

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



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

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.

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

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

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d) Estero Bay Agency on Bay Management Committee – **Mr. James Beever**

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e) Executive Committee – **Chair Jim Burch**

f) Legislative Affairs Committee – **Mr. Don McCormick**

g) Quality of Life & Safety Committee – **Mayor Willie Shaw**

h) Regional Transportation Committee – **Ms. Margaret Wuerstle**

i) Interlocal Agreement/Future of the SWFRPC Committee – **Chair Jim Burch**

j) Water Quality and Water Resources Management- **Vice Mayor Mick Denham**

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14 COUNCIL LEGAL CONSULTANT'S COMMENTS

15 COUNCIL MEMBERS' COMMENTS

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**BEACH RENOURISHMENT CONSORTIUM WILL TAKE PLACE
IMMEDIATELY FOLLOWING THE COUNCIL MEETING**

**QUALITY OF LIFE COMMITTEE WILL MEET AT 8:15 AT THE SWFRPC
OFFICE**

NEXT SWFRPC MEETING DATE: JUNE 15, 2017

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

Mr. Thomas Perry, Vice-Chair

Councilman Forrest Banks, Secretary

Mayor Willie Shaw, Treasurer

CHARLOTTE COUNTY

COLLIER COUNTY

Commissioner Joe Tiseo, Charlotte BCC

Commissioner Bill McDaniel, Collier BCC

Commissioner Ken Doherty, Charlotte BCC

Commissioner Penny Taylor, Collier BCC

Councilwoman Lynne Matthews, City of Punta Gorda

Councilman Reg Buxton, City of Naples

Mr. Donald McCormick, Governor Appointee

(City of Marco Island Vacancy)

Ms. Suzanne Graham, Governor Appointee

Mr. Robert "Bob" Mulhere, Governor Appointee

(Governor Appointee Vacancy)

GLADES COUNTY

HENDRY COUNTY

Commissioner Donna Storter-Long, Glades BCC

Commissioner Karson Turner, Hendry BCC

Commissioner Donald Strenth, Glades BCC

Commissioner Mitchell Wills, Hendry BCC

Councilwoman Pat Lucas, City of Moore Haven

Vice-Mayor Michael Atkinson, City of Clewiston

Mr. Thomas Perry, Governor Appointee

Commissioner Julie Wilkins, City of LaBelle

Mr. Mel Karau, Governor Appointee

LEE COUNTY

SARASOTA COUNTY

Commissioner Frank Mann, Lee BCC

Commissioner Mike Moran, Sarasota BCC

Commissioner Cecil Pendergrass, Lee BCC

Commissioner Charles Hines, Sarasota BCC

Councilman Jim Burch, City of Cape Coral

Councilmember Debbie McDowell, City of North Port

Councilman Forrest Banks, City of Fort Myers

Councilman Fred Fraize, City of Venice

Councilmember Anita Cereceda, Town of Fort Myers Beach

Mayor Willie Shaw, City of Sarasota

Vice-Mayor Mick Denham, City of Sanibel

Mr. Felipe Colon, Governor Appointee

Councilman Greg DeWitt, City of Bonita Springs

(Governor Appointee Vacancy)

Councilman Jim Wilson, Village of Estero

Ms. Laura Holquist, 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

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL (SWFRPC) ACRONYMS

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

ADA - Application for Development Approval

ADA - Americans with Disabilities Act

AMDA -Application for Master Development Approval

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

BLID - Binding Letter of DRI Status

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

BLIVR -Binding Letter of Vested Rights Status

BPCC -Bicycle/Pedestrian Coordinating Committee

CAC - Citizens Advisory Committee

CAO - City/County Administrator Officers

CDBG - Community Development Block Grant

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

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

CHNEP - Charlotte Harbor National Estuary Program

CTC - Community Transportation Coordinator

CTD - Commission for the Transportation Disadvantaged

CUTR - Center for Urban Transportation Research

DEO - Department of Economic Opportunity

DEP - Department of Environmental Protection

DO - Development Order

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

EDA - Economic Development Administration

EDC - Economic Development Coalition

EDD - Economic Development District

EPA – Environmental Protection Agency

FAC - Florida Association of Counties

FACTS - Florida Association of CTCs

FAR - Florida Administrative Register (formerly Florida Administrative Weekly)

FCTS - Florida Coordinated Transportation System

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

FDEA - Florida Department of Elder Affairs

FDLES - Florida Department of Labor and Employment Security

FDOT - Florida Department of Transportation

FHREDI - Florida Heartland Rural Economic Development Initiative

FIAM – Fiscal Impact Analysis Model

FLC - Florida League of Cities

FQD - Florida Quality Development

FRCA -Florida Regional Planning Councils Association

FTA - Florida Transit Association

IC&R - Intergovernmental Coordination and Review

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

JLCB - Joint Local Coordinating Boards of Glades & Hendry Counties

JPA - Joint Participation Agreement

JSA - Joint Service Area of Glades & Hendry Counties

LCB - Local Coordinating Board for the Transportation Disadvantaged

LEPC - Local Emergency Planning Committee

MOA - Memorandum of Agreement

MPO - Metropolitan Planning Organization

MPOAC - Metropolitan Planning Organization Advisory Council

MPOCAC - Metropolitan Planning Organization Citizens Advisory Committee

MPOTAC - Metropolitan Planning Organization Technical Advisory Committee

NADO – National Association of Development Organizations

NARC -National Association of Regional Councils

NOPC -Notice of Proposed Change

OEDP - Overall Economic Development Program

PDA - Preliminary Development Agreement

REMI – Regional Economic Modeling Incorporated

RFB - Request for Bids

RFI – Request for Invitation

RFP - Request for Proposals

RPC - Regional Planning Council

SHIP -State Housing Initiatives Partnership

SRPP – Strategic Regional Policy Plan

TAC - Technical Advisory Committee

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

TDPN - Transportation Disadvantaged Planners Network

TDSP - Transportation Disadvantaged Service Plan

USDA - US Department of Agriculture

WMD - Water Management District (SFWMD and SWFWMD)



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

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

Regional Planning Council Functions and Programs

March 4, 2011

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

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

Agenda Item

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Invocation

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Agenda Item

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Pledge of Allegiance

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Agenda Item

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Roll Call

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Public Comments

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Agenda Item

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Minutes

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**MINUTES OF THE
SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL
MARCH 16, 2017 MEETING**

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

<u>Charlotte County:</u>	Commissioner Ken Doherty, Commissioner Joe Tiseo, Councilwoman Lynne Matthews, Mr. Don McCormick
<u>Collier County:</u>	Commissioner Bill McDaniel, Commissioner Penny Taylor,
<u>Glades County:</u>	Commissioner Donna Storter-Long, Mr. Thomas Perry
<u>Hendry County:</u>	Commissioner Julie Wilkins
<u>Lee County:</u>	Commissioner Frank Mann, Councilman Jim Burch, Vice-Mayor Mick Denham, Councilman Greg DeWitt, Councilmember Jim Wilson
<u>Sarasota County:</u>	Councilman Fred Fraize, Mayor Willie Shaw, Commissioner Debbie McDowell
<u>Ex-Officio:</u>	None

MEMBERS ABSENT

<u>Charlotte County:</u>	Ms. Suzanne Graham
<u>Collier County:</u>	Councilman Reg Buxton, Mr. Bob Mulhere
<u>Glades County:</u>	Commissioner Donald Strenth, Councilwoman Pat Lucas
<u>Hendry County:</u>	Commissioner Karson Turner, Commissioner Mitchell Wills, Vice-Mayor Michael Atkinson, Mr. Mel Karau
<u>Lee County:</u>	Commissioner Cecil Pendergrass, Councilman Forrest Banks, Councilwoman Anita Cereceda, Ms. Laura Holquist
<u>Sarasota County:</u>	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.

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

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 DRIs 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.

	Agenda
	Item

7

Director's Report

7

7



EXECUTIVE DIRECTOR'S REPORT: May 18, 2017

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

3. Third Quarter FY 2016-2017 (April 1, 2017 - June 30, 2017)

- 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

Agenda Item

7a

Quorum Requirements Memo

7a

7a

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

7b

Audio Upgrade Quotes

7b

7b

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

Project Number 13871

2/16/2017 Page: 1

**** Estimate ****

941-876-3386 Fx 941-876-3368

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

twalker@swfrpc.org

Project Title..: Conference Room Sound Panels

Qty Description

Sound Panels

- 1 (48) 1" thick absorbtive sound panel
White, Beveled Edge (Color to be finalized before ordering)
1 PAS-MISC MATERIALS, Hardware, etc.
Labor to Install sound panels
Equalize Room and Teleconference Audio Send

Subtotal

6,947.00

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

=====

\$6,947.00

Bertler, Christopher T

I Accept This Quote _____ Date: _____

Project Number 13936

3/12/2017 Page: 1

**** Estimate ******Pro Audio Services**

3195-A Commerce Parkway

North Port, FL 34289

SWFL Regional Planning Council

1400 Colonial Blvd, Suite 1

Ft. Myers, FL 33907

941-876-3386 Fx 941-876-3368

SWFL Regional Planning Council 239.938.1813

Tim Walker

1400 Colonial Blvd, Suite 1

Ft. Myers, FL 33907

C19074 239.938.1813 x218

twalker@swfrpc.org

Project Title.: Conference Room - AV Upgrades**Qty Description****Audio****Mixing and Control System, New Amp**

(1) - 16 x 8 Digital audio mixer and control platform

(1) - 7" Touchscreen Controller Surface

(1) New power amplifier

- Replaces Shure mixer and processor,

- Replaces Polycom telephone and interface box

1 PAS-MISC MATS, Misc materials, cables, connectors, hardware, etc to complete
Labor to Install, Program, Test and Tune

Subtotal

7,182.44**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

Project Number 13936

3/12/2017 Page: 2

**** Estimate ******Pro Audio Services**

3195-A Commerce Parkway

North Port, FL 34289

941-876-3386 Fx 941-876-3368

Qty Description**Video**Computer Input Jacks - Digital HDMI & Analog VGA and Switching

(1) HDMI/VGA Wall jack

(1) VGA Cable hook-up at Rack

(1) HDMI Cable hook-up at Rack

(1) Switcher at Rack

(1) Digital video distribution to (2) Projector locations

1 PAS-MISC MATS, Misc materials, cables, connectors, hardware, etc to complete

Labor to Install

3,627.80Projectors - Option 1

2 VIVITEK-DH3331, 5000 Lumens, 1080p, 1.25-2.13:1, 5yr P&L/3yr Adv. Replace/1 yr.

2 Chief-RPAUW, Universal RPA Wh

Labor to Install

4,837.88

Subtotal

Projectors - Option 2: 20,000 hour light source (laser lamp)

2 VIVITEK-DU7090Z, 6,000 Lumen WUXGA Laser Projector (White, Lens sold separately)-

2 VIVITEK-5811120865SVV, LNS-5SZ1 Optional Lens for DU7090Z- Throw ratio for DU7090Z (WUX

2 Chief-RPAUW, Universal RPA Wh

Labor to Install

13,518.28

Subtotal

Project Number 13936

3/12/2017 Page: 3

**** Estimate ******Pro Audio Services**

3195-A Commerce Parkway
North Port, FL 34289

941-876-3386 Fx 941-876-3368

Qty Description

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

1 24 port managed switch. 16PoE/12PoE+

1 PAS-MISC MATERIALS, Misc Materials

Labor to Set-up and Install

Subtotal

1,472.00

Video Conferencing Camera

(1) HD Fully robotic Pan/Tilt/Zoom Camera

(1) Digital to USB bridge

91) Local Monitor TV mounted to side of rack

1 PAS-MISC MATS, Misc materials, cables, connectors, hardware, etc to complete

Labor to Install, Program, Test

Subtotal

7,484.53

Expand to 24 Mics

- (1) 16 x 8 Digital audio mixer and control platform

- (12) Wireless 15" Gooseneck mics with table base and receivers

- Antenna distribution system

- (16) port rechargeable battery charging station

- (24) Rechargeable batteries (2 sets per wireless system)

1 PAS-MISC MATERIALS, Misc Materials, Connectors, Cabling, Hardware, etc.

Labor to Install, Program, Test, Tune, Label

* May require additional or new rack

* May desire change to different wireless system due to rack space considerations
(pricing not available at this moment expected in 1 month)

Subtotal

21,370.61

Pro Audio Services

3195-A Commerce Parkway
North Port, FL 34289

Project Number 13936

3/12/2017 Page: 4

**** Estimate ****

941-876-3386 Fx 941-876-3368

Qty Description

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

Bertler, Christopher T

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

Project Number 14029

4/20/2017 Page: 1

**** Estimate ****

941-876-3386 Fx 941-876-3368

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

twalker@swfrpc.org

Project Title..: Small Meeting Video Conferencing

Qty Description

1 VADDIO-999-8905-000, GroupSTATION - Premier System

<http://www.vaddio.com/product/groupstation-premier-system>

1 PAS-MISC MATS, Misc materials, cables, connectors, hardware, etc to complete
Labor to Install

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***

Corporate Headquarters: 12120 Metro Parkway | Fort Myers, FL 33966 | (239) 561-6814
Sarasota Branch: 1920 Northgate Blvd., Unit A4 | Sarasota, FL 34234 | (941) 335-1585
Atlanta Regional Zone: 1450 Oakbrook Drive, Suite 200 | Norcross, GA 30093 | (877)-FIBER99
Online/Mobile: Fiber-Solutions.com
Call Toll-Free: 1-877-FIBER99

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.

Corporate Headquarters: 12120 Metro Parkway | Fort Myers, FL 33966 | (239) 561-6814

Sarasota Branch: 1920 Northgate Blvd., Unit A4 | Sarasota, FL 34234 | (941) 335-1585

Atlanta Regional Zone: 1450 Oakbrook Drive, Suite 200 | Norcross, GA 30093 | (877)-FIBER99

Online/Mobile: Fiber-Solutions.com

Call Toll-Free: 1-877-FIBER99

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 the lesser of eighteen percent (18%) per annum or the maximum rate allowable by law until paid. Fiber Solutions shall also be entitled, in addition 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.

Corporate Headquarters: 12120 Metro Parkway | Fort Myers, FL 33966 | (239) 561-6814

Sarasota Branch: 1920 Northgate Blvd., Unit A4 | Sarasota, FL 34234 | (941) 335-1585

Atlanta Regional Zone: 1450 Oakbrook Drive, Suite 200 | Norcross, GA 30093 | (877)-FIBER99

Online/Mobile: Fiber-Solutions.com

Call Toll-Free: 1-877-FIBER99



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

49 of 248

Date	Estimate #
4/5/2017	978

Proposal

Name / Address	Ship To
Southwest Fla Regional Planning Council 1400 Colonial Blvd Suite 1 Ft. Myers, FL 33907	Tim Walker 239-938-1813 xt212 twalker@swfrpc.org

Qty	Description	Cost	Total
	Upgrade Conference Room Audio System With All New Equipment		
1	TOA TS770 Conference Room Control Unit	1,030.00	1,030.00T
1	TOA TS771 Chairman Microphone/Speaker Unit	416.30	416.30T
12	TOA TS772 Delegate Microphone/Speaker units	381.61	4,579.32T
13	TOA TS773 Goose Neck Microphones	115.24	1,498.12T
1	10M Extension cable for TOA 770 system	125.00	125.00T
1	TOA D901 - Mixer/processor 12 x 8	1,933.00	1,933.00T
1	TOA D971E - Output card	250.00	250.00T
1	TOA D921F MIC XLR input card	225.00	225.00T
3	TOA D921E mic/line input card	225.00	675.00T
1	JBL CSA180Z Commercial Amplifier	398.99	398.99T
1	Denon Professional SD/USB audio recorder - DN500R	499.00	499.00T
2	Shure SM58 handheld wireless microphones and transceiver 1077921	474.01	948.02T
1	Watt Box 2000VA UPS with surge and 8 outlets - WB-UPS-2000-8	970.20	970.20T
1	2U rack shelf	49.00	49.00T
3	1U rack blanks	8.00	24.00T
1	Necessary connection cables, cord cover for floor	150.00	150.00T
1	Consult, design, installation, set up, programming, instruction Run cord cover on floor and 1 wire to desks un assemble 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	2,500.00	2,500.00

Subtotal	Sales Tax (6.0%)	Total
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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 _____

Page 2 Date _____



Southwest Florida Custom Electronics, Inc.

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Fort Myers, Florida 33912

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www.swfce.com

KELLY.MIKE64@GMAIL.COM

51 of 248

Date	Estimate #
4/6/2017	979

Proposal

Name / Address	Ship To
Southwest Fla Regional Planning Council 1400 Colonial Blvd Suite 1 Ft. Myers, FL 33907	Tim Walker 239-938-1813 xt212 twalker@swfrpc.org

Qty	Description	Cost	Total
	Upgrade Conference Room Audio System Utilizing Existing Equipment		
1	TOA TS770 Conference Room Control Unit	1,030.00	1,030.00T
1	TOA TS771 Chairman Microphone/Speaker Unit	416.30	416.30T
12	TOA TS772 Delegate Microphone/Speaker units	381.61	4,579.32T
13	TOA TS773 Goose Neck Microphones	115.24	1,498.12T
1	10M Extension cable for TOA 770 system	125.00	125.00T
1	DBX Audio processor 640	749.00	749.00T
1	DBX Speaker Processor with feedback suppression PA2	499.00	499.00T
2	Shure SM58 handheld wireless microphones and transceiver 1077921	474.01	948.02T
1	2U rack shelf	49.00	49.00T
3	1U rack blanks	8.00	24.00T
1	Necessary connection cables, cord cover for floor	150.00	150.00T
1	Consult, design, installation, set up, programming, instruction Run cord cover on floor and 1 wire to desks un assemble 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	2,000.00	2,000.00

Subtotal		Sales Tax (6.0%)	Total
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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 _____

Agenda Item

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FRCA March Report

7c

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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

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Staff Summaries

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--- Agenda --- Item

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Grant Activity Sheet
(Information Only)

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Status	Type	Funding Agency	Grant Name	Project Mgr.	Project Name	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
App In Progress	Grant	EDA - Economic Development Administration	Public Works and Economic Adjustment Program	Jason Stoltzfus	Management of Promise Zone Initiative	N/A				\$ 187,200	\$ 131,040			Management and coordination of the Southwest Florida Promise Zone initiative.	\$56,160
App In Progress	Grant	EDA - Economic Development Administration	Economic Adjustment Program	Jason Stoltzfus	SWFL Enterprise Center Commerical Kitchen	N/A				1\$1.2M	\$ 20,000			Commercial Culinary Kitchen	
Pending	Grant	EPA - Environmental Protection Agency	Wetland Program Development Grants	Jim Beever	Expanding and Calibrating the ECOSERVE Method to the Wetlands of North Florida and Georgia	3/1/2017				\$ 233,013	\$ 173,013			Replicating the ECOSERVE Method in North Florida and Georgia	\$60,000
Pending	Grant	EPA-Environmental Protection Agency	FY17 Brownfields Assessment Program	Jason Stoltzfus	Southwest Florida Brownfields Coalition	12/22/2016	12/22/2017			\$ 600,000.00	\$ 600,000.00			Brownfield assessments and cleanup planning throughout Promise Zone region.	\$0
Pending	Grant	Florida Department of Environmental Protection	DEP 319 Grant	Margaret Wuerstle	Redwing Grove Taiwater Recovery/Water Recycling Pilot Project		4/4/2014			\$ 1,604,000.00	\$ 20,000.00				
Pending	Grant	USDA - US Dept. of Agriculture	Farm to School Grant Program	Jason Stoltzfus	Opportunity Buy Program	12/8/2016	12/6/2016			\$ 128,856.00	\$ 88,696.00			Develop and coordinate an Opportunity Buy Program for Collier, Glades, and Hendry County school districts.	\$40,160
Pending	Grant	NEA - National Endowment for the Arts	Our Town	Jason Stoltzfus	Fish-on-Parade	9/26/2016	9/26/2016			\$ 94,884.00	\$ 94,884.00			"Fish on Parade" initiative, fush sculptures and fish banners.	\$94,885
Awarded & Ongoing	Grant	EDA - Economic Development Administration	Economic Development Support for Planning Organizations	Margaret Wuerstle	2017-2019 EDA Planning Grant	N/A	12/1/2016	1/6/2017		\$ 300,000.00	\$ 210,000.00	1/1/2017	12/31/2019	CEDS Plan, Annual Reports, CEDS Working Committee	\$90,000
Awarded & Ongoing	Contract	DEP-Department of Environmental Protection	City of Cape Coral Climate Change Resiliency Strategy	Jim Beever	City of Cape Coral Climate Change Resiliency Strategy			8/25/2016	8/25/2016	\$30,000	\$15,600	10/1/2016	9/30/2017	The City of Cape Coral Climate Change Vulnerability Assessment and The City of Cape Coral Climate Change Resiliency Strategy (CCRS) Plan	\$15,000
Awarded & Ongoing	Grant	CTD - FL Commission for the Transportation Disadvantaged		Nichole Gwinnett	FY16-17 TD Planning Agreement		5/19/2016			\$60,349	\$60,349	10/1/2016	12/31/2017	TDSP Update, LCB, CTC Evaluation, Quarterly Reports, etc.	\$0
Awarded & Ongoing	Contract	Pelican Cove	N/A	Jim Beever	Pelican Cove Climate Adaptation Plan	N/A	8/30/2016		9/27/2016	\$20,000	\$20,000	N/A	N/A	1: Vulnerability Assessment; 2: Climate Adaptation Plan	\$0
Awarded & Ongoing	Grant	EPA - Environmental Protection Agency	Wetland Program Development Grants	Jim Beever	Wetland Mitigation Strategy	4/30/2016	4/28/2016	6/15/2016	10/6/2016	\$220,000	\$220,000	1001/2016	9/30/2018	Development of a regional improved model watershed scale master wetland mitigation strategy for restoration, protection and public projects.	\$55,000
Awarded & Ongoing	Grant	FDEO - Florida Department of Economic Opportunity	Community Planning Technical Assistance Grant	Margaret Wuerstle	City of Labelle Tourism Marketing Brochure		5/2/2016			\$20,000	\$30,000	1/1/2017		Design, create, and distribute a tourism marketing brochure.	\$0
Awarded & Ongoing	Grant	DEM - FL Div. of Emergency Management		Nichole Gwinnett	FY16-17 HMEP Planning and Training Grant				10/1/2016	\$60,390	\$60,390	10/1/2016	9/30/2017	HMEP related projects and trainings	\$0
Awarded & Ongoing	Grant	EPA- Environmental Protection Agency		Jim Beever	Developing a Method to Use Ecosystem Services to Quantify Wetland Restoration Successes	3/17/2015	3/17/2015	8/5/2015	9/15/2015	\$234,071	\$174,071	10/1/2015	9/30/2016	Products of the study will include updated valuations of the ecosystem services provided by existing conservation lands in the CHNEP; an updated conservation lands mapping of the project study area; a documentation and quantification of the ecosystem services provided by each habitat type, etc.	\$60,000

Status	Type	Funding Agency	Grant Name	Project Mgr.	Project Name	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
Awarded & Ongoing	Contract	Glades County		Tim Walker	Glades County Small Quantity Generators (SQG)				5/17/2012	\$3,900	\$3,900	5/17/2012	5/16/2017	The goal of the assessment, notification, and verification program is to inform Small Quantity Generators (SQGs) of their legal responsibilities, limit the illegal disposal of hazardous waste, and identify the location of waste operators for an update to State officials. Also, local knowledge of hazardous wastes is useful for land development planning, emergency protective services, health care and water quality management.	\$0
Awarded & Ongoing	Contract	EPA/CHNEP - Charlotte Harbor National Estuary Program		Jim Beever	Mangrove Loss Project	4/4/2014	4/4/2014	12/19/2014		\$243,324	\$60,000	Oct 2014	Dec-16	Report, transect information, presentations, articles	\$63,800
Awarded & Ongoing	Grant	DEM - FL Div. of Emergency Management		Tim Walker	Collier Hazard Analysis FY16-17				42552	\$9,693	\$9,693	8/16/2015	6/30/2016		
Awarded & Ongoing	Grant	HUD-U.S. Department of Housing and Urban Development		Jason Stoltzfus	Promise Zone Designation	2/23/2016	2/23/2016			Technical Assistance	Technical Assistance	6/1/2016	5/30/2026	Rural designation of a Promise Zone for Immokalee in Collier County, Glades County, and Hendry County	\$0
Complete	PO	SFRPC- South Florida Regional Planning Council		C.J. Kammerer	Train the Trainers Grant				1/25/2016	\$10,000	\$10,000	1/1/2016	3/31/2017	Trainers and Tools: Building Coastal Flood Hazard Resiliency in Florida's Regional Planning Council Communities.	\$0
Complete	Grant	DEM - FL Div. of Emergency Management		Nichole Gwinnett	FY15-16 LEPC Agreement	6/30/2015	5/15/2015	6/11/2015	6/11/2015	\$48,000	\$48,000	7/1/2015		Staff support to the LEPC, Plan Development and Exercise, Technical Assistance and Training Coordination/Planning.	\$0
Complete	PO	USDA - US Dept. of Agriculture	Rural Business Development Grant (RBDG)	Jason Stoltzfus	City of Clewiston Utilities Relocation Project	11/30/2016			10/27/2016	\$300,000	\$300,000	10/27/2016	11/30/2016		
Complete	Grant	EDA - US Economic Development Administration		Margaret Wuerstle	EDA Planning Grant	1/22/2013	12/18/2013	4/18/2014	4/21/14	\$270,000	\$189,000	1/1/2014	12/31/2016	CEDS Plan, Annual Reports, CEDS Working Committee	\$81,000
Complete	PO	EDA - Economic Development Administration		Jennifer Pellechio	Immokalee Culinary Accelerator	5/20/2016	5/19/2016			\$1,600,000	\$5,000				N/A
Complete	PO	SBA - Small Business Administration	Program for Investment in Microentrepreneurs (PRIME)	Jason Stoltzfus	Southwest Florida Enterprise Center Commercial Kitchen Bakery	5/18/2016	5/18/2016				\$5,000	5/5/2016	5/18/2016		N/A
Complete	PO	DOE - Department of Energy	SOLSMART	Jennifer Pellechio	SolSmart Advisors		5/18/2016			N/A	N/A				
Complete	Grant	DEM - FL Div. of Emergency Management		Nichole Gwinnett	FY16-17 LEPC Agreement	6/30/2016	4/6/2016			\$59,000	\$59,000	7/1/2016	6/30/2016	Staff support to the LEPC, Plan Development and Exercise, Technical Assistance and Training Coordination/Planning.	\$0
Complete	Grant	CTD - FL Commission for the Transportation Disadvantaged		Nichole Gwinnett	FY15-16 Glades-Hendry TD Agreement			7/1/2015		\$38,573	\$38,573		6/30/2016	Update of TDSP, CTC Evaluation, Staff Support, LCB Quarterly Meetings, Committee Meetings, Update By-Laws and Grievance Procedures.	\$0

Status	Type	Funding Agency	Grant Name	Project Mgr.	Project Name	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
Complete	Grant	DEM - FL Div. of Emergency Management		Nichole Gwinnett	FY15-16 HMEP Planning and Training Grant				9/28/2015	\$73,922	\$73,922	10/1/2015	9/30/2016	HMEP related projects and trainings	\$0
Complete	PO	USDA - US Dept. of Agriculture	Rural Business Development Grant	Jason Stoltzfus	Immokalee Culinary Accelerator		3/29/2016			\$120,000	\$3,000				N/A
Complete	Grant	DEO - FL Dept. of Economic Opportunity		Margaret Wuerstle	Community Planning Technical Assistance Grants- City of Fort Myers		6/15/2015			\$30,000		10/1/2015	5/31/2016	Educational Program Curriculum, Community Preference Analysis and Visual Preference Assessment, Report results	
Complete	PO	FDEO - Florida Department of Economic Opportunity	Community Planning Technical Assistance Grant	Jennifer Pellechio	Murdock Village Community Redevelopment Plan		5/2/2016			\$40,000	\$500			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.	\$0
Complete	PO	Northeast Florida Regional Council	Statewide Regional Evacuation Study Program	Tim Walker	Statewide Regional Evacuation Study Program Update						\$14,200	4/15/2016	6/30/2017	An updated summary document that includes key information on demographics, vulnerability and hazard risk, using a document template and map templates provided to ensure consistency around the state.	N/A
Complete	Grant	Visit Florida		Jennifer Pellechio	OUR CREATIVE ECONOMY Marketing	2/9/2015	2/9/2015	6/25/2015	6/26/2015	\$5,000	\$2,500	7/1/2015	6/15/2016	TBD	\$2,500
Complete	Grant	City of Bonita Springs		Jim Beever	Spring Creek Restoration Plan					\$50,000	\$50,000	Jan 2015	May 2016	The Spring Creek Vulnerability Assessment and The Spring Creek Restoration Plan	\$0
Complete	Grant	DEO - FL Dept. of Economic Opportunity		Margaret Wuerstle	Clewiston Main Street Revitalization Plan		6/16/2015	8/3/2015		\$25,000			5/31/2016	Outreach materials, Public meetings, Develop community vision, Identify low cost strategies for improvement, Final report	
Complete	Grant	DEM - FL Div. of Emergency Management		Tim Walker	Collier Hazard Analysis FY15-16				7/1/2015	\$9,693	\$9,693	8/16/2015	6/30/2016		
Complete	Grant	DEO - FL Dept. of Economic Opportunity		Jennifer Pellechio	Southwest Florida Rail Corridor Preservation Plan		6/16/2015	8/3/2015		\$39,000			5/31/2016	Comprehensive Plan language, GIS maps of the rail corridor, Stakeholder meetings and public involvement activities	
Complete	PO	TBRPC - Tampa Bay Regional Planning Council		Rebekah Harp	2016 Disaster Planning Guide			1/28/2016		\$4,000	\$4,000	2/5/2015	4/30/2016	2015 Disaster Planning Guide for 8 counties English and Spanish	\$0
Complete	Contract	DOE - US Dept. of Energy		Rebekah Harp	Solar Ready II		3/22/2013	7/18/2013		\$140,000	\$90,000	7/1/2013	1/1/2016	Recruit local governments to review and adopt BMPs. Host stakeholder meetings and/or training programs, providing technical assistance to local governments as needed, and tracking any policy adoptions and local government feedback.	\$50,000
Complete	Grant	DEM - FL Div. of Emergency Management		Nichole Gwinnett	FY14-15 HMEP Planning Grant Modification			9/11/2015		\$13,000	\$13,000	10/1/2015	12/13/2015	Trainings	\$0
Complete	Grant	EDA - US Economic Development Administration		Jennifer Pellechio	Advanced Manufacturing in West Central Florida An Ecosystem Analysis Supporting Regional Development		12/26/2013	9/3/2014		\$116,514	\$58,257			SWOT Analysis, Web Survey, REMI, Regional website, branding strategy, brochures	\$30,584

Status	Type	Funding Agency	Grant Name	Project Mgr.	Project Name	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
Complete	Grant	EPA - US Environmental Protection Agency		Jim Beever	A Unified Conservation Easement Mapping and Database for the State of Florida	4/15/2013	4/8/2013	6/3/2013		\$294,496	\$148,996	10/1/2013	9/30/2015	GIS database with Conservation Easements	\$145,500
Complete	Grant	EPA - US Environmental Protection Agency		Jim Beever	WQFAM					\$160,000	\$160,000	10/1/2011	9/30/2015	Extension 2014-2015	\$0
Complete	Grant	DEM - FL Div. of Emergency Management		Nichole Gwinnett	FY14-15 HMEP Planning				2/4/2015	\$22,000	\$22,000	10/1/2014	9/30/2015	Major Planning Project; travel coordination for LEPC Chairman; LEPC program coordination and quarterly reports.	\$0
Complete	Contract	NADO- National Association of Development Organizations		Jennifer Pellechio	CEDS Resiliency Section Technical Assistance										
Complete	Grant	CTD - FL Commission for the Transportation Disadvantaged		Nichole Gwinnett	Glades-Hendry TD Planning Agreement FY2014-15			5/16/2014		\$38,573	\$38,573	7/1/2014	6/30/2015	Update of TDSP, CTC Evaluation, Staff Support, LCB Quarterly Meetings, Committee Meetings, Update By-Laws and Grievance Procedures.	\$0
Complete	Contract	DEM - FL Div. of Emergency Management		Nichole Gwinnett	Title III (LEPC) FY14-15			7/1/2014	9/24/2014	\$42,000	\$42,000	7/1/2014	6/30/2015	LEPC Program Coordination; attendance during four (4) local quarterly meetings; attendance during four (4) state quarterly meetings; quarterly reports; quarterly news articles/updates; annual LEPC plan update; industry compliance support; housing of chemical data, meeting minutes; exercise coordination; publishing of public availability notice; etc. .	\$0
Complete	Grant	DEM - FL Div. of Emergency Management		Tim Walker	Collier Hazard Analysis			12/5/2014		\$8,042	\$8,042	12/23/2014	6/15/2015	There are 4 deliverables stipulated with the contractual agreement.	\$0
Complete	PO	TBRPC - Tampa Bay Regional Planning Council		Rebekah Harp	Tampa Bay RPC Graphics and Publications			10/21/2014	10/21/2014			10/21/2014	5/29/2015	As needed publication and graphic design, including FOR (Future of the Regions) award materials and annual report.	\$0
Complete	Grant	Visit Florida		Margaret Wuerstle	Our Creative Economy: Video - Southwest Florida Regional Strategy for Public Art	2/18/2014	2/18/2014	5/14/2014	7/17/14	\$10,000	\$5,000	7/1/2014	5/31/2015		\$5,000
Complete	Grant	DEO - FL Dept. of Economic Opportunity		Margaret Wuerstle	Agriculture Tours to Promote Assets and Economic Development in the City of LaBelle	6/6/2014	5/7/2014	8/26/2014		\$25,000	\$20,000	12/1/2014	5/31/2015	City of LaBelle Agriculture Tour Plan	\$0
Complete	PO	TBRPC - Tampa Bay Regional Planning Council		Rebekah Harp	2015 Disaster Planning Guide			1/28/2015		\$4,000	\$4,000	2/5/2015	3/1/2015	2015 Disaster Planning Guide for eight counties in English and Spanish.	\$0
Not Awarded	Grant	FDEO - Florida Department of Economic Opportunity	Community Planning Technical Assistance Grant	Margaret Wuerstle	Strategic Economic Opportunity Plan for the Southwest Florida Rail Corridor		5/2/2015			\$39,000	\$39,000			steps for implementing the goals and objectives identified within the plan for protecting the corridor and bringing economic growth to the community.	\$0

Status	Type	Funding Agency	Grant Name	Project Mgr.	Project Name	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
Not Awarded	Grant	NOAA - National Oceanic and Atmospheric Administration	NOAA RESTORE Act Science Program	Jim Beever	Mangrove Impacts and Restoration	9/27/2016	9/27/2016			\$ 174,959.00	\$ 174,959.00	10/1/2016	9/30/2017	Mapping, chapters in final report, location of mangrove heart attack areas.	
Not Awarded	Grant	NEA - National Endowment for the Arts	Art Works	Jason Stoltzfus	A Regional Strategy for Enhancing Public Art & Cultural Venues	7/28/2016	7/28/2016			\$75,000	\$75,000				\$75,000
Not Awarded	Grant	USDA - US Dept. of Agriculture	Farmers Market and Local Food Promotion Program	Jason Stoltzfus	Clewiston Regional Farmers Market	5/12/2016	5/12/2016			\$100,000	\$100,000			Products of this study will include a market analysis, site assessment, vendor outreach, site assessment, financial analysis, and a written plan.	\$0
Not Awarded	Grant	FDEO - Florida Department of Economic Opportunity	Community Planning Technical Assistance Grant	Jennifer Pellechio	City of Cape Coral Development Opportunity Map		5/2/2016			\$40,000	\$40,000			The creation of an economic development interactive opportunity map for the City of Cape Coral. The map will include shovel ready commercial and industrial sites with relevant information.	\$0
Not Awarded	Grant	FDEO - Florida Department of Economic Opportunity	Community Planning Technical Assistance Grant	Margaret Wuerstle	Economic Impact Study of Lake Okeechobee Discharges		5/2/2016			\$28,000	\$28,000			A report on the direct and indirect economic impact of Lake Okeechobee discharges on Lee County tourism and the impact on declines in Lee County residential property values and consumer spending.	\$0
Not Awarded	Grant	FDEO - Florida Department of Economic Opportunity	Community Planning Technical Assistance Grant	Margaret Wuerstle	City of Clewiston Downtown District Façade Program		5/2/2016			\$30,000	\$30,000			An inventory of all downtown structures, identification of key structures in need of façade improvements, development of criteria for selecting buildings for improvements, work with property owners to coordinate, design and implement renovations.	\$0
Not Awarded	Grant	Aetna Foundation		Jason Stoltzfus	Cultivating Healthy Communities	4/14/2016	4/13/2016			\$100,000	\$100,000			Implement portions of the Clewiston Neighborhood Revitalization plan, including: street lighting, awnings, painting and landscaping.	\$0
Not Awarded	Grant	EPA- Environmental Protection Agency		Jennifer Pellechio	Brownfields 2016	12/18/2015	12/18/2015			\$280,000	\$280,000			10 ASTM-AAI compliant Phase I ESAs, 1 Generic Quality Assurance Project Plan, 4 SQAPPs, 4 Phase II ESAs, 4 ABCAs	
Not Awarded	Grant	USDA - US Dept. of Agriculture		Margaret Wuerstle	Farm to School	5/20/2015	5/20/2015	11/19/2015							
Not Awarded	Grant	DEO - FL Dept. of Economic Opportunity		Jennifer Pellechio	Growing Markets for Small Farmers		6/17/2015				\$25,000			Identify needs of local farmers, identify sellers for the market, produce a map and marketing materials, Implement action plan	
Not Awarded	Grant	Wal-Mart		C.J. Kammerer	GoodWheels	7/17/2015	7/16/2015	9/10/2015			\$50,000			Run transpiration routes between Clewiston and Belle Glade	
Not Awarded	Grant	DEO - FL Dept. of Economic Opportunity		Jennifer Pellechio	SWF "Know Your Zone" Public Education Campaign		6/17/2015	8/7/2015			\$30,000			Design a logo, Prepare education program and curriculum, introduce campaign and schedules, Create Disaster Planning Guide, Present to schools	
Not Awarded	Grant	DEO - FL Dept. of Economic Opportunity		Jennifer Pellechio	Strategic Opportunity Plan for Immokalee		5/26/2015	8/7/2015			\$25,000			Task 1: Demographics & Economic Study; Task 2: Community Vision & Stakeholder Engagement ; Task 3: Goal Development (with Steering Committee) ; Task 4: Implementation Guide and Strategic Action Plan (3 – 5 years)	

Status	Type	Funding Agency	Grant Name	Project Mgr.	Project Name	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Deliverables	Total Match Amt-RPC
Not Awarded	Grant	DEO - FL Dept. of Economic Opportunity		Jennifer Pellechio	Hendry County Regional Laborshed/Workforce Assessment		6/17/2015	8/7/2015			\$25,000			Hire consultant, Meeting with Hendry County, Draft Material for Hendry presentation, Final assessment and recommendations	
Not Awarded	Grant	EDA - US Economic Development Administration		Jennifer Pellechio	EDA- North Port	6/12/2015	6/12/2015	8/3/2015							
Not Awarded	Grant	NOAA - National Oceanic and Atmospheric Administration		Jim Beever	Measuring and Forecasting Future Ecosystem Services in the CHNEP Study Area	3/17/2015	3/17/2015			\$400,000				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.	
Not Awarded	Grant	Florida Humanities Council		Jennifer Pellechio	Public Art Field Guide and Map Viewer for Lee County	3/11/2015	3/5/2015	5/11/2015		\$15,000	\$15,000			TBD	\$0
Not Awarded	Grant	Artplace America		Margaret Wuerstle	ArtPlace - "OUR CREATIVE ECONOMY"	3/12/2015	3/11/2015			\$3,000,000	\$3,000,000			TBD	\$0
Not Awarded	Grant	EPA - US Environmental Protection Agency		John Gibbons	Environmental Workforce Development Job Training	2/3/2015	2/3/2015			\$200,000	\$200,000			OSHA 29 CFR 1910.120 40-Hour HAZWOPER and other training.	\$0
Not Awarded	Grant	NEA - National Endowment for the Arts		Margaret Wuerstle	Our Creative Economy - A Regional Strategy for Southwest Florida's Public Art and Cultural Venues	1/15/2015	1/14/2015			\$400,000	\$200,000			• Asset Mapping • A Regional Strategy for Enhancing Public Art: A SWOT • Southwest Florida's Public Art and Cultural Venues Field and Tour Guide	\$113,472
Not Awarded	Contract	NACo - National Association of Counties		Jennifer Pellechio	NACo County Prosperity Summit	10/3/2014	10/3/2014			\$0	\$0			Summit	\$0
Not Awarded	Grant	EPA - US Environmental Protection Agency		Dottie Cook	Southwest Florida Brownfields Coalition	12/19/2014	12/19/2014	5/27/2015		\$600,000	\$600,000				\$0
Not Awarded	Grant	Southwest Florida Community Foundation		Nichole Gwinnett	SWFRPC & RC&DC Collaboration	9/30/2014	9/30/2014			\$25,000	\$25,000			Provide information to the non-profit community about collaborative models that have succeeded in our area and to share proven effective practices for non-profits working together.	\$0
Not Awarded	Grant	USDA - US Dept. of Agriculture		Dottie Cook	Southwest Florida Rural Promise Zone	11/21/2014	11/21/2014			Technical Assistance	Technical Assistance			Rural designation of a Promise Zone for Immokalee in Collier County, Glades County, and Hendry County	\$0
Not Awarded	Grant	Dreyfus Foundation - The Max and Victoria Dreyfus Foundation		Beth Nightingale	"Our Creative Economy - A Regional Strategy for Southwest Florida Public Art, Festivals and Cultural Venues"					\$20,000	\$20,000			1. complete the Lee County public art descriptions (name of artist, year of creation, material, and significance); 2. provide QR Codes for Lee County's public art assets which will drive traffic to the Guide and direct users to other public art assets and venues; and 3. Create and promote a photo share site to encourage making art (photography) from art (public art assets and venues).	\$0

Agenda Item

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Consent Agenda

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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.

--- Agenda --- Item

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FY 17-18 TD Planning Agreement

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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**

County	Planning Funds
Alachua	\$24,155
Baker	\$19,317
Bay	\$22,475
Bradford	\$19,319
Brevard	\$30,532
Broward	\$58,003
Calhoun	\$19,050
Charlotte	\$22,271
Citrus	\$21,714
Clay	\$22,945
Collier	\$26,005
Columbia	\$20,184
DeSoto	\$19,484
Dixie	\$19,082
Duval	\$37,713
Escambia	\$25,265
Flagler	\$20,886
Franklin	\$18,987
Gadsden	\$19,728
Gilchrist	\$19,101
Glades	\$19,022
Gulf	\$19,075
Hamilton	\$19,046
Hardee	\$19,324
Hendry	\$19,556
Hernando	\$22,463
Highlands	\$20,834
Hillsborough	\$46,494
Holmes	\$19,157
Indian River	\$21,783
Jackson	\$19,781
Jefferson	\$19,042
Lafayette	\$18,927
Lake	\$25,355
Lee	\$32,877

County	Planning Funds
Leon	\$24,767
Levy	\$19,587
Liberty	\$18,916
Madison	\$19,138
Manatee	\$26,061
Marion	\$25,910
Martin	\$21,968
Miami-Dade	\$74,958
Monroe	\$20,356
Nassau	\$20,356
Okaloosa	\$22,834
Okeechobee	\$19,575
Orange	\$44,921
Osceola	\$25,148
Palm Beach	\$48,111
Pasco	\$28,949
Pinellas	\$38,582
Polk	\$32,089
Putnam	\$20,288
Saint Johns	\$23,223
Saint Lucie	\$24,874
Santa Rosa	\$22,169
Sarasota	\$27,091
Seminole	\$28,056
Sumter	\$21,050
Suwannee	\$19,668
Taylor	\$19,222
Union	\$19,063
Volusia	\$29,470
Wakulla	\$19,402
Walton	\$20,006
Washington	\$19,264
TOTALS	\$1,674,024

* Allocations were rounded to whole dollars

Rev. 03/08/2017



Transportation Disadvantaged FY17-18 Authorizing Resolution SWFRPC 2017-01

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



Transportation Disadvantaged FY17-18 Authorizing Resolution SWFRPC 2017-01

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.



Transportation Disadvantaged Planning Grant Application Form

Grant Recipient Legal Name	Southwest Florida Regional Planning Council		
Federal Employer Identification Number	59-1515448		
Registered Address	1400 Colonial Boulevard, Suite #1		
City and State	Fort Myers, FL	Zip Code	33907
Contact Person for this Grant	Nichole Gwinnett	Phone Number Format 111-111-1111	239-938-1813
E-Mail Address [Required]	ngwinnett@swfrpc.org	Fax Number Format 111-111-1111	239-938-1817
Project Location [County(ies)]	Glades & Hendry	Proposed Project Start Date	7/1/2017
		End Date	6/30/2018
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.

Signature of Grant Recipient Representative

5/18/2017
Date

9b

Lee County DEO 17-2ESR

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



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

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;
2. Magnitude--equal to or greater than the threshold for a Development of Regional Impact of the same type (a DRI-related amendment is considered regionally significant); and
3. Character--of a unique type or use, a use of regional significance, or a change in the local comprehensive plan that could be applied throughout the local jurisdiction; updates, editorial revisions, etc. are not regionally significant.

A summary of the results of the review follows:

Factors of Regional Significance				
<u>Proposed</u> <u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 17-2ESR	No	No	No	(1) Not regionally significant (2) Consistent with SRPP

RECOMMENDED ACTION:

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

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

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

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

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

COMPREHENSIVE PLAN AMENDMENTS

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

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

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

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

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

Regional Planning Council Review

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

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

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

LEE COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 17-2ESR)

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.

MAPS

Lee County

DEO 17-2ESR

Growth Management Plan


Comprehensive Plan Amendment

SPECIAL TREATMENT AREAS

Community Planning Areas


- Bayshore
- Boca Grande
- Buckingham
- Caloosahatchee Shores
- Olga
- Captiva
- Estero
- Greater Pine Island
- Lehigh Acres
- North Captiva
- North Fort Myers
- Northeast Lee County
- Alva
- North Olga
- Page Park
- San Carlos Island
- Southeast Lee County
- Palm Beach Boulevard
- City Limits

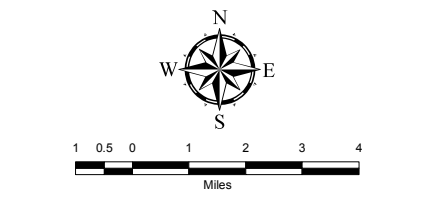
Adopted by Ord. 89-02, 1/31/1989
Amended by Ordinance Nos.
02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05,
09-07, 09-08, 09-09, 09-10, 09-11, 10-16, 11-14,
11-21, 11-24

 Water Dependent Overlay
See Maps 2 and 12 for Details

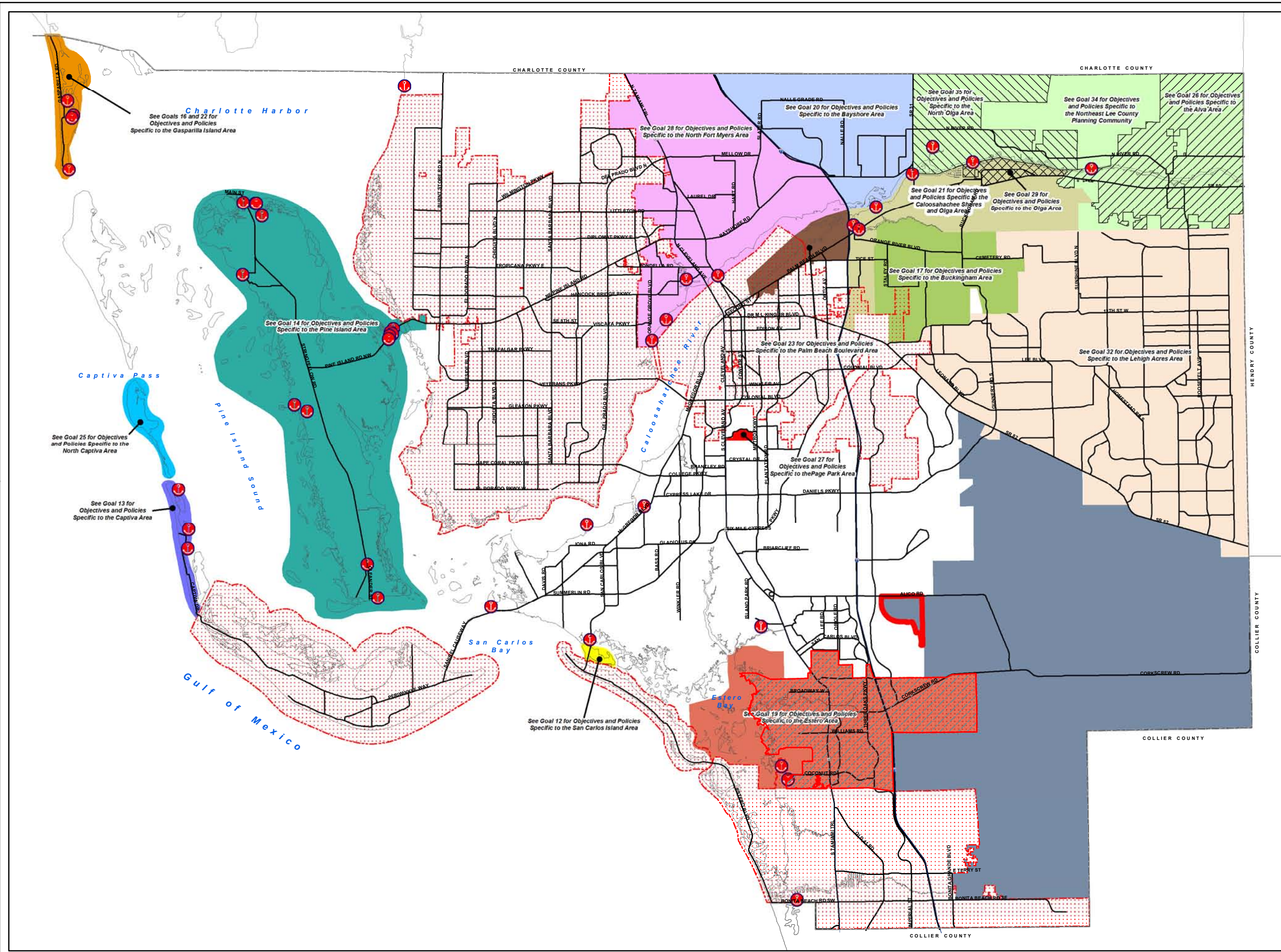
Adopted by Ord. 89-02, 1/31/1989
Amended by Ordinance Nos.
91-19, 92-35, 00-22, 02-03, 08-05

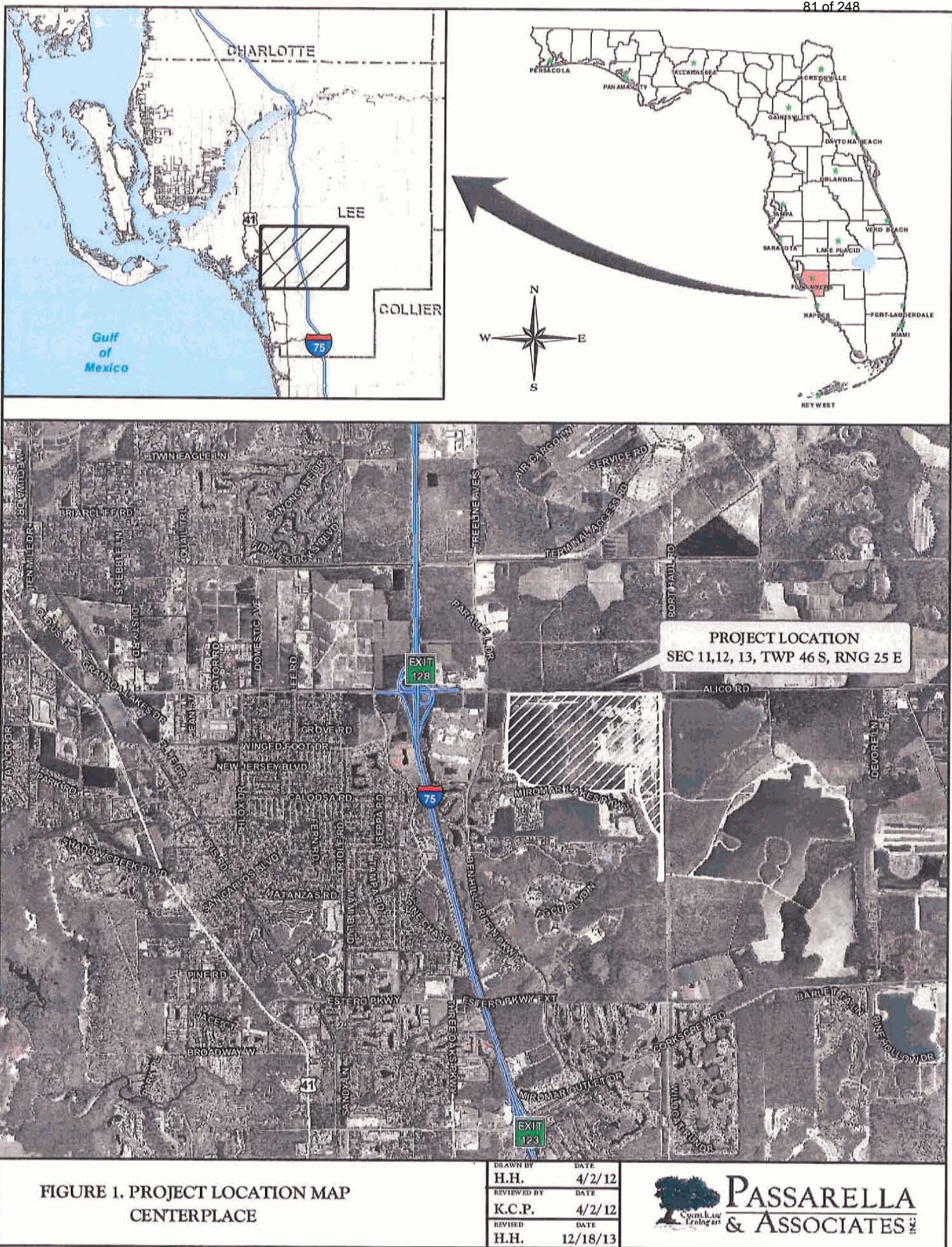
CPA2016-00011 CENTERPLACE

 Remove from
Southeast Lee County



Map Generated: February 2017
City Limits current to date of map generation







Agenda Item

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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.

A summary of the results of the review follows:

Factors of Regional Significance

<u>Proposed Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 17-1ESR	No	No	No	(1) Not regionally significant (2) Consistent with SRPP

RECOMMENDED ACTION:

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and 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;
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3. General Sanitary Sewer, Solid Waste, Drainage, and Potable Water and Natural Groundwater Aquifer Recharge Element;
4. Conservation Element;
5. Recreation and Open Space Element;
6. Housing Element;
7. Coastal Management Element for coastal jurisdictions;
8. Intergovernmental Coordination Element; and
9. Capital Improvements Element.

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

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

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

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

COMPREHENSIVE PLAN AMENDMENTS

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

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

Regional Planning Council Review

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

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

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

CHARLOTTE COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 17-1ESR)

RECEIVED: 3/31/2017

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.

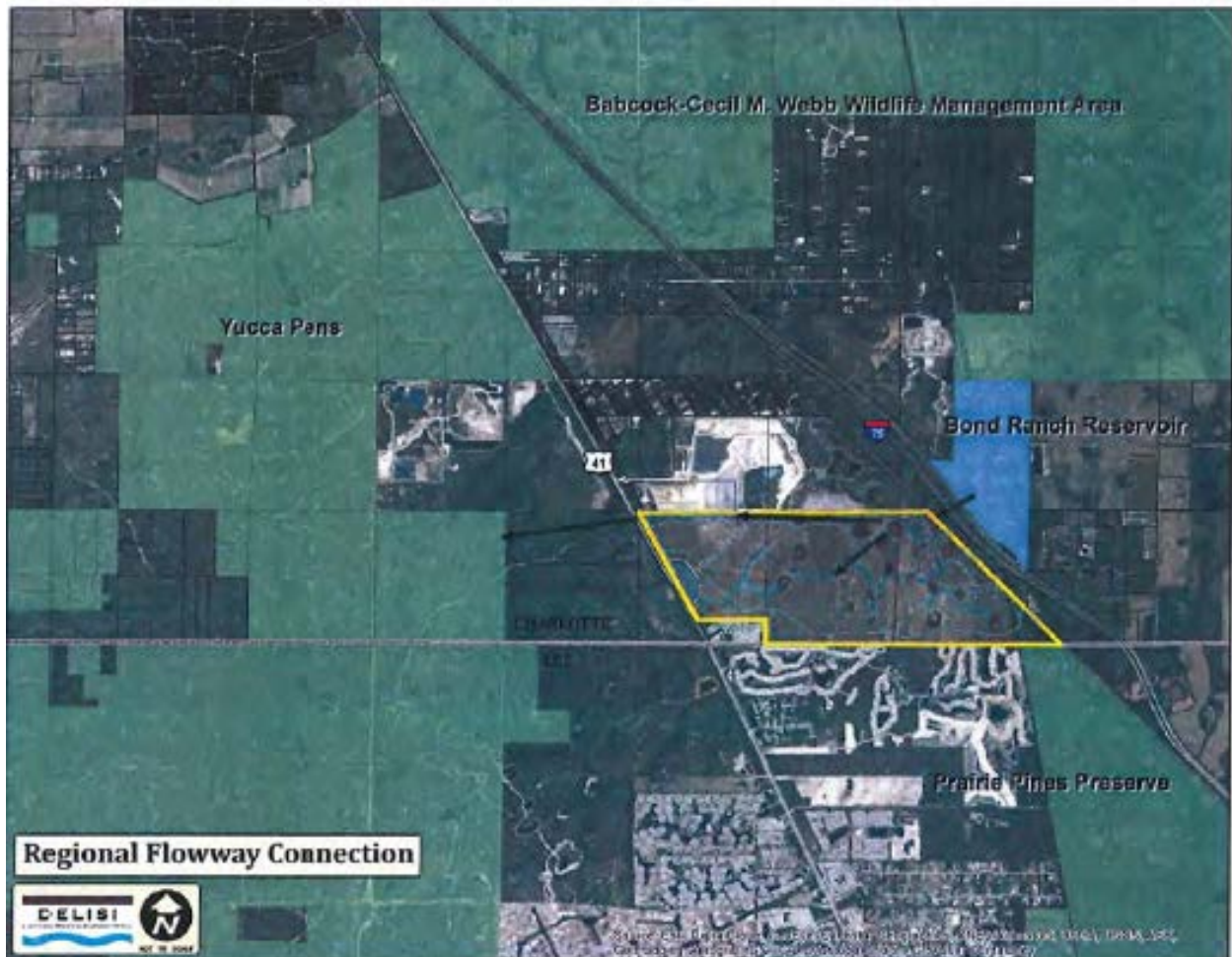
MAPS

Charlotte County

DEO 17-1ESR

Growth Management Plan

Comprehensive Plan Amendment



Agenda Item

9d

Collier County DEO 17-1ESR

9d

9d

1400 Colonial Blvd., Suite 1
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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.

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

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

A summary of the results of the review follows:

Factors of Regional Significance				
<u>Proposed</u> <u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 17-1ESR	No	No	No	(1) Not Regionally Significant (2) Consistent with SRPP

RECOMMENDED ACTION:

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

05/2017

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
9. Capital Improvements Element.

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

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

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

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

COMPREHENSIVE PLAN AMENDMENTS

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

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

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

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

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

Regional Planning Council Review

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

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

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

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.

MAPS

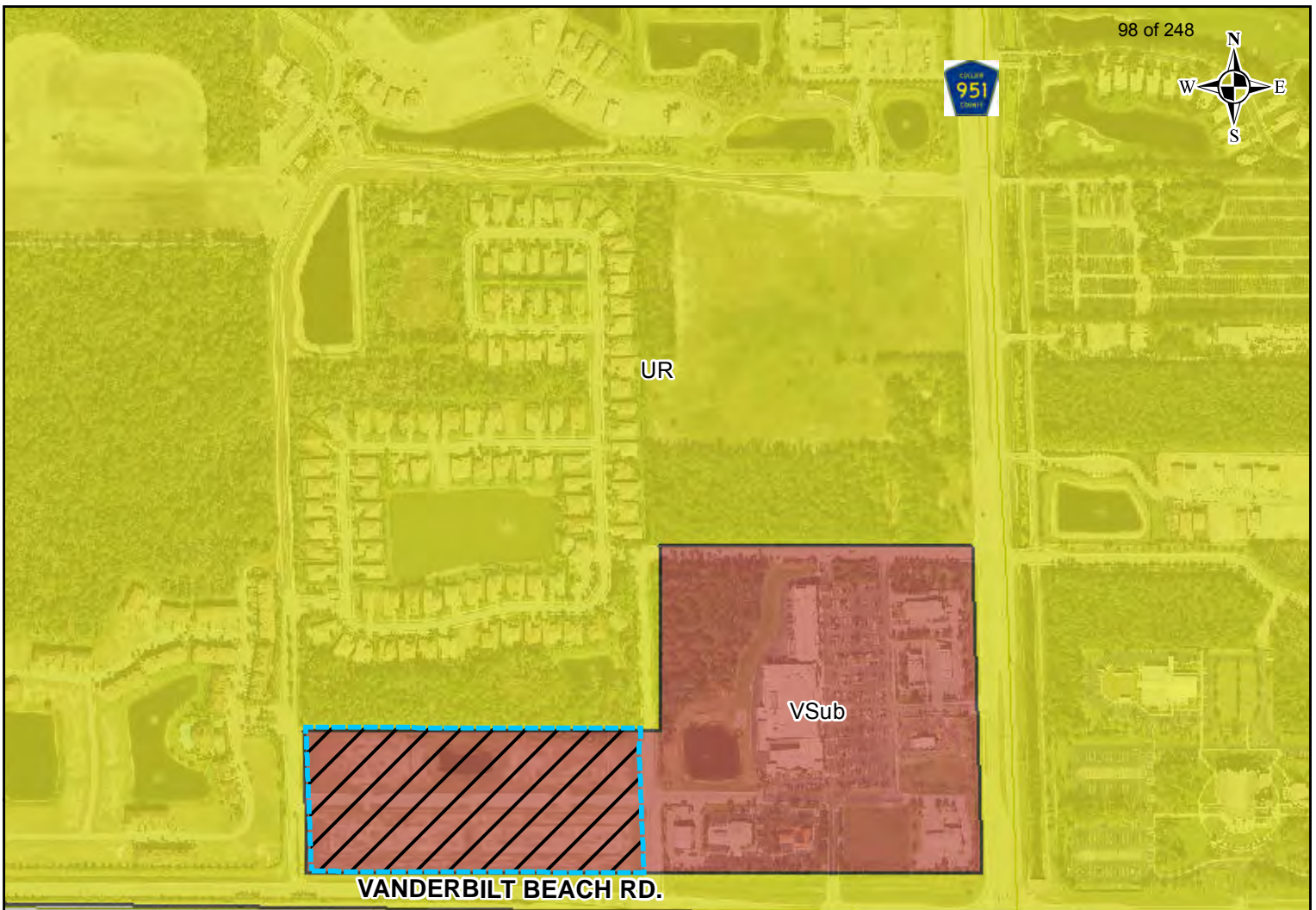
Collier County

DEO 17-1ESR



Growth Management Plan

Comprehensive Plan Amendment



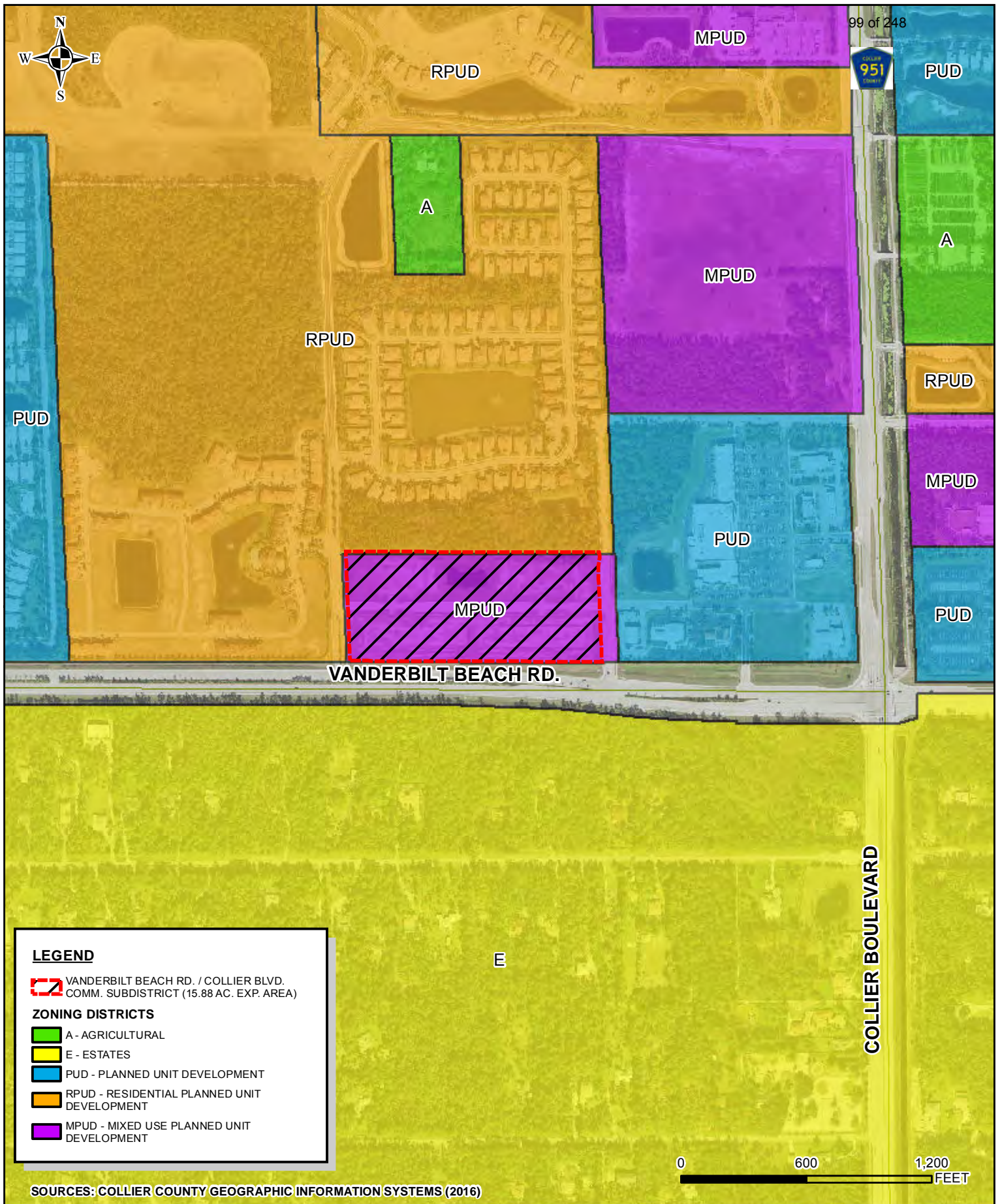


LEGEND

-  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)

0 600 1,200 FEET



--- Agenda --- Item

9e

Town of Longboat Key
DEO 17-2ESR

9e

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



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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:

Factors of Regional Significance				
<u>Proposed</u> <u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 17-2ESR	No	No	No	(1) Not Regionally Significant (2) Consistent with SRPP

RECOMMENDED ACTION:

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

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
9. Capital Improvements Element.

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

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

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

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

COMPREHENSIVE PLAN AMENDMENTS

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

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

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

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

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Regional Planning Council Review

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

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

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

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.

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

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.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
[www.twitter.com/FLDEO](https://twitter.com/FLDEO) | www.facebook.com/FLDEO

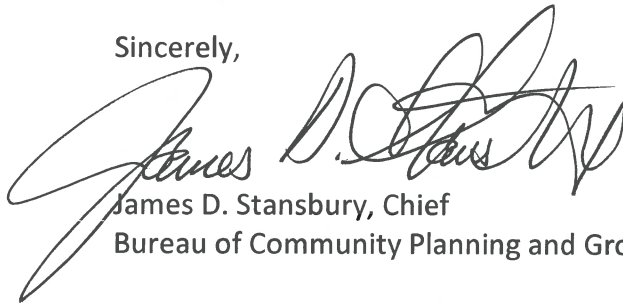
An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

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

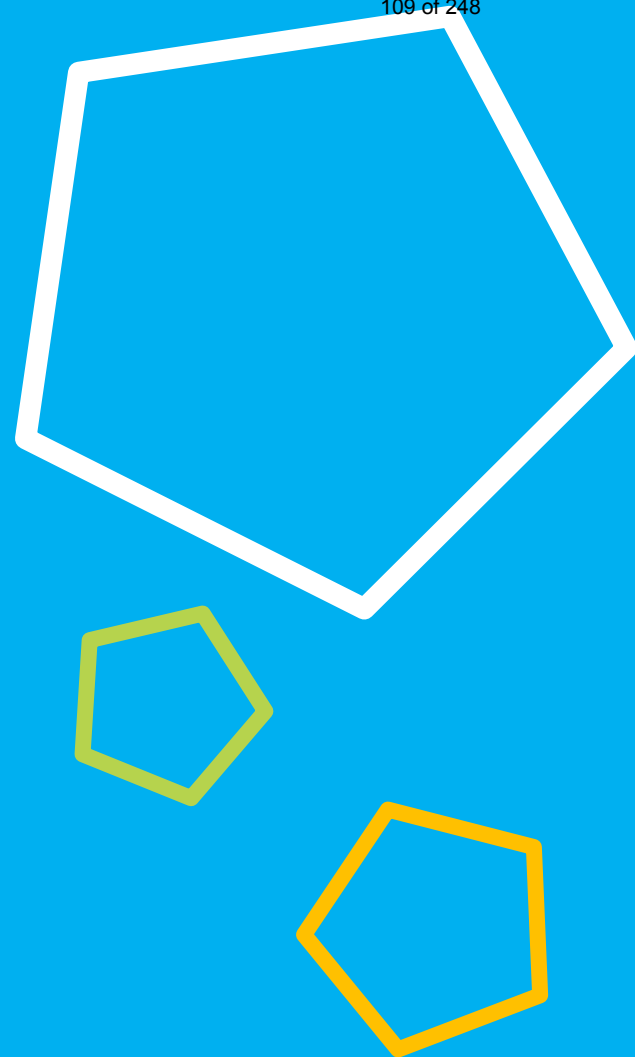
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Regional Impact

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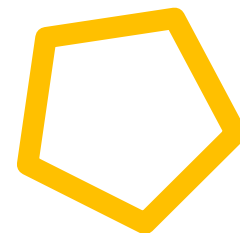
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GROWTH MANