1) thence S.76°32'45"E., a distance of 295.27 feet to the point of curvature of a curve to the right having a radius of 821.00 feet and a central angle of 64°06'43"; (2) thence Southeasterly along the arc of said curve, a distance of 918.67 feet to the point of tangency of said curve; (3) thence S.12°26'02"E., a distance of 194.97 feet to the POINT OF BEGINNING.

Said tract contains 1,251,105 square feet or 28.7214 acres, more or less
EXHIBIT B – DEVELOPMENT ORDER CONDITIONS

Conditions of Approval of the Palmer Ranch Increment XXV
Development of Regional Impact

A. GENERAL

1. The Palmer Ranch Increment XXV development shall occur in substantial accordance with the Palmer Ranch Master Development Order and Incremental Development Order Conditions.

2. All references made in the following Conditions for Development Approval pertaining to “Applicant”, shall also include any successors in interest of areas covered under this Development Order.

3. Access to the Palmer Ranch Increment XXV project site by Sarasota County government agents and employees shall be granted for the purpose of monitoring the implementation of the Development Order.

4. Pursuant to Chapter 380.06(16), Florida Statutes, the Applicant may be subject to credit for contributions, construction, expansion, or acquisition of public facilities, if the Applicant is also subject by local ordinances to impact fees or exactions to meet the same needs. The local government and the Applicant may enter into a capital contribution front-ending agreement to reimburse the Applicant for voluntary contributions in excess of the fair share.

B. LAND USE

1. All development shall occur in substantial accordance with the Master Development Plan date stamped November 29, 2016, and attached hereto as Exhibit C. This does not imply or confer any deviations from applicable zoning or land development regulations.

C. VEGETATION AND WILDLIFE

1. The wetlands and associated upland vegetative buffers shall be maintained in accordance with management guidelines contained within the Comprehensive Plan as a preserve and labeled a preserve on all plans as shown on Map F-2 (Exhibit D). All activities including but not limited to filling, excavating, well drilling, altering vegetation (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from Environmental Permitting. Exception may be granted by Environmental Permitting to facilitate implementation of approved habitat management plans or the hand removal of nuisance/invasive vegetation.

2. A resource management plan that maintains the functions and values of the on-site preservation areas and is consistent with the Guiding Principles of the Comprehensive Plan and the Environmental Technical Manual shall be submitted to Environmental Protection Division with preliminary or site and development plans.

D. WATER QUALITY AND DRAINAGE

1. The Master Surface Water Management Plan shall be consistent with the South Creek (Little Sarasota Bay Watershed) Basin Master Plan.
E. WATER SUPPLY

1. The Applicant shall enter into a Utility Agreement with Sarasota County prior to receiving Construction Authorization for any portion of development. The Utility Agreement shall outline any County contribution for the oversize of potable water, wastewater collection or reclaimed water extensions. The development is required to extend a 12" reclaimed water system on Honore Avenue along the full frontage of the parcel facing Honore and enter into an oversize agreement with the County for the upsize of the line. The development is required to extend the existing 12" water main located on Honore Avenue across the full frontage of the rezone parcel's northern boundary with Bay Street.
EXHIBIT E – CONCEPTUAL ON-SITE SURFACE WATER MANAGEMENT PLAN

LEGEND:
- INCREMENT BOUNDARY
- PARCEL BOUNDARY
- MAJOR SUB-BASIN RIDGE
- MINOR SUB-BASIN RIDGE
- SURFACE INFLOW / OUTFALL DISCHARGE LOCATION
- BASIN / SUB-BASIN DRAINAGE AREA
- INCREMENTAL DRAINAGE AREA, IN ACRES
- CUMULATIVE DRAINAGE AREA, IN ACRES
- ON-SITE SOUTH CREEK SUB-BASIN NUMBER
- LAKE & LAKE WITH PLANTED LITTORAL ZONE TARGET AREAS
- WETLAND RESTORATION / HYDRAULIC TARGET AREAS
- DIRECTION OF FLOW (STORMPIPE)
- EXISTING SEASONAL HIGH WATER LEVEL
- PROPOSED CONTROL WATER ELEVATION

NOTE:
LAKE SIZES AND LOCATIONS ARE APPROXIMATE.
FINAL GEOMETRY TO BE DETERMINED AT TIME OF CONSTRUCTION PLAN REVIEW

PROJECT: PALMER RANCH – DRI INCREMENT XXV (PARCEL 9E)
CLIENT: THE SPANOS CORPORATION

Revc'd Planning Services 11-29-16

CONCEPTUAL ON-SITE SURFACE WATER MANAGEMENT PLAN

The Contractor and verify and are responsible for all dimensions. DO NOT scale the plans for engineering. Any errors or variances shall be reported to Stantec without delay. The Copyright of this design and drawings are the property of Stantec. Reproduction or use of any part of this document for any purpose other than that authorized by Stantec is forbidden.
Babcock Ranch MDO/IDO NOPC Assessment
BABCOCK RANCH COMMUNITY MASTER AND INCREMENT 1
DEVELOPMENT ORDERS NOTICE OF PROPOSED CHANGES

Background

The Babcock Ranch Community (BRC) Development of Regional Impact (DRI) is an approved mixed-use development located in southeastern Charlotte County, north of CR 78, south of CR 74, and immediately east of SR 31, and contains approximately 13,630 acres (see Attachment I Location Map). The original Master Development Order (MDO) Resolution 2007-196 was approved by the Charlotte County Board of County Commissioners on December 13, 2007. The existing BRC development is approved for 17,870 residential dwelling units; 1.4 million square feet of retail uses; 3.5 million square feet of office uses; 650,000 square feet of industrial uses; 600 hotel rooms; 177 hospital beds, 418 units of assisted living facilities, 54 golf holes, and ancillary facilities such as the educational service center, schools, and university research facilities, libraries, places of worship, regional and community park sites, and the necessary utility infrastructure. Buildout was approved to May 8, 2042.

The original Increment 1 Development Order (IDO) was approved by the Charlotte County Board of County Commissioners on December 15, 2009. The existing BRC Increment 1 land area is 4,048 acres (see Attachment II Location Map) and has approved two phases totaling 2,500 residential dwelling units (1,500 single family and 1,000 multifamily units); 126,000 square feet of retail uses; 322,500 square feet of office uses; 90,000 square feet of industrial uses; 100 hotel rooms; and associated accessory and ancillary facilities. To date, Increment 1 Development Order (IDO) is the only approved Increment within the BRC development site. Development of the first phase on Increment 1 has started in 2015 with construction of the town center and residential home sites. The current buildout is March 4, 2026.

Previous Changes to MDO and IDO

MDO

1. On June 17, 2008, the Charlotte County Board of County Commissioners (CCBOCC) approved Resolution 2008-063 to reflect the settlement agreement entered into by DCA and Babcock Property Holdings.

2. On December 15, 2009, the CCBOCC approved Resolution 2009-283 to insure consistency between the MDO and IDO, to revise transportation conditions and to revise Map H.

3. On December 13, 2011, the CCBOCC approved Resolution 2011-485 to increase office and decrease retail square footages, and update Exhibit F as a result of the initial Master Traffic Study.

4. On April 24, 2012, the CCBOCC approved Resolution 2012-024 to allow for the statutory and executive order extensions of all commencement, phase, build out and expiration dates.

5. On January 28, 2014 the CCBOCC approved Resolution 2014-047 to update the antiquated
Affordable Housing programs that no longer exist and to allow analyses of Affordable Housing needs upon development of the 1.5 million square feet of non-residential development approved in the development and provide for mitigation of the identified need as it occurs.

**IDO**

1. On December 14, 2010, the CCBOCC approved Resolution 2010-112 to replace Exhibit L with the Babcock Ranch Community Increment 1 Phase One Master Roadway Improvement Agreement.

2. On April 24, 2012, the CCBOCC approved Resolution 2012-024 to allow for the statutory and executive order extensions of all commencement, phase, build out and expiration dates.

3. On January 28, 2014, the CCBOCC approved Resolution 2014-048 to increase the acreage of Increment 1 by approximately 992 acres in order to increase flexibility in community planning alternatives for the subject site. No development levels were changed. Also, affordable housing conditions were revised to provide consistency with the MDO requirements and changes were made to Development Order Buildout and Expiration dates to reflect the extensions as provided by law and to reflect permits that have been issued.

**Proposed Changes to MDO and IDO**

In August 2016 the applicant Babcock Property Holdings, LLC submitted a Notice of Proposed Change (NOPC) for the MDO and the IDO as listed below.

**MDO**

1. Clarify maximum net density is calculated at buildout for Villages/Hamlets and Town Center.

2. Eliminate minimum density requirements within Villages/Hamlets and Town Center.

3. Modify Stormwater conditions to reflect the required hydrologic model is complete.

4. Modify Transportation conditions, consistent with proposed changes to the transportation analysis.

5. Modify Wastewater Management and Water Supply conditions to reflect industry standards in Southwest Florida, and clarify incremental review, as it relates to decentralized wastewater facilities.

6. Reflect previously approved extension of the Master DRI Development Order expiration date to November 2, 2044, consistent with Charlotte County Resolution Number 2016-034.

7. Update Exhibit B – Master Concept Plan – Map H, to add 46± acres to the Increment 1
South area, of which 25 acres is proposed for Educational Services.

8. Modify Exhibit D to clarify types, acreages, and time frames for commencement of operations of public facilities.

The proposed revisions are included in a revised MDO and within Map H Master Development Plan (see Attachment III to reflect the addition of 46± acres to the Increment 1 South area (northeast corner of Increment 1 South Boundary), of which 25 acres is proposed for Educational Services. Other minor amendments to Map H include refinements to conceptual road layouts and development areas.

**IDO**

1. Clarify maximum net density is calculated at buildout for Villages/Hamlets and Town Center.

2. Eliminate minimum density requirements within Villages/Hamlets and Town Center.

3. Add golf course and age-restricted communities to land use types, in response to changing market demand.

4. Clarify that Increment 1, Phases 1 and 2, are combined into one phase, consistent with the proposed traffic analysis.

5. Modify Wastewater Management and Water Supply conditions to reflect that decentralized facilities may be used to serve the North Babcock Area; Update name of entity providing reclaimed water service to Increment 1.

6. Modify Education Condition to reflect the delivery of the school site(s), as set forth on the schedule in Exhibit “D” may be revised by agreement of Developer and the Charlotte County School Board; clarify that age-restricted communities are not subject to school concurrency requirements.

7. Extend the previously approved buildout and expiration extensions, consistent with Charlotte County Resolution Number 2016-034 and updated traffic analysis.

8. Amend Exhibit C to add Age restricted community category to the Increment 1 Equivalency Matrix.

9. Modify Exhibit D to clarify types, acreages, and timeframes for commencement of operations of public facilities.

10. Amend Exhibit E as follows:

    a. Consistent with the permitted Land Use Exchange, simultaneous increase in the number of residential units by 500 dwelling units, Civic/Government by 7,500 sq.
ft.; add golf course (18 holes); with a decrease in the number of hotel rooms by 100; reduce retail by 76,000 sq. ft., Office-General by 125,000 sq. ft., Office-Medical by 50,000 sq. ft., and Industrial by 90,000 sq. ft.

b. Office-General Category is proposed to be consolidated into one category, rather than two (Office-General and Office-Medical), to be consistent with the MDO.

c. Footnotes are revised to reflect consolidation of phases and addition of Golf Course to Increment 1 Parameters.

The proposed revisions for Increment I are included in a revised IDO and within Map H-1 (see Attachment IV). Map H-1 has been revised to add 46± acres to the Increment 1 South area, of which 25 acres is proposed for Educational Services. Development Totals and Development Areas have been refined, consistent with the permitted Land Use Exchange and revised transportation analysis. Map H-2 (see Attachment V) is proposed to be amended to reflect refinements to the Utility Easement Area.

**Regional Staff Analysis**

Transportation impacts on state roads and intersections, particularly on SR 31, are the primary issue of regional concern for the changes to the IDO. The NOPC traffic study assessed the traffic impacts development, coincident with the horizon year 2026. The table below shows the single phase development parameter changes that the Florida Department of Transportation approved in a transportation reanalysis so as to avoid adverse impacts on state roads (Level of Service failure).

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<th>Proposed (2)</th>
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</tr>
<tr>
<td>Civic</td>
<td>sq. ft.</td>
<td>5,000</td>
<td>30,000</td>
<td>+25,000</td>
</tr>
<tr>
<td>Park</td>
<td>acres</td>
<td>10</td>
<td>10</td>
<td>0</td>
</tr>
<tr>
<td>Elementary School</td>
<td>students</td>
<td>0</td>
<td>350</td>
<td>+350</td>
</tr>
<tr>
<td>Golf Course</td>
<td>holes</td>
<td>0</td>
<td>18</td>
<td>+18</td>
</tr>
</tbody>
</table>

*Footnotes.*
(1) Increment I - Phase 1.
(2) Single Phase - Buildout at year 2026.

A detailed arterial analysis was performed on SR 31, consistent with the agreed upon methodology with FDOT. The arterial analysis was performed using Synchro that takes into consideration of the future intersection improvements and signal timing along the SR 31
corridor. The results of the Synchro arterial analysis for SR 31 are summarized below.

<table>
<thead>
<tr>
<th>Roadway</th>
<th>From</th>
<th>To</th>
<th>Northbound</th>
<th>Southbound</th>
</tr>
</thead>
<tbody>
<tr>
<td>SR 31</td>
<td>Cook Brown Rd./B-B</td>
<td>Horseshoe Rd./C-C</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Horseshoe Rd./C-C</td>
<td>D-D</td>
<td></td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>D-D</td>
<td>North River Rd.</td>
<td></td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>North River Rd.</td>
<td>Bayshore Rd. (SR 78)</td>
<td></td>
<td>B</td>
<td>C</td>
</tr>
<tr>
<td>Bayshore Rd. (SR 78)</td>
<td>SR 80</td>
<td></td>
<td>B</td>
<td>D</td>
</tr>
<tr>
<td>Overall</td>
<td></td>
<td></td>
<td>B</td>
<td>A</td>
</tr>
</tbody>
</table>

The Synchro arterial analysis indicates that all segments of SR 31 (including overall segment LOS) are expected to operate within FDOT LOS standards with the existing two-lanes, coincident with the buildout of BRC Increment 1 at year 2026.

Regarding intersection impacts they were evaluated based on methodologies from the 2010 Highway Capacity Manual using Synchro software and the table below shows the results of this analysis. Based on this analysis the next table shows intersection improvements necessary to accommodate the proposed changes. The DRI proportionate share estimate reflective of the “Project-Related Improvements for off-site intersections will be provided prior to DO approval.

**Conclusions**

The results of the BRC Increment 1 NOPC transportation assessment are as follows.

1. The NOPC increases the approved residential from 1,000 to 2,000 dwelling units and supporting uses with buildout anticipated in year 2026.

2. The detailed arterial analysis of SR 31 indicates that SR 31 is expected to operate within the adopted FDOT LOS standards without the need for widening beyond the existing two-lanes, coincident with the buildout of Increment 1.

3. Off-site intersection improvements including the addition of turn-lanes, thru-lanes and signalization are required to support Increment 1 and background traffic.

4. BRC will continue to mitigate its off impacts through the payment of proportionate share as outlined in the DRI Master Development Order (MDO) and Incremental Development Order (IDO).

5. BRC will continue to provide for site-related improvements at the Project’s planned access points on SR 31.
### BRC Increment 1

**Future Traffic Conditions With Project Intersection Level of Service**

<table>
<thead>
<tr>
<th>Ref. #</th>
<th>Major Street</th>
<th>Minor Street</th>
<th>LOS Existing Configuration</th>
<th>Without Project Improvement</th>
<th>Recommended Project-Related Improvement</th>
</tr>
</thead>
<tbody>
<tr>
<td>4a</td>
<td>SR 78</td>
<td>I-75 West Ramp</td>
<td>A(3)</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>4b</td>
<td>SR 78</td>
<td>I-75 East Ramp</td>
<td>F(3,4)</td>
<td>E(3,4)</td>
<td>-</td>
</tr>
<tr>
<td>11a</td>
<td>SR 80</td>
<td>I-75 West Ramp</td>
<td>D(3)</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>11b</td>
<td>SR 80</td>
<td>I-75 East Ramp</td>
<td>E(3,4)</td>
<td>E(3,4)</td>
<td>-</td>
</tr>
<tr>
<td>12</td>
<td>SR 80</td>
<td>Orange River Blvd.</td>
<td>F(3,4)</td>
<td>(4,5)</td>
<td>-</td>
</tr>
<tr>
<td>13</td>
<td>SR 80</td>
<td>SR 31</td>
<td>F(3,4)</td>
<td>F(3,4)</td>
<td>D(6)</td>
</tr>
<tr>
<td>14</td>
<td>SR 80</td>
<td>Davis Blvd.</td>
<td>C(4)</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>15</td>
<td>SR 80</td>
<td>Tropic Blvd.</td>
<td>C(4)</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>17</td>
<td>SR 80</td>
<td>Buckingham Rd.</td>
<td>E(4)</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>18</td>
<td>SR 31</td>
<td>SR 78 (Bayshore Rd.)</td>
<td>F(7)</td>
<td>-</td>
<td>C(6)</td>
</tr>
<tr>
<td>19</td>
<td>SR 31</td>
<td>North River Rd (CR 78)</td>
<td>F(9)</td>
<td>-</td>
<td>C(6)</td>
</tr>
<tr>
<td>20</td>
<td>SR 31</td>
<td>BBC Access D-D</td>
<td>n/a</td>
<td>-</td>
<td>A(6,7)</td>
</tr>
<tr>
<td>21</td>
<td>SR 31</td>
<td>Horseshoe Rd./BBC South Town Center/Access C-C</td>
<td>n/a</td>
<td>-</td>
<td>A(6,7)</td>
</tr>
<tr>
<td>22</td>
<td>SR 31</td>
<td>Cook Brown Rd./BBC North Town Center/Access B-B</td>
<td>n/a</td>
<td>-</td>
<td>A(6,7)</td>
</tr>
<tr>
<td>23</td>
<td>SR 31</td>
<td>BBC North Access</td>
<td>n/a</td>
<td>-</td>
<td>A(6,7)</td>
</tr>
<tr>
<td>24</td>
<td>SR 31</td>
<td>CR 74 (Bermond Rd.)</td>
<td>B(2)</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Footnotes:**
1. Signalized Intersection = HCM Overall intersection LOS reported.
2. Unsignalized Intersection = ICU LOS of overall intersection reported.
3. Active during school arrival and departure hours.
4. Transportation Deficient per Chapter 163.3180, F.S.
5. Intersection has reached maximum configuration.
6. Potential Site-related Improvement.
7. Potential Mitigation.

### BRC Increment 1

**Recommend Improvements Intersections**

<table>
<thead>
<tr>
<th>Ref. #</th>
<th>Major Street</th>
<th>Minor Street</th>
<th>Future Needed(4) Improvements</th>
<th>Project-Related(2) Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>4b</td>
<td>SR 78</td>
<td>I-75 East Ramp</td>
<td>Add NB - Left-Turn Lane Signal Retiming Traffic Monitoring</td>
<td></td>
</tr>
<tr>
<td>11b</td>
<td>SR 80</td>
<td>I-75 East Ramp</td>
<td>Add NB - Right-Turn Lane Signal Retiming Traffic Monitoring</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>SR 80</td>
<td>Orange River Boulevard</td>
<td>Add NB - Left-Turn Lane Add SB - Left-Turn Lane Add SB - Right-Turn Lane Convert EB - RT Lane to Thru/Right-Turn Lane Add WB - Left-Turn Lane Signal Retiming Traffic Monitoring</td>
<td>Convert NB - LT/Thru Lane to Thru Lane Add NB - Thru Lane Channelize NB - Right-Turn Lane Add SB - Left-Turn Lane Channelize SB - Right-Turn Lane Add EB - Left-Turn Lane Add WB - Left-Turn Lane Signal Retiming Traffic Monitoring</td>
</tr>
<tr>
<td>13</td>
<td>SR 80</td>
<td>SR 31</td>
<td>Convert NB - LT/Thru Lane to Thru Lane Add NB - Thru Lane Channelize NB - Right-Turn Lane Add SB - Left-Turn Lane Channelize SB - Right-Turn Lane Add EB - Left-Turn Lane Add WB - Left-Turn Lane Signal Retiming Traffic Monitoring</td>
<td>Convert NB - LT/Thru Lane to Thru Lane Add NB - Thru Lane Channelize NB - RT Lane Add SB - RT Lane Add EB - Left-Turn Lane Add WB - Left-Turn Lane Signal Retiming Traffic Monitoring</td>
</tr>
<tr>
<td>Ref. #</td>
<td>Major Street</td>
<td>Minor Street</td>
<td>Future Needed Improvements</td>
<td>Project-Related Improvements</td>
</tr>
<tr>
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<td>---------------------------</td>
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</tr>
<tr>
<td>15</td>
<td>SR 80</td>
<td>Tropic Avenue</td>
<td>Add NB – Right-Turn Lane</td>
<td>Add NB – Right-Turn Lane</td>
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<td></td>
<td></td>
<td></td>
<td>Add SB – Right-Turn Lane</td>
<td>Add SB – Right-Turn Lane</td>
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<td></td>
<td></td>
<td>Signal Retiming</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>Traffic Monitoring</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>SR 80</td>
<td>Buckingham Road</td>
<td>Add NB – Left-Turn Lane</td>
<td>Add NB – Thru Lane</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Add NB – Right-Turn Lane</td>
<td>Add SB – Thru Lane</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Add SB – Left-Turn Lane</td>
<td>Signal Retiming</td>
</tr>
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<td></td>
<td></td>
<td></td>
<td>Traffic Monitoring</td>
</tr>
<tr>
<td>18</td>
<td>SR 31</td>
<td>SR 78</td>
<td>Add NB – Thru Lane</td>
<td>Add NB – Thru Lane</td>
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<td></td>
<td></td>
<td></td>
<td>Add SB – Thru Lane</td>
<td>Add SB – Thru Lane</td>
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<td>Signal Retiming</td>
<td>Signal Retiming</td>
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<td></td>
<td>Traffic Monitoring</td>
<td>Traffic Monitoring</td>
</tr>
<tr>
<td>19</td>
<td>SR 31</td>
<td>North River Road (CR 78)</td>
<td>Add SB – Right-Turn Lane</td>
<td>Add NB – Left-Turn Lane</td>
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<td>Add NB – Right-Turn Lane</td>
<td>Add NB – Right-Turn Lane</td>
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<td>Add SB – Right-Turn Lane</td>
<td>Add SB – Left-Turn Lane</td>
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<td>Add EB – Left-Turn Lane</td>
<td>Add EB – Right-Turn Lane</td>
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<td></td>
<td>Add EB – Right-Turn Lane</td>
<td>Add WB – Left-Turn Lane</td>
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<td></td>
<td></td>
<td></td>
<td>Add WB – Right-Turn Lane</td>
<td>Add WB – Right-Turn Lane</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Signalization, if and when warranted</td>
<td>Signalization, if and when warranted</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Traffic Monitoring</td>
<td>Traffic Monitoring</td>
</tr>
<tr>
<td>20</td>
<td>SR 31</td>
<td>BRC Access DD</td>
<td>Add NB – Left-Turn Lane</td>
<td>Add NB – Left-Turn Lane</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Add NB – Right-Turn Lane</td>
<td>Add NB – Right-Turn Lane</td>
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<td></td>
<td></td>
<td>Add SB – Right-Turn Lane</td>
<td>Add SB – Left-Turn Lane</td>
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<td>Add SB – Right-Turn Lane</td>
<td>Add EB – Left-Turn Lane</td>
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<td></td>
<td></td>
<td>Add WB – Left-Turn Lane</td>
<td>Add EB – Right-Turn Lane</td>
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<td></td>
<td>Add WB – Right-Turn Lane</td>
<td>Add WB – Left-Turn Lane</td>
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<td>Signalization, if and when warranted</td>
<td>Signalization, if and when warranted</td>
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<td></td>
<td></td>
<td></td>
<td>Traffic Monitoring</td>
<td>Traffic Monitoring</td>
</tr>
<tr>
<td>21</td>
<td>SR 31</td>
<td>Horseshoe Road/ BRC South Town Center Access CC</td>
<td>Add NB – Left-Turn Lane</td>
<td>Add NB – Right-Turn Lane</td>
</tr>
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<td></td>
<td></td>
<td></td>
<td>Add NB – Right-Turn Lane</td>
<td>Add SB – Left-Turn Lane</td>
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<td>Add SB – Right-Turn Lane</td>
<td>Add SB – Right-Turn Lane</td>
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<td></td>
<td>Add WB – Left-Turn Lane</td>
<td>Add WB – Left-Turn Lane</td>
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<td></td>
<td></td>
<td></td>
<td>Add WB – Thru/RT Lane</td>
<td>Add WB – Thru/RT Lane</td>
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<td></td>
<td></td>
<td>Signalization, if and when warranted</td>
<td>Signalization, if and when warranted</td>
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<td></td>
<td></td>
<td></td>
<td>Traffic Monitoring</td>
<td>Traffic Monitoring</td>
</tr>
<tr>
<td>22</td>
<td>SR 31</td>
<td>Cook Brown Road/ BRC North Town Center Access BB</td>
<td>Add NB – Right-Turn Lane</td>
<td>Add NB – Right-Turn Lane</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Add SB – Left-Turn Lane</td>
<td>Add SB – Left-Turn Lane</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Add WB – Left-Turn Lane</td>
<td>Add WB – Left-Turn Lane</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Reconfigure WB - Thru/RT Lane</td>
<td>Reconfigure WB - Thru/RT Lane</td>
</tr>
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<td></td>
<td></td>
<td></td>
<td>Signalization, if and when warranted</td>
<td>Signalization, if and when warranted</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Traffic Monitoring</td>
<td>Traffic Monitoring</td>
</tr>
<tr>
<td>23</td>
<td>SR 31</td>
<td>BRC North Access</td>
<td>Add NB – Right-Turn Lane</td>
<td>Add NB – Right-Turn Lane</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Add SB – Left-Turn Lane</td>
<td>Add SB – Left-Turn Lane</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Add WB – LT/RT Lane</td>
<td>Add WB – LT/RT Lane</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Traffic Monitoring</td>
<td>Traffic Monitoring</td>
</tr>
</tbody>
</table>

Footnotes:
(1) Includes Transportation Deficient improvements per Chapter 163.3180, F.S.
(2) Needed improvements attributed to NOPEC.
(3) Subject to BRI proportionate share mitigation or as site-related improvements.
(3) Constructed as site-related improvement.
Many of the changes proposed in the MDO and IDO fall within the provisions of Chapter 380.06(19)(e)3.F.S., which 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. The 2016 changes to the DRI legislation eliminated substantial deviations and requires now a NOPC process to address presumptions of a substantial deviation. The revised NOPC transportation reanalysis submitted on April 7, 2017 with revised intersection improvements dated May 4, 2017 has rebutted the substantial deviation presumption.

**Regional Resources and Facilities Impact**

The proposed changes will not create additional impacts on regional facilities assuming the revised conditions related transportation intersection improvements and the updated proportional share calculations are included in the revised IDO as discussed above. The Department of Economic Opportunity letter of no objection is found in Attachment VI.

**Character, Magnitude, Location**

Because there have been no changes to the character or magnitude of the development program of BCR and because the project has not moved, the proposed changes will not change the character, magnitude or location of the DRI.

**Multi-Jurisdictional Issues**

The BRC DRI is located east of SR 31 in the southeastern portion of Charlotte County on the Charlotte/Lee County line. The proposed changes do not create additional regional impacts that were not previously reviewed by the Council. Therefore, there are no new adverse multi-jurisdictional impacts created by the proposed changes.

**Need For Reassessment of the DRI**

The revised transportation analysis was the reassessment necessary to address the proposed changes. No additional reassessments are necessary at this time.

**Acceptance of Proposed MDO and IDO Amendment Language**

Council staff has reviewed the proposed BRC MDO and finds it acceptable for the proposed MDO changes. A review of the Increment 1 IDO amendment language is also acceptable assuming the revised development parameters, intersection and proportional share calculations are included in the final IDO consistent with the revised NOPC transportation reanalysis submitted on April 7, 2017 with revised intersection improvements dated May 4, 2017.

**Staff Conclusions**

Assuming the revised IDO transportation conditions as discussed above are included in the Final IDO staff concludes that the proposed changes do not “create 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” (Chapter 380.06(19)(a) F.S).

RECOMMENDED ACTIONS:

1. Accept the MDO revisions and revise the IDO based on development parameters, intersection and proportional share calculations consistent with the revised NOPC transportation reanalysis submitted on April 7, 2017 with revised intersection improvements dated May 4, 2017.

2. The revisions to the MDO and IDO shall be provided in a strike through under format within the total Development Order for BRC.

3. Notify Charlotte County, the Florida Department of Economic Development, and the applicant that the NOPC has rebutted the presumption of a substantial deviation.

4. Request that Charlotte County provide SWFRPC staff with copies of any development order amendments related to the proposed changes.

May 18, 2017
The final location, alignment and use of the conceptual trail system;

The location of vehicular access points, including existing temporary entry ways, to external public road systems;

The limited transportation, pedestrian, and utility corridor between the northern most mixed use residential/commercial area and north babcock area.

2. The provisions for existing operations, including areas currently planned or permitted, will be allowed to continue, consistent with mining permits for these areas. Additional mining areas may be allowed consistent with this plan. This plan can be modified based on available data provided through the DRI monitoring process or through subsequent incremental reviews and/or final permitting.

3. The boundaries of the areas shown as “Mixed Use Residential/Commercial” (MURC) including Town Center, are consistent in nature, and may be expanded through the subsequent incremental review process. Specific uses may be expanded to meet market demand, as indicated in the future land use map, without the need to re-permit through the current regulatory review process. The area is subject to subsequent permitting consistent with local land development regulations.

4. Golf course/recreation is allowed in MURC.

The following items will be refined during subsequent incremental reviews and/or final permitting:

a. Final acreages of all proposed uses;

b. Notice to initial design of all civic facilities (i.e. parks, schools, fire stations, recreation centers, education service centers, libraries, etc.)

c. The location, size and shape of all civic facilities (i.e. parks, schools, fire stations, recreation centers, education service centers, libraries, etc.)

d. The location and design of all civic facilities (i.e. parks, schools, fire stations, recreation centers, education service centers, libraries, etc.)

e. The configuration and design associated with the agricultural areas.

f. The location, size and shape of all civic facilities (i.e. parks, schools, fire stations, recreation centers, education service centers, libraries, etc.)

g. The location, size and shape of all civic facilities (i.e. parks, schools, fire stations, recreation centers, education service centers, libraries, etc.)

h. The location, size and shape of all civic facilities (i.e. parks, schools, fire stations, recreation centers, education service centers, libraries, etc.)

i. The location, size and shape of all civic facilities (i.e. parks, schools, fire stations, recreation centers, education service centers, libraries, etc.)

j. The location, size and shape of all civic facilities (i.e. parks, schools, fire stations, recreation centers, education service centers, libraries, etc.)

k. The location, size and shape of all civic facilities (i.e. parks, schools, fire stations, recreation centers, education service centers, libraries, etc.)

l. The location, size and shape of all civic facilities (i.e. parks, schools, fire stations, recreation centers, education service centers, libraries, etc.)

m. The location, size and shape of all civic facilities (i.e. parks, schools, fire stations, recreation centers, education service centers, libraries, etc.)

n. The location, size and shape of all civic facilities (i.e. parks, schools, fire stations, recreation centers, education service centers, libraries, etc.)

o. The location, size and shape of all civic facilities (i.e. parks, schools, fire stations, recreation centers, education service centers, libraries, etc.)

p. The location, size and shape of all civic facilities (i.e. parks, schools, fire stations, recreation centers, education service centers, libraries, etc.)

q. The location, size and shape of all civic facilities (i.e. parks, schools, fire stations, recreation centers, education service centers, libraries, etc.)

r. The location, size and shape of all civic facilities (i.e. parks, schools, fire stations, recreation centers, education service centers, libraries, etc.)

s. The location, size and shape of all civic facilities (i.e. parks, schools, fire stations, recreation centers, education service centers, libraries, etc.)

The following criteria are consistent with the mining permit and will be subject to change on an updated basis provided through the DRI monitoring process or through subsequent incremental reviews and/or final permitting:

1. Development of the entire property shall not exceed 17,870 dwelling units, 6,000,000 square feet of non-residential floor area, 17,870,000 square feet of non-residential floor area, 54,600 car parking spaces, 4,000 acres of agriculture and 13,631 acres of recorded in the Public Records following final permitting.

2. Agricultural areas, parks, or other space may be identified and refined during the review and/or through regional and community park sites will not be attributed to other development components and will not exceed 17,870 dwelling units; 6,000,000 square feet of non-residential floor area, 17,870,000 square feet of non-residential floor area, 54,600 car parking spaces, 4,000 acres of agriculture and 13,631 acres of recorded in the Public Records following final permitting.

3. There shall be a minimum of fifty (50) percent open space provided overall.

4. Open Space/Conservation Easement shall be addressed during subsequent incremental submittals, and recorded in the Public Records following final permitting.
Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

WESTERN 300’ OF THIS AREA WILL ULTIMATELY BE PART OF THE SR-31 EXPANSION

Cook Brown Rd
Horseshoe Rd

1. Mixed Use / Residential / Commercial, ± 1664 ac
2. Educational Service Center, 25 ac
3. Utility, ± 90 ac
4. Internal Roadway Circulation System, ± 123 ac
5. Parcel Access
6. Fire / EMS / Sheriff / Communication Tower

Increment 1 South Boundary, ±3621 ac
Town Center
Active Greenway, ±551 ac
Observation Greenway, ±369 ac
Open Space, ±136 ac
Lake, ±563 ac

LEGEND

Babcock Ranch Community DRI Boundary

Increment 1 Total Residential D.U. 2,000
Retail S.F. 50,000
Office (Gen./Med.) S.F. 125,000
Elementary School A.C. 20
Civic/GoVt/Church S.F. 30,000

Additional units and square footage will be added to the increment in the future through an amendment to this increment.

Exhibit B-2
Babcock Ranch
Map H-1 Increment 1 Overall Land Use Concept Map
April 2017
May 8, 2017

Ms. Jie Shao, Principal Planner
Community Development Department
Charlotte County
18400 Murdock Circle
Port Charlotte, Florida 33948

RE: NOPC for Babcock Ranch; File No. ADA-09-2007-023

Dear Ms. Shao:

The Department of Economic Opportunity received of Notifications of Proposed Change (NOPC) to the Babcock Ranch Development of Regional Impact (DRI) Master and Increment 1 development orders on August 8, 2016, from Erica S. Woods, authorized representative of the developer, Babcock Property Holdings, LLC., and additional information submitted December 30, 2016, January 16, 2017, April 11, 2017, April 28, 2017, and May 4, 2017. The applicant proposes the following modifications to the DRI Development Order:

- Amend transportation, stormwater, and wastewater management and water supply, and school conditions;
- Clarify net density calculation at buildout and eliminate minimum density requirements within Villages/Hamlets and Town Center;
- Reflect a previously approved extension of buildout ant development order expiration dates; add approximately 46 additional acres to increment 1;
- Clarify types, acreages, and timeframes for commencement of operations of public facilities;
- Clarify that Increment 1 Phases 1 and 2 are combined into one phase;
- Add golf course and age-restricted communities to land use types in Increment 1;
- Modify the Increment 1 development program in exhibit E based on the permitted Land Use Exchange, to consolidate Office-General and Office-Medical to Office, and to revise the footnotes to reflect consolidation of phases and addition of Golf Course to Increment 1 parameters.
Based on the information provided, the Department has no objections to the proposed changes. If you have any questions relating to this review, please contact Brenda Winningham, Regional Planning Administrator, at (850) 717-8516, or by email at Brenda.Winningham@deo.myflorida.com

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/bw

cc: Daniel L. Trescott, MSP, Trescott Planning Solutions, LLC
Margaret Wuerstle, Executive Director, Southwest Florida Regional Planning Council
Erica S. Woods, Babcock Property Holding, LLC.
Lee County DEO 17-1ESR

10c

10c

10c
The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Lee County Comprehensive Plan (DEO 17-1ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

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

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

A summary of the results of the review follows:

<table>
<thead>
<tr>
<th>Proposed Amendment</th>
<th>Location</th>
<th>Magnitude</th>
<th>Character</th>
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</tr>
</thead>
<tbody>
<tr>
<td>DEO 17-1ESR</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>(1) Regionally significant</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(2) Conditionally consistent with SRPP</td>
</tr>
</tbody>
</table>

**RECOMMENDED ACTION:** Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee 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

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.**
Lee County DEO 17-1ESR proposes to amend Lee Plan Map 17, Southeast DR/GR Residential Overlay, to designate a 637.5 +/- acre property along Corkscrew Road as an "Environmental Enhancement and Preservation Community" and Lee Plan Map 6 and 7 to include the property within the Future Potable Water and Sewer Service areas. The property is located approximately 3 miles east of the intersection of Alico and Corkscrew Roads. The requested amendments will allow the property to be developed with a residential community (Pepperland Ranch) pending the property being rezoned. The property acreage is 51.31 acres of wetlands and 586.19 acres of uplands. The current maximum allowable development for this property is 1 dwelling unit per 10 acres. The proposed amendment would allow for a maximum of 1 dwelling unit per acre to be developed in the 637.5 acres.

The Density Reduction/Groundwater Resources (DR/GR) future land use category was adopted to protect groundwater resources. The Environmental Enhancement and Preservation Communities Overlay targets critical restoration areas, requires enhanced development standards, and provides predictable density incentives, furthering the County’s goals for the Southeast DR/GR. The Overlay has previously been found to be consistent with Lee Plan Objective 107.1, Policy 1071.1, Policy 107.2.8 and Policy 107.11.4. In 2015, the amendments that allowed WildBlue and Corkscrew Farms developments were adopted. Both of these developments are significantly larger than the proposed Pepperland Ranch.

The subject property contains a historic flowway that has been impacted by decades of agricultural uses. Restoration of the flowway can be accomplished using the standards provided in the Overlay. The proposed amendment will provide continued protection of the DR/GR as an area that can provide substantial groundwater recharge to aquifers suitable for wellfield development. No significant impacts on present or future water resources will result from the change. Preservation of wildlife habitat on the subject property will help to connect large areas of publicly owned conservation and other areas of privately preserved and restored lands. The County states that this project will create the following ecological benefits:

- Preservation, enhancement, and restoration of 350± acres of indigenous habitat
- Preservation of 100% of the project’s existing indigenous vegetation
- Restoration of historic hydrologic conditions to the greatest extent practicable
- Enhance and restore surface and ground water resources
- Eliminate farming activities
- Improve water quality
- 55% of the total project area will be preserved and placed under conservation easement
- Restoration of historic flow-ways
- Provide increased wildlife habitat and connection to adjacent conservation lands
- Preservation of 100% of existing wetlands
- Long-term maintenance in perpetuity of preserve areas
- Restoration of historic ecosystems
• Increased foraging habitat for wading birds

The County provided the following summary on water levels and recharge:

• Current water levels highly impacted by agricultural dewatering and irrigation
• Proposed water management system is designed to mimic historic conditions
• Proposed water level controls based on:
  o Historic biologic indicators
  o Over 20 years of nearby monitoring
• Allowable discharges reduced by 50%
• Annual water use reduced by over 60%
• Dry season water use reduced by over 90%
• Modeled water level increase of >5 feet at project center and >2 feet at boundaries
• Groundwater recharge increased by over 300 million gallons annually

The County also promises that this project will increase regional connectivity. Currently the subject property provides no direct connection to regional surface water systems. The project provides for restoration of historic onsite flowway and provides potential connection to all known adjacent flowways.

Regional Impacts
Attached are comments from the SWFRPC’s environmental planning staff concerning water, utilities, and wildlife resources.

The South Florida Water Management District determined that the proposed changes do not appear to adversely impact the water resources in this area; therefore, the District has no comments on the proposed amendment package.

Council staff has reviewed the requested changes and finds that the Project is regionally significant with regards to location. The DR/GR is an ecologically important area and this amendment package requests increased residential density in that area. Staff recommends conditional approval of these amendments.

The conditions are:

1. Lee County follows the recommendations of the Florida Fish and Wildlife Conservation Commission (FWC) which are outlined in the following environmental report.
2. Lee County Utilities commits to providing wastewater treatment to the proposed development.

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
Staff recommends that this project be found regionally significant with regards to location and recommend approval given that the two conditions above are met.

Recommended Action
Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County.
The Pepperland Ranch proposal is to Amend Lee Plan Map 17, Southeast DR/GR Residential Overlay, to designate a 637.5 +/- acre property along Corkscrew Road as an "Environmental Enhancement and Preservation Community" and Lee Plan Maps 6 and 7 to include the property within the Future Potable Water and Sewer Service areas. The property is located approximately 3 miles east of the intersection of Alico and Corkscrew Roads. The requested amendments will allow the property to be developed with a residential community pending the property being rezoned.

The subject property is identified in the Lee Plan as a Tier 1 Priority Restoration property. Lee Plan Policy 33.2.2 provides that the Priority Restoration overlay depicts land where protection and/or restoration would be most critical to restore historic surface and groundwater levels and to connect existing corridors or conservation areas. Tier 1 lands are the highest priority for protection from irreversible land-use changes. By requesting to be added to the Overlay the applicant is opting to utilize the incentive based language that would allow for increased density on the site where the project improves, preserves, and restores regional surface water and groundwater resources and indigenous wildlife habitats.

The applicant has provided materials that demonstrate regional hydrological and wildlife connectivity can be provided through the restoration of the existing agricultural fields consistent with Goals, Objectives, and Policies identified in the Lee Plan, including Policy 2.4.2 and 2.4.3 which require a finding that no significant impacts on present or future water resources will result from the change.

The subject property contains a historic flowway that has been impacted by decades of agricultural uses. Restoration of the flowway can be accomplished using the standards provided in the Overlay. Preservation of wildlife habitat on the subject property will help to connect large areas of publicly owned conservation and other areas of privately preserved and restored lands. The requested Comprehensive Plan Amendment is to allow higher residential densities in turn for the restoration of historic flowways and wildlife habitat on property identified by the Lee Plan as a Tier 1 restoration area.

This project proposes to provide connectivity for wildlife movement and restoration of active agricultural into native habitat, consistent with Goal 33. The applicant and the County state that given its location and environmental features the property provides opportunities to protect, preserve, and restore strategic regional hydrological and wildlife connections consistent with Policy 33.3.4. Through the concurrent rezoning case the applicant has proposed, and Policy 33.3.4(2) requires, that development of the property will provide the following regional benefits:

- Preservation of all existing native wetlands habitats and approximately 350 acres of land to be placed into a conservation easement. These preserves will include exotic removal, re-grading and replanting/seeding/natural recruitment. Along with common open space and water management conveyance areas and lakes results in 60% open space.
• Enhance, restore and create historic hydric pine, cypress and marsh wetland habitats as well as upland habitats in the approximately 380 acres of preserved lands. This will include restoring historic water levels and hydro-periods in wetlands, removal of exotic species and restoration/creation of wetlands and uplands within existing disturbed agriculture areas. This is a drastic increase over the 20.41 acres of existing indigenous preservation currently on the site.

• Improve critical wildlife connections to nearby public conservation lands to the north and south. Preservation of water resources through reductions in water use allocation and the use of native plants to reduce irrigation.

• Restore historic flowways and allow off-site connection of flowways.

• Connection to sewer and water instead of the currently approved well and septic use.

Of the 637.5± acres, only 3% is indigenous vegetation. The remaining areas are used for agricultural purposes and contain row crops, agricultural ditches or roads. The agricultural property provides limited value for wildlife in its current state. With the removal of the agricultural berms, cessation of agricultural irrigation and restoration of 60% of the property to native habitat, the site will provide more value for wildlife by allowing increased opportunities for wood storks and other wading birds to forage or nest and for panthers and other wide-ranging species to hunt, traverse, or den on the property.

GROUNDWATER: The subject site is located at the south of the Lee County Utilities Corkscrew Wellfield. In fact, one third of the northern portion of the property is located within wellfield protections zones. The current use on the property is agriculture. There are a number of existing permitted wells for agriculture use. Most of those wells will be properly abandoned or possibly utilized as monitoring wells. Lee County Natural Resources staff has reviewed the information provided by the applicant including the Groundwater Analysis for the subject site, prepared by Water Science Associates. Compared to the current agricultural land use, the proposed amendment will reduce impacts on groundwater resources by using potable water supply provided by Lee County Utilities. The proposed centralized irrigation system utilizes on site lakes replenished by the newly constructed wells on an as necessary basis. This system will be designed to meet the requirements of the Lee County "Water Conservation Ordinance".

SURFACE WATER:

The subject site is located south of mitigation or conservation lands owned by other agencies. The residential community located west of the subject property along 6L's Farm Road experiences flooding from time to time. Farm ditches have been excavated within and around the property altering historical surface water drainage and runoff patterns. The proposed restoration plan will preserve an onsite wetland area located on the northwestern section of the property. The master concept plan attempts to restore on-site wetlands by incorporating them into recreated flow ways. The restoration plan will also provide a flow way interconnect for proposed future connection along the northern and south eastern portions of the project to help relieve some of the flooding of adjacent properties. In addition, the proposed
development pods are chosen in a way to accommodate and enhance flow ways to mimic historic flow and to provide wildlife habitat.

WATER QUALITY:

Water quality is a major concern on this project due to its close vicinity to the public water supply system. The applicant has agreed to provide additional treatment of surface water prior to discharging to water management lakes. One of the conservation goals listed in the Dover Kohl study was to maintain and enhance surface and groundwater resources. This goal is achieved by using lake water for irrigation, providing potable water from Lee County Utilities, elimination of septic systems, and restoration of flow ways through the property. Further, incorporation of a monitoring well network will provide a tool for managing the natural system and work towards achieving other goals listed in the Dover Kohl study.

The following items shall be addressed and resolved during the Zoning approval process:

1) Flow way restoration and maintenance plan.
2) Flowway and Outfall Easement agreement.
3) Potential contamination of public water supply system due to construction or operational activities on the project site.
4) Design of the water management system to mimic the functions of the natural system.
5) Maintain historic flow through the property and avoid flooding of adjacent properties.
6) Setback requirements of Chapter 62-532 with regard to sanitary sewer lines from public water supply system.
7) Compliance with Wellfield Protection Ordinance.

Based on the information provided and given the above concerns are to be addressed in the subsequent approval processes, the Lee County Division of Natural Resources finds that no significant impacts on present or future water resources are expected as a result from the change. Therefore, the Division of Natural Resources staff recommends that the Board of County Commissioners make a formal finding that no significant impacts on present or future water resources are expected as a result from changing the Future Land Use Category, as required in Lee Plan Policy 2.4.2 and Policy 2.4.3. This memo does not intend to relieve the applicant from complying with any other part of the Lee Plan.

POTABLE WATER:

LCU' s current total combined water treatment capacity is 45.9 million gallons per day (MGD). The Green Meadows Water Treatment Plant (WTP) is in the process of being expanded from 9.00 MGD to 14.00 MGD which will bring the total combined treatment capacity of the water
system to 5.0 MGD. The projected water system demand included in LW's Integrated Water Resource Master Plan dictates a total water system demand of 37.04 MGD annual average daily flow (AADF) in the year 2030. This represents a surplus capacity of 13.86 MGD. The 2015 annual average daily demand in LCU's water system was 23.41 MGD. The 2015 maximum month average daily demand in LCU's water system was 27.25 MGD. Based on the information presented above there is sufficient water treatment capacity to serve the proposed development.

SANITARY SEWER:

The current permitted treatment capacity of the Three Oaks Wastewater Treatment Plant (WWTP) is 6.0 MGD. The current sand average daily flow to the Three Oaks WWTP is 3.15 MGD. There currently is capacity at the Three Oaks WWTP to provide service to the proposed development. Regarding sufficient treatment capacity in the future, the following should be noted. LCU has recently completed a study of the Three Oaks WWTP service area which included a flow projection to the Facility. This study was completed by a Consultant. The flow projection for this study was based on the Three Oaks WWTP future service area at the time the projection was completed.

The Pepperland Ranch project is currently not located within the Three Oaks WWTP future service area, therefore, the wastewater flow projected from the Pepperland Ranch development (140,000 gallons per day) was not included in the flow projection performed in the study referenced above. Utilizing the flow projection performed during the study referenced above the effect the Pepperland development projected flow will have on the available capacity at the Three Oaks WWTP can be determined. The flow projection was revised to add the flow generated from Pepperland Ranch as well as comprehensive plan amendments approved for the projection was performed. It was assumed that the Pepperland Ranch project would be fully built out by the year 2020. The revised projection indicates that the annual average daily flow to the Three Oaks WWTP will not exceed the permitted capacity until the year 2028. Because the wastewater flow to the Three Oaks WWTP is projected to exceed the permitted capacity in the future, Lee County Utilities has initiated a study to identify options for treatment of wastewater flows that are projected to be generated within the Three Oaks WTPs service area. This study is currently underway. Therefore there is no guarantee at this time that Pepperland Ranch will have central wastewater treatment.

WETLANDS AND WILDLIFE:

The applicant is seeking a permit modification to construct a stormwater management system that would serve 700 single-family homes, a clubhouse facility, and associated infrastructure on approximately 638 acres located approximately 3.0 miles east of the Alico Road and Corkscrew Road intersection, immediately south of Corkscrew Road in Lee County. The dominant land covers on the proposed site consist of row crops, fallow crops, berms, cypress, shrub wetland, and other surface waters. Based on the proposed site plan, the applicant intends to impact 9.43 acres of other surface waters. The applicant is proposing to enhance and preserve 51.3 acres of on-site wetlands and restore 298.79 acres of agricultural lands.

Potentially Affected Resources
According to the **Protected Species Survey** (Rev. September 2016) by Passarella & Associates, Inc., submitted in support of the permit application, a listed species survey was conducted in February and May 2016. Based on the results of this survey, Florida sandhill crane (*Grus canadensis pratensis*, State Threatened [ST]), little blue heron (*Egretta caerulea*, State Species of Special Concern [SSC]), roseate spoonbill (*Ajaja ajaja*, SSC), snowy egret (*Egretta thula*, SSC), tricolored heron (*Egretta tricolor*, SSC), white ibis (*Eudocimus albus*, SSC), wood stork (*Mycteria americana*, Federally Threatened [FT]), Audubon’s crested caracara (*Polyborus plancus audubonii*, FT), and bald eagle (*Haliaeetus leucocephalus*) were documented on the proposed project site.

FWC staff conducted a geographic information system (GIS) analysis of the project area. Our analysis confirmed the information from the Protected Species Survey and also found that the project area is located near, within, or adjacent to:

- One or more wood stork nesting colony core foraging areas (CFA). The CFA constitutes an 18.6-mile radius around the nesting colony.

- U.S. Fish and Wildlife Service (USFWS) Consultation Area for the following federally listed species:
  - Florida scrub-jay (*Aphelocoma coerulescens*, FT)
  - Red-cockaded woodpecker (*Picoides borealis*, Federally Endangered [FE])
  - Everglade snail kite (*Rostrhamus sociabilis plumbeus*, FE)
  - Florida panther (*Felis concolor coryi*, FE) - Primary Zone
  - Florida bonneted bat (*Eumops floridanus*, FE)

- Potential habitat for state- and federally listed species:
  - Eastern indigo snake (*Drymarchon corais couperi*, FT)
  - Big Cypress fox squirrel (*Sciurus niger avicennia*, ST)
  - Sherman’s short-tailed shrew (*Blarina shermani*, SSC)
  - Everglades mink (*Neovison vison evergladensis*, ST)

- Potential habitat for the Florida black bear (*Ursus americanus floridanus*) - South Bear Management Unit

The applicant submitted a **Protected Species Management and Human-Wildlife Coexistence Plan (PSMP)** (Rev. September 2016) for the Pepperland Ranch project. This plan addresses conservation, avoidance, minimization, and potential mitigation measures for the Eastern indigo snake, American alligator (*Alligator mississippiensis*, FT because of similarity of appearance), Audubon’s crested caracara, Florida bonneted bat, Big Cypress fox squirrel, Florida black bear, Florida panther, wood stork, and listed wading birds. According to the PSMP, the applicant intends to conserve approximately 351 acres on-site comprised of 200 acres of wetlands and 151 acres of uplands following completion of the mitigation activities. The preserve areas will be managed for listed species occurring or potentially occurring on-site based on habitat type. The applicant intends to place a conservation easement over the conservation areas or other equivalent deed restriction with approval granted to Lee County.
In addition, a 4’x10’ box culvert wildlife crossing will be installed where the north-south entrance road bisects the preserve areas to maintain the connectivity as a wildlife corridor. The project’s site design also includes a six-foot chain link fence around the residential areas to deter large mammal access. Signs identifying the preserve as a “nature preserve area” are anticipated to be placed around preserve areas and should include language stating “No dumping allowed”. Signs will be no closer than 10 feet from residential property. The applicant proposes to conduct periodic seminars with future residents to further educate the community about the preservation areas, wetland benefits, human wildlife coexistence, and the benefits of prescribed fire. The habitat management, avoidance, minimization, and mitigation measures proposed generally follow accepted guidelines and practices for those species mentioned above. The FWC offered the following recommendations to enhance the intent of the PSMP.

Florida Sandhill Crane

As noted in the PSMP, Florida sandhill cranes have been documented on the proposed site. The freshwater emergent marshes in the northern part of the project area may provide potential nesting habitat for this species. The site plan indicates potential development may fall within 400 feet of potentially suitable Florida sandhill crane nesting habitat. If construction will occur within 400 feet of an active Florida sandhill crane nest, we recommend that the applicant contact FWC staff identified below to discuss potential permitting needs.

Big Cypress Fox Squirrel

As noted in the PSMP, Big Cypress fox squirrel (BCFS) may potentially utilize the habitats found onsite and the applicant proposes to restore approximately 151 acres of suitable fox squirrel habitat. Big Cypress fox squirrels typically nest between October and February and from April to August. If construction or restoration activities occur within 125 feet of a nest tree, then steps should be taken to determine if the nest is active. The applicant should then coordinate with FWC staff to discuss permitting alternatives.

Everglades Mink

The project site is within the accepted current range of the Everglades mink. The Everglades mink does not avoid human activity and frequently makes use of man-made structures such as canals and levees (FWC 2013). FWC has developed a Species Action Plan for the Everglades Mink which can be accessed at the following web address: [http://myfwc.com/media/2738256/Everglades-Mink-Species-Action-Plan-Final-Draft.pdf](http://myfwc.com/media/2738256/Everglades-Mink-Species-Action-Plan-Final-Draft.pdf). The population size and trend is unknown for the Everglades mink and has been inferred from limited data. We recommend that the applicant coordinate with FWC staff if mink are observed onsite to determine if the proposed activities may affect Everglades mink.

Prescribed Burning

According to the PSMP, prescribed burning will be used to maintain the native vegetative communities in the conservation areas. FWC recommends that the applicant also include provisions for a community covenant that would ensure the ability to perform prescribed burns on fire-dependent plant communities within the preserved areas, as well as inform prospective
home buyers that prescribed burning is an acceptable practice for land management and provide educational materials on what residents can expect during prescribed burns.

Federal Listed Species

This site may also contain habitat suitable for the other federally listed species identified above. We recommend the applicant coordinate with USFWS South Florida Ecological Services Office (ESO) as necessary for information regarding potential impacts to these species and the need for additional conservation, avoidance, minimization, and potential mitigation measures. The USFWS South Florida Ecological Services Office (ESO) can be contacted at (772) 562-3909.

The applicant has provided materials that demonstrate regional hydrological and wildlife connectivity can be provided through the restoration of the existing agricultural fields consistent with Goals, Objectives, and Policies identified in the Lee Plan, including Policy 2.4.2 and 2.4.3 which require a finding that no significant impacts on present or future water resources will result from the change.

The subject property contains a historic flowway that has been impacted by decades of agricultural uses. Restoration of the flowway can be accomplished using the standards provided in the Overlay. Preservation of wildlife habitat on the subject property will help to connect large areas of publicly owned conservation and other areas of privately preserved and restored lands. The requested Comprehensive Plan Amendment is to allow higher residential densities in turn for the restoration of historic flowways and wildlife habitat on property identified by the Lee Plan as a Tier 1 restoration area.
MAPS

Lee County

DEO 17-1ESR

Growth Management Plan

Comprehensive Plan Amendment
FIGURE 1. PROJECT LOCATION MAP
PEPPERLAND RANCH

PROJECT LOCATION
SEC 30, TWP 46 S, RNG 27 E

PASSARELLA & ASSOCIATES
LEGEND

PEPPERLAND RANCH

EXHIBIT A. AERIAL WITH BOUNDARY
PEPPERLAND RANCH

NOTES:
AERIAL PHOTOGRAPHS WERE PROVIDED
BY THE LEE COUNTY PROPERTY
APPRASIAL'S OFFICE AND WERE FLOWN
JANUARY-FEBRUARY 2005.

PROPERTY BOUNDARY PER BANKS
ENGINEERING, INC. DRAWING NO. 812-
58-06-128-200.DWG DATED JANUARY
27, 2005.

ROADWAY NETWORKS WERE ACQUIRED
FROM THE FLORIDA GEOGRAPHIC DATA
LIBRARY WEBSITE.

W.C.  2/15/16
REVIEWED BY  
S.J.  2/15/16
REVISED  

PASSARELLA & ASSOCIATES
EXHIBIT H. DOCUMENTED OCCURRENCES OF LISTED SPECIES
PEPPERLAND RANCH

PASSARELLA & ASSOCIATES
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 17-3ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

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

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

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| DEO 17-3ESR        | No       | No        | Yes       | (1) 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

04/2017
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

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 17-3ESR)

DATE RECEIVED: MARCH 31, 2017

Summary of Proposed Amendment
Hendry County Comp Plan Amendment DEO 17-3ESR consists of two amendments to the Hendry County Comprehensive Plan:

CPA16-0006
The applicant is requesting a Text Amendment to the Hendry County Comprehensive Plan Future Land Use Element to amend the Electrical Generating Facility access location standard found in Policy 1.1.14 and adding a specific subarea policy in accordance with same (proposed Policy 1.1.14.3) to allow a solar powered electrical generating facility.

CPA16-0007
The applicant is requesting to amend the Hendry County Comprehensive Plan Future Land Use Map by changing the future land use designation from Agriculture (AG) to Electrical Generating Facility (EGF) on the subject property.

The proposed development known as the FPL Hammock Solar Energy Center is a state of the art electrical generating facility powered by solar energy to be located on up to 456 acres of the 957± acre site. The facility will be limited to the total generation of 74.5 MW of electricity.

Solar panels will be installed within the Facility Area designated on the General Concept Plan (GCP). The primary development within Facility Area include solar panels (not to exceed a height of 20’) and ancillary equipment and improvements such as transformers, transmission facilities, switchyard and substation facilities, fencing, signage, equipment shed(s), temporary construction office/trailer(s), and water management facilities. The GCP depicts “Open Space” designated on approximately one-third of the Property. The Open Space area contains wetlands, which have not been impacted, and other natural and impacted areas. To facilitate the movement of wildlife, no fencing will be constructed in the Open Space area.

Crossing the Open Space area for connectivity will be authorized by regulatory permitting, if required. The remaining area of the Property – that portion outside of the Facility Area and Open Space area – will continue its existing agriculture use.

The facility will not be subject to the Florida Electrical Power Plant Siting Act (PPSA), ss.403.501-518, Florida Statutes as it does not meet or exceed the 75 MW generation threshold for same. The facility will be reviewed and permitted in accordance with all applicable federal, state and local regulations.

The subject property is located approximately 7.5 miles east of State Road 29 and approximately 7.5 miles east of State Road 29 and approximately 2 miles north of Sears Road. The applicant states in the application that legal access to the Property will be from the eastern terminus of Sears Road by way of a private road. However, proof of legal access has not been provided, but such documentation will be
required prior to Site Development Approval. The site has direct access to existing or planned arterial or collector roads of sufficient capacity to ensure that, during plant operations, there will be no degradation to the level of service below the adopted standard; an EGF restricted to solar power generation only may or may not have direct access from a public road, but must have permanent legal access to the property.

An economic study was prepared by Fishkind & Associates, Inc. in September 2016 for a similar potential project in Hendry County. It reflects a ratio of approximately 3:1 between direct and indirect economic output to payroll during construction. Based on FPL’s experience, wages for constructing solar fields will range between $12 and $20 per hour. By utilizing a similar approach to the one used by the 2016 Fishkind study, then applying an average of $15 per hour to 200 wage earners working only 8 months, Hammock Solar site conservatively yields approximately $4 million in payroll and $12 million in direct and indirect benefits in Hendry County, including increased local expenditures, goods and services.

On April 12, 2016 the County adopted a comprehensive plan amendment establishing a new FLUC Electrical Generating Facility (EGF). This FLUC created specific performance standards for an EGF that requires a comprehensive plan amendment for a “Subarea” and a map amendment that will create site specific standards. In addition a PUD rezoning is required that provides even more specificity and conditions of approval to ensure the project will be consistent with the comprehensive plan and all other local, state and federal regulations. The PUD petition will be presented to the Hendry County BCC at the adoption hearing for the Comprehensive Plan amendments.

Regional Impacts
Due to the unique, large-scale type of use that the solar field would provide, staff finds this project regionally significant due to character. 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 significant adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. Staff finds that this project is regionally significant in regard to character.

Recommended Action
Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Hendry County.
March 31, 2017
Revised with correct DEO File No. 4-24-2017

Margaret Emblidge, AICP
Community and Planning Development Director
Hendry County
P.O. Box 2340
640 South Main Street
LaBelle, FL 33935

RE: Hendry County 47-4ESR 17-3ESR Proposed Comprehensive Plan Amendment (Expedited State Review Process) – FDOT Technical Assistance Comments

Dear Ms. Emblidge:

The Florida Department of Transportation (FDOT), District One, has reviewed the Hendry County 47-4ESR 17-3ESR Proposed Comprehensive Plan Amendments (CPA). The CPA package was transmitted under the Expedited State Review process by the Hendry County Board of County Commissioners in accordance with the requirements of Florida Statutes Chapter 163. FDOT offers the following technical assistance comments.

The Hendry County 47-4ESR 17-3ESR includes both Text (CPA16-0006) and Map (CPA16-0007) amendments as requested by the Florida Power & Light Company (FPL). The amendments allow the “FPL Hammock Solar Energy Center”, solar only facility, to be developed on up to 456 acres of the 957± acre site, generally located approximately 7.5 miles east of State Road 29, 6.5 miles south of State Road 80 and two miles north of Sears Road. The proposed amendments are summarized below.

CPA16-0006 (Text Amendment):
CPA16-0006 is a text amendment to the Hendry County Comprehensive Plan Future Land Use (FLU) Element including the following:
- Amend the Electrical Generating Facility (EGF) access location standard found in Policy 1.1.14. The proposed amendment allows an EGF, restricted to solar power, to have direct access from a public road.

www.dot.state.fl.us
• Add a specific subarea policy (proposed Policy 1.1.14.3) to allow a solar powered EGF on the subject property.

**CPA16-0007 (Map Amendment):**
CPA16-0007 is a FLU Map amendment to change the FLU designation on 456± acres of the subject property from Agriculture (AG) to EGF. The remaining area of the property (501 acres) will continue its existing AG use. According to the adopted FLU designation of AG, the maximum development that could occur on the 456± acres is 91 single family dwelling units (1 DU/5 Acres), which would result in approximately 963 daily trips or 97 p.m. peak hour trips.

Based on the information provided in the “Staff Report” and the “Traffic Impact Statement”, it is noted that “The solar facility will be remotely monitored and will not require onsite personnel for operation. Periodic maintenance of equipment and grounds will occasion infrequent visits...an average of one site visit per day (2 trips) will be generated by the solar facility”. Therefore, the maximum potential trips which would result from the proposed development of EGF is approximately 2 daily trips or 1 p.m. peak hour trip; resulting in a **net decrease of 961 daily trips or 96 p.m. peak hour trips**. The following table summarizes the maximum trip generation potential for the adopted and proposed land uses, as well as the change in trips as a result of the amendment.

### MAXIMUM TRIP GENERATION FOR CPA16-0007

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Land Use Designation</th>
<th>Maximum Allowed Density / Intensity</th>
<th>Land Use Code</th>
<th>Size of Development</th>
<th>Daily Trips</th>
<th>PM Peak Hour Trips¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adopted</td>
<td>AG</td>
<td>1 DU/5 Acres</td>
<td>210</td>
<td>456 DUs</td>
<td>963¹</td>
<td>97¹</td>
</tr>
<tr>
<td>Proposed</td>
<td>EGF</td>
<td>NA</td>
<td>NA</td>
<td>456 NA</td>
<td>2²</td>
<td>1²</td>
</tr>
</tbody>
</table>

Change in Trips: -961 -96

¹ Trip generation based on the rates and equations obtained in the ITE Trip Generation Manual (9th Edition)

**FDOT Technical Assistant Comment #1 (Text Amendment):**
The proposed CPA does not increase land use densities or intensities, nor access to the nearest State and State Intermodal System (SIS) transportation facilities; therefore, FDOT offers no comments on the proposed CPA16-0006 Text Amendment.

**FDOT Technical Assistant Comment #2 (Map Amendment):**
Based on the planning level analysis, the proposed amendment will decrease the number of trips on the subject property and is not expected to adversely impact State and SIS transportation facilities. **As a result, FDOT offers no comments on the proposed CPA16-0007 Map Amendment.**

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

Sincerely,

Sarah Catala
SIS/Growth Management Coordinator
FDOT District One

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

Hendry County
DEO 17-3ESR

Growth Management Plan
Comprehensive Plan Amendment
FPL HAMMOCK SOLAR ENERGY CENTER

Applications for Comprehensive Plan Text and Future Land Use Map Amendment

Prepared for:
Florida Power & Light Company
700 Universe Boulevard
Juno Beach, FL 33408

February 2017

Prepared by:
ROCK ENTERPRISES, INC.
ENGINEERING CONSULTANTS
870 W. Hickpochee Ave
Suite 100
Lafayette, FL 33955
SWFRPC Committee Reports
Agenda

Item

11a

11a

Budget & Finance Committee

11a
2016 - 2017 Workplan & Budget Financial Snapshot
Mar-17

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
State/Federal Grants billed quarterly: LEPC, HMEP, TD, EPA, and ED
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 $42,176 Unaudited
SWFRPC
Detail of Reserve
As of MARCH 31, 2017

Cash and Cash Equivalents:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Petty Cash</td>
<td>$200</td>
</tr>
<tr>
<td>FineMark Operating Funds</td>
<td>$170,610</td>
</tr>
<tr>
<td>2016 Fiscal Year Carryover</td>
<td>$22,258</td>
</tr>
<tr>
<td><strong>Total Cash and Cash Equivalents</strong></td>
<td><strong>$193,068</strong></td>
</tr>
</tbody>
</table>

Investments:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>FineMark Money Market</td>
<td>$536,050</td>
</tr>
<tr>
<td>Local government Surplus Trust Fund Investment Pool (Fund A)</td>
<td>$136,938</td>
</tr>
<tr>
<td><strong>Total Investments</strong></td>
<td><strong>$672,987</strong></td>
</tr>
</tbody>
</table>

**Total Reserves**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$866,056</td>
</tr>
</tbody>
</table>


## SWFRPC INCOME STATEMENT
### COMPARED WITH BUDGET
#### FOR THE ONE MONTH ENDING MARCH 31, 2017

<table>
<thead>
<tr>
<th>Local Assessments</th>
<th>Current Month</th>
<th>Year to Date A</th>
<th>FY 2016-2017 Approved Budget B</th>
<th>% Of Budget Year to Date</th>
<th>Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charlotte County</td>
<td>$</td>
<td>$25,072</td>
<td>$50,142</td>
<td>50%</td>
<td>$25,070</td>
</tr>
<tr>
<td>Collier County</td>
<td>-</td>
<td>$51,570</td>
<td>$103,141</td>
<td>50%</td>
<td>$51,571</td>
</tr>
<tr>
<td>Glades County</td>
<td>-</td>
<td>$1,928</td>
<td>$3,856</td>
<td>50%</td>
<td>$1,928</td>
</tr>
<tr>
<td>Hendry County</td>
<td>-</td>
<td>$5,714</td>
<td>$11,429</td>
<td>50%</td>
<td>$5,715</td>
</tr>
<tr>
<td>Lee County</td>
<td>-</td>
<td>$55,142</td>
<td>$110,282</td>
<td>50%</td>
<td>$55,140</td>
</tr>
<tr>
<td>City of Cape Coral</td>
<td>-</td>
<td>$24,976</td>
<td>$49,952</td>
<td>50%</td>
<td>$24,976</td>
</tr>
<tr>
<td>City of Fort Myers</td>
<td>-</td>
<td>$10,860</td>
<td>$21,719</td>
<td>50%</td>
<td>$10,860</td>
</tr>
<tr>
<td>Town of Fort Myers Beach Inc</td>
<td>-</td>
<td>$940</td>
<td>$1,879</td>
<td>50%</td>
<td>$939</td>
</tr>
<tr>
<td>Bonita Springs</td>
<td>-</td>
<td>$6,986</td>
<td>$13,970</td>
<td>50%</td>
<td>$6,984</td>
</tr>
<tr>
<td>City of Sanibel</td>
<td>-</td>
<td>$976</td>
<td>$1,951</td>
<td>50%</td>
<td>$975</td>
</tr>
<tr>
<td>Sarasota County</td>
<td>-</td>
<td>$58,814</td>
<td>$117,627</td>
<td>50%</td>
<td>$58,813</td>
</tr>
<tr>
<td><strong>Total Local Assessments</strong></td>
<td>$</td>
<td>$242,978</td>
<td>$485,948</td>
<td>50%</td>
<td>$242,970</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Federal/State Grants</th>
<th>Current Month</th>
<th>Year to Date A</th>
<th>FY 2016-2017 Approved Budget B</th>
<th>% Of Budget Year to Date</th>
<th>Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEM - Title III - LEPC 16/17</td>
<td>$22,233</td>
<td>$36,777</td>
<td>$44,250</td>
<td>83%</td>
<td>$7,473</td>
</tr>
<tr>
<td>DEM HMEP PT 16/17</td>
<td>$</td>
<td>$2,384</td>
<td>$60,349</td>
<td>4%</td>
<td>$57,965</td>
</tr>
<tr>
<td>FL CTD - TD Glades/Hendry 16/17</td>
<td>16,587</td>
<td>23,917</td>
<td>28,880</td>
<td>83%</td>
<td>4,964</td>
</tr>
<tr>
<td>DEM - Collier Hazard Analysis 16/17</td>
<td>-</td>
<td>3,624</td>
<td>8,054</td>
<td>45%</td>
<td>4,430</td>
</tr>
<tr>
<td>DEO Labelle</td>
<td>5,000</td>
<td>15,000</td>
<td>20,000</td>
<td>75%</td>
<td>$5,000</td>
</tr>
<tr>
<td>Ecosystem Services - EPA</td>
<td>316</td>
<td>36,634</td>
<td>36,634</td>
<td>100%</td>
<td>0</td>
</tr>
<tr>
<td>Wetland Mitigation Strategy - EPA</td>
<td>27,500</td>
<td>27,500</td>
<td>110,000</td>
<td>25%</td>
<td>82,500</td>
</tr>
<tr>
<td>Economic Development Planning 14/16</td>
<td>-</td>
<td>15,750</td>
<td>15,750</td>
<td>100%</td>
<td>-</td>
</tr>
<tr>
<td>Economic Development Planning 17/19</td>
<td>17,500</td>
<td>17,500</td>
<td>70,000</td>
<td>N/A</td>
<td>52,500</td>
</tr>
<tr>
<td><strong>Total Federal/State Grants</strong></td>
<td>$89,136</td>
<td>$179,086</td>
<td>$393,917</td>
<td>45%</td>
<td>$214,831</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Misc. Grants/Contracts/Contractual</th>
<th>Current Month</th>
<th>Year to Date A</th>
<th>FY 2016-2017 Approved Budget B</th>
<th>% Of Budget Year to Date</th>
<th>Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glades SQG</td>
<td>-</td>
<td>-</td>
<td>3,900</td>
<td>0%</td>
<td>3,900</td>
</tr>
<tr>
<td>Cape Coral CCRS</td>
<td>10,000</td>
<td>10,000</td>
<td>30,600</td>
<td>33%</td>
<td>20,600</td>
</tr>
<tr>
<td>Pelican Cove CCAP</td>
<td>-</td>
<td>10,000</td>
<td>20,000</td>
<td>50%</td>
<td>10,000</td>
</tr>
<tr>
<td>Train the Trainers</td>
<td>-</td>
<td>5,000</td>
<td>5,000</td>
<td>100%</td>
<td>-</td>
</tr>
<tr>
<td>Mangrove Loss</td>
<td>1,000</td>
<td>1,000</td>
<td>1,000</td>
<td>100%</td>
<td>-</td>
</tr>
<tr>
<td>Clewiston RBDG TA</td>
<td>-</td>
<td>3,000</td>
<td>3,000</td>
<td>100%</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total Misc. Grants/Contracts</strong></td>
<td>$11,000</td>
<td>$29,000</td>
<td>$63,500</td>
<td>46%</td>
<td>$34,500</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DRIS/NOPCS/Monitoring</th>
<th>Current Month</th>
<th>Year to Date A</th>
<th>FY 2016-2017 Approved Budget B</th>
<th>% Of Budget Year to Date</th>
<th>Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>DRI Monitoring Fees</td>
<td>$200</td>
<td>$950</td>
<td>-</td>
<td>-</td>
<td>$950</td>
</tr>
<tr>
<td>DRIS/NOPCS Income</td>
<td>1,500</td>
<td>15,323</td>
<td>35,000</td>
<td>44%</td>
<td>19,677</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$1,700</td>
<td>$16,273</td>
<td>$35,000</td>
<td>46%</td>
<td>$18,727</td>
</tr>
<tr>
<td>Current Month</td>
<td>Year to Date A</td>
<td>FY 2016-2017 Approved Budget B</td>
<td>% Of Budget Year to Date</td>
<td>Budget Remaining</td>
<td></td>
</tr>
<tr>
<td>---------------</td>
<td>----------------</td>
<td>-------------------------------</td>
<td>-------------------------</td>
<td>-----------------</td>
<td></td>
</tr>
<tr>
<td>Program Development (Unsecured Grants/Contract)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>*Program Development (Unsecured Grants/Contract)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017 Brownfield Symposium</td>
<td>2,562</td>
<td>4,562</td>
<td>-</td>
<td>N/A (4,562)</td>
<td></td>
</tr>
<tr>
<td>TOTAL PROGRAM DEVELOPMENT</td>
<td>$2,562</td>
<td>$4,562</td>
<td>-</td>
<td>N/A</td>
<td>$4,562</td>
</tr>
<tr>
<td>OTHER REVENUE SOURCES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ABM SPONSORSHIPS</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>CELA TEGA SPONSORSHIPS</td>
<td>-</td>
<td>1,600</td>
<td>-</td>
<td>N/A</td>
<td>(1,600)</td>
</tr>
<tr>
<td>Misc. Income</td>
<td>-</td>
<td>-</td>
<td>6,000</td>
<td>0%</td>
<td>6,000</td>
</tr>
<tr>
<td>INTEREST INCOME - Money Market</td>
<td>137</td>
<td>801</td>
<td>-</td>
<td>N/A</td>
<td>(801)</td>
</tr>
<tr>
<td>Fund A Investment Income</td>
<td>119</td>
<td>636</td>
<td>-</td>
<td>N/A</td>
<td>(636)</td>
</tr>
<tr>
<td>TOTAL OTHER REVENUE SOURCES</td>
<td>$256</td>
<td>$3,037</td>
<td>$6,000</td>
<td>51%</td>
<td>$2,963</td>
</tr>
<tr>
<td>Fund Balance</td>
<td>$ -</td>
<td>$ -</td>
<td>$588,437</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL REVENUES</td>
<td>$104,654</td>
<td>$474,936</td>
<td>$1,572,802</td>
<td>509,429</td>
<td></td>
</tr>
<tr>
<td>EXPENSES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PERSONNEL EXPENSES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SALARIES EXPENSE</td>
<td>$40,894</td>
<td>$199,563</td>
<td>$476,748</td>
<td>42%</td>
<td>277,185</td>
</tr>
<tr>
<td>FICA EXPENSE</td>
<td>3,023</td>
<td>14,758</td>
<td>36,471</td>
<td>40%</td>
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<td>RETIREMENT EXPENSE</td>
<td>3,565</td>
<td>16,677</td>
<td>47,715</td>
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<td>31,038</td>
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<td>HEALTH INSURANCE EXPENSE</td>
<td>9,000</td>
<td>32,730</td>
<td>63,090</td>
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<td>WORKERS COMP. EXPENSE</td>
<td>216</td>
<td>1,200</td>
<td>3,687</td>
<td>33%</td>
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<tr>
<td>UNEMPLOYMENT COMP. EXPENSE</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>0</td>
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<tr>
<td>TOTAL PERSONNEL EXPENSES</td>
<td>$56,698</td>
<td>$264,928</td>
<td>$627,711</td>
<td>42%</td>
<td>362,783</td>
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<tr>
<td>OPERATIONAL EXPENSES</td>
<td></td>
<td></td>
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<tr>
<td>CONSULTANTS</td>
<td>$9,912</td>
<td>$62,304</td>
<td>$108,600</td>
<td>57%</td>
<td>46,296</td>
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<tr>
<td>GRANT/CONSULTING EXPENSE</td>
<td>385</td>
<td>4,085</td>
<td>37,049</td>
<td>11%</td>
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<td>AUDIT SERVICES EXPENSE</td>
<td>-</td>
<td>1,000</td>
<td>25,000</td>
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<td>TRAVEL EXPENSE</td>
<td>7,214</td>
<td>14,653</td>
<td>29,620</td>
<td>49%</td>
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<td>TELEPHONE EXPENSE</td>
<td>375</td>
<td>2,209</td>
<td>5,100</td>
<td>43%</td>
<td>2,891</td>
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<td>POSTAGE / SHIPPING EXPENSE</td>
<td>68</td>
<td>623</td>
<td>1,725</td>
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<td>EQUIPMENT RENTAL EXPENSE</td>
<td>784</td>
<td>3,347</td>
<td>7,190</td>
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<td>INSURANCE EXPENSE</td>
<td>579</td>
<td>7,560</td>
<td>10,566</td>
<td>72%</td>
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<td>REPAIR/MAINT. EXPENSE</td>
<td>-</td>
<td>851</td>
<td>1,700</td>
<td>50%</td>
<td>849</td>
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<tr>
<td>PRINTING/REPRODUCTION EXPENSE</td>
<td>612</td>
<td>2,319</td>
<td>4,146</td>
<td>56%</td>
<td>1,827</td>
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<td>UTILITIES (Elec, Internet)</td>
<td>1,345</td>
<td>9,123</td>
<td>24,900</td>
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<td>15,777</td>
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<td>ADVERTISING/LEGAL NOTICES EXP</td>
<td>183</td>
<td>782</td>
<td>1,750</td>
<td>45%</td>
<td>968</td>
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<tr>
<td>OTHER MISCE. EXPENSE</td>
<td>-</td>
<td>(48)</td>
<td>4,837</td>
<td>-1%</td>
<td>4,885</td>
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<td>Department</td>
<td>Current Month</td>
<td>Year to Date A</td>
<td>FY 2016-2017 Approved Budget B</td>
<td>% Of Budget Year to Date</td>
<td>Budget Remaining</td>
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<tr>
<td>------------------------------------</td>
<td>---------------</td>
<td>----------------</td>
<td>--------------------------------</td>
<td>--------------------------</td>
<td>-----------------</td>
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<tr>
<td>BANK SERVICE CHARGES</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0%</td>
<td>0</td>
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<tr>
<td>OFFICE SUPPLIES EXPENSE</td>
<td>167</td>
<td>1,869</td>
<td>5,211</td>
<td>36%</td>
<td>3,342</td>
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<tr>
<td>COMPUTER RELATED EXPENSE</td>
<td>4,580</td>
<td>18,093</td>
<td>21,671</td>
<td>83%</td>
<td>3,578</td>
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<td>DUES AND MEMBERSHIP</td>
<td>-</td>
<td>13,184</td>
<td>25,310</td>
<td>52%</td>
<td>12,126</td>
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<tr>
<td>PUBLICATION EXPENSE</td>
<td>-</td>
<td>-</td>
<td>100</td>
<td>0%</td>
<td>100</td>
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<tr>
<td>PROF. DEVELOP.</td>
<td>116</td>
<td>387</td>
<td>1,000</td>
<td>39%</td>
<td>613</td>
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<tr>
<td>MEETINGS/EVENTS EXPENSE</td>
<td>1,737</td>
<td>3,789</td>
<td>4,750</td>
<td>80%</td>
<td>961</td>
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<td>CAPITAL OUTLAY - OPERATIONS</td>
<td>-</td>
<td>-</td>
<td>5,000</td>
<td>0%</td>
<td>5,000</td>
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<tr>
<td>CAPITAL OUTLAY - BUILDING</td>
<td>-</td>
<td>-</td>
<td>1,000</td>
<td>0%</td>
<td>1,000</td>
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<tr>
<td>LEASE LONG TERM</td>
<td>3,675</td>
<td>21,700</td>
<td>43,750</td>
<td>50%</td>
<td>22,050</td>
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<tr>
<td>UNCOLLECTABLE RECEIVABLES</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td><strong>FUND BALANCE</strong></td>
<td></td>
<td></td>
<td>$ 588,437</td>
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<tr>
<td><strong>OPERATIONAL EXP.</strong></td>
<td>$ 31,732</td>
<td>$ 167,832</td>
<td>$ 958,412</td>
<td>18%</td>
<td>202,143</td>
</tr>
<tr>
<td><strong>ALLOCATION FOR FRINGE/INDIRECT (CAPTURED BY GRANTS)</strong></td>
<td>$ -</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>UTILIZED RESERVE</strong></td>
<td>$ (13,322)</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>TOTAL OPERATIONAL EXP.</strong></td>
<td>$ 945,090</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>TOTAL CASH OUTLAY</strong></td>
<td>$ 88,430</td>
<td>$ 432,760</td>
<td>$ 1,572,802</td>
<td></td>
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</tr>
<tr>
<td><strong>NET INCOME (LOSS)</strong></td>
<td>$ 16,224</td>
<td>$ 42,176</td>
<td></td>
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</tbody>
</table>
## ASSETS

**Current Assets**
- Cash - Florida Prime $136,937.60
- Cash - FineMark Oper. 170,610.48
- Cash - FineMark MM 536,049.80
- Petty Cash 200.00
- Accounts Receivable 105,134.23

Total Current Assets 948,932.11

**Property and Equipment**
- Property, Furniture & Equip 237,172.31
- Accumulated Depreciation (197,201.57)

Total Property and Equipment 39,970.74

**Other Assets**
- Amount t.b.p. for L.T.L.-Leave 40,634.44
- FSA Deposit 2,881.29
- Rental Deposits 3,500.00
- Amt t.b.p. for L.T.Debt-OPEB 65,074.00

Total Other Assets 112,089.73

**Total Assets**

<table>
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<tr>
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<th>$</th>
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</thead>
<tbody>
<tr>
<td><strong>Total Assets</strong></td>
<td>1,100,992.58</td>
</tr>
</tbody>
</table>

## LIABILITIES AND CAPITAL

**Current Liabilities**
- Accounts Payable $113.28
- Deferred NorthPoint NOPC_5328 662.23
- Deferred Pelican Marsh_5329 468.69
- Deferred Commons NOPC_5337 1,500.00
- Deferred BRC Master NOPC_5338 1,899.11
- Deferred BRC Incr 1 NOPC_5339 1,918.14
- Deferred Tern Bay NOPC_5340 1,126.43
- Deferred PR Parcel 9E DRI_5342 19,169.99
- Deferred Pine Air NOPC_5343 1,937.12
- Deferred PR XXVII DRI_5344 35,000.00
- Deferred PR XXVI DRI_5345 35,000.00
- FICA Taxes Payable 1,383.77
- Federal W/H Tax Payable 1,074.62
- United way Payable (120.00)
- FSA Payable (79.48)
- LEPC Contingency Fund 305.25

Total Current Liabilities 101,359.15

**Long-Term Liabilities**
- Accrued Annual Leave 40,634.44
- Long Term Debt - OPEB 65,074.00

Total Long-Term Liabilities 105,708.44

**Total Liabilities**

<p>| | |</p>
<table>
<thead>
<tr>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Liabilities</strong></td>
<td>207,067.59</td>
</tr>
</tbody>
</table>

**Capital**
- Fund Balance-Unassigned 297,777.76
- Fund Balance-Assigned 514,000.00
- FB-Non-Spendable/Fixed Assets 39,970.74

Unaudited - For Management Purposes Only
<table>
<thead>
<tr>
<th>Account</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Net Income</td>
<td>42,176.49</td>
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<tr>
<td>Total Capital</td>
<td>893,924.99</td>
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<tr>
<td>Total Liabilities &amp; Capital</td>
<td>$ 1,100,992.58</td>
</tr>
</tbody>
</table>
Agenda

Item

Economic Development Committee

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Energy & Climate Committee

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Estero Bay Agency on Bay Management Committee

11d
Estero Bay Agency on Bay Management

The May 8, 2017 of the Estero Bay Agency on Bay Management was not held since previously arranged presenters postponed their presentations to a future date.

The regular meeting of the Estero Bay Agency on Bay Management was held on Monday, April 10, 2017 at the 9:30 AM at the SWFRPC offices. The approved minutes of the February 13, 2017 meeting are attached.

There was presentation on the project to maintenance dredge New Pass between Estero Bay and the Gulf of Mexico by Mr. Michael Poff. A copy of the presentation will be posted at the EBABM web page at http://www.swfrpc.org/abm.html

Old Business included discussions on the Comprehensive Plan process for the Village of Estero, the proposed developments in the DRGR, and the South Lee County Watershed Initiative.

Emerging Issues include the Corkscrew Road Overlay Study, and proposal to fill submerged lands north of Bonita Beach road, and the offshore drilling issue.

The next IAS Subcommittee Meeting is Monday, May 29, 2017, 1:30 PM, SWFRPC

The next Meeting Time and Place, for EBABM is Monday, June 12, 2017 9:30 AM, SWFRPC.

Recommended Action: Information only.
Summary Activity by Dr. Everham) from
Cela Tega - Resiliency and Adaptations in the Estero Bay Region
December 12, 2016

As the closing activity for the conference, participants were asked to respond to two questions as a group activity: 1) What was the most important thing you heard today?, and 2) What did we miss? Group responses are summarized below.

Most Important Points:

Impacts:
- Sea level rise and groundwater interactions
- SLR impacts on building foundations and other underground effects
- Saltmarshes, peat loss, subsidence, loss of islands and changing geomorphology
- Differences between sea level rise, storm surge and king tides
- Sea level rise AND run

Actions:
- All the community-based planning already happening
- Simple approaches in Punta Gorda give hopeful realistic response
- Opportunities are still out there
- Find ways to get the general public involved, encourage public input
- Resiliency planning needs to start early and be integrated in all aspects of community planning
- How planners need the buy-in of the general public and elected officials
- Utilize existing, particularly free, resources, and many tools that are already out there
- Local communities are able to organize and have impact – grassroots networks to work together
- Work on parallel tracks with planning and mitigation actions
- Senate Bill 1094

Things that were missed:
- Collier County missing from the conversation (there was a presentation on Collier County plans)
- We need a regional model for SLR (these exist)
- Need a coordinated regional advisory network
- What is happening in the State Legislature? Nationally? What should be?
- Funding sources
- Ties to economics and the business community, Chambers of Commerce
- Have the insurance industry represented
- The economics of building demolition and cleanup
- Water management and water resources
- Habitat migration, impacts to wildlife
- The difficulty of communicating urgency with incremental change
Following the discussion of these two questions, the participants were charged with determining individual actions that would follow. () represent comments by JWB3)
1. Provide Comments and Report to the Southwest Florida Regional Planning Council (SWFRPC) and others on relevant Items of Review such as: Comprehensive Plan Amendments, Developments of Regional Impact, update of the Strategic Regional Policy Plan, Intergovernmental Coordination and Review projects, etc.

2. Develop strategies and recommend actions to reduce impairment to Estero Bay waters. This will include comment on important initiatives including Surface Water Improvement Management (SWIM), development of TMDLs, establishment of Minimum Flows and Levels, Pollution Load Reduction Goals (PRGs), Basin Management Action Plans (BMAPs), Numeric Nutrient Criteria (NNC), and refinement of the Southwest Florida Special Basin Rule.

3. Seek continuing funding support from EBABM partners and external grant sources for special projects, event, and staff support of the EBABM.

4. Coordinate activities with the Charlotte Harbor National Estuary Program (CHNEP) and the Southwest Florida Watershed Council.

5. Collect and maintain a data library for Estero Bay at the offices of the SWFRPC and contribute to the CHNEP water atlas.

6. Explore the addition of these Estero Bay materials to Digital FGCU.

7. Review and comment to regulatory and infrastructure agencies on issues affecting Estero Bay and its watershed.

8. Review and participate as appropriate on other current issues affecting Estero Bay, such as the Caloosahatchee watershed and its tributaries.

9. Assure effective dissemination recommendations and findings to decision makers and the public.

10. Support land acquisitions and protections in the Estero Bay Watershed including participation in the implementation of the Florida Water and Land Conservation Initiative, (Amendment 1)

11. Continue mapping project that shows relationship of projects that impact conservation lands, critical habitats, watersheds and flow-way areas.
THIS EVENT WAS FREE AND OPEN TO THE PUBLIC

AGENDA/SCHEDULE
2016 Cela Tega: Resiliency and Climate Change Adaptation in the Estero Bay Region
FGCU Sugden Resort and Hospitality Management Building Room 111
December 12, 2016

Cela Tega is the southwest Florida native (i.e.: Calusa) term for “A view from high ground”. We used it here to symbolize “overview”. The term was inspired from the Carib Native North American term epopopanana meaning:

this is Meeting (Epopo) + And (ana) +Place (Pa) which in Carib syntax is Epopopanana

Scroll down to see the abstracts and presentations
here is a scan of the sign in sheet
and a list of registrants

<table>
<thead>
<tr>
<th>Monday December 12, 2016</th>
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<tbody>
<tr>
<td>8:00 – 8:55</td>
<td>BREAKFAST</td>
</tr>
<tr>
<td>8:55</td>
<td>WELCOME</td>
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<tr>
<td>9:00 - 10:30</td>
<td>Technical session I</td>
</tr>
<tr>
<td>9:00 - 9:20</td>
<td>Lisa Beever, PhD, Director-emeritus Charlotte Harbor National Estuary Program</td>
</tr>
<tr>
<td>9:25 -9:45</td>
<td>Rachael Kangas, Public Archaeology Coordinator, Florida Public Archaeology Network</td>
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<tr>
<td>9:50-10:10</td>
<td>Mike Savarese, Professor, Florida Gulf Coast University</td>
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<tr>
<td>10:15 -10:30</td>
<td>BREAK</td>
</tr>
<tr>
<td>10:30 - 12:00</td>
<td>Technical session II</td>
</tr>
<tr>
<td>10:30 - 10:45</td>
<td>Tessa LeSage, Southwest Florida Community Foundation</td>
</tr>
<tr>
<td>Time</td>
<td>Speaker</td>
</tr>
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<td>--------------</td>
<td>--------------------------------</td>
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<tr>
<td>10:50 - 11:10</td>
<td>Nader Ardalan, Chief Advisor, Harvard SLR Project</td>
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<tr>
<td>11:15 - 11:40</td>
<td>Ricardo Alvarez, MITIGAT.com, Inc Vulnerability, Assessment and Mitigation</td>
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<tr>
<td>11:40 - 12:00</td>
<td>Dr. Jennifer Shafer and Dr. David Shafer, Co-Executive Directors, Science and Environment Council</td>
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<tr>
<td>12:00 - 1:00</td>
<td>LUNCH</td>
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<tr>
<td>1:00 - 1:45</td>
<td>Craig Pittman, author, investigative journalist</td>
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<tr>
<td>1:50 - 5:00</td>
<td>Technical session III</td>
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<tr>
<td>1:45 - 2:05</td>
<td>Joan LeBeau, Chief Planner, Mitchell Austin, Planner, City of Punta Gorda, FL</td>
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<td>2:05 - 2:25</td>
<td>Randall W. Parkinson, Institute for Water and Environment, Florida International University</td>
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<tr>
<td>2:30 - 3:00</td>
<td>Keren Prize Bolter, PhD, Climate, Policy, &amp; Geospatial Analyst at the South Florida Regional Planning Council</td>
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<td>3:00 - 3:25</td>
<td>Jim Beever, Planner, Southwest Florida Regional Planning Council</td>
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<tr>
<td>3:30 - 3:50</td>
<td>Win Everham, Professor of Environmental Studies, FGCU</td>
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<tr>
<td>Time</td>
<td>Event Description</td>
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<td>-------------------------------------------------------------</td>
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<tr>
<td>3:55 - 5:30</td>
<td>Reception, appetizers, cash bar</td>
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<td>The Wayne and Win Happy Hour</td>
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Grass at FGCU (digital, Andy Morris, 2011)
Executive Committee

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Legislative Affairs Committee
Agenda

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Quality of Life & Safety Committee

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Item 1

Regional Transportation Committee

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Interlocal Agreement/Future of the SWFRPC Committee
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Item

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Water Quality and Water Resources Management

11j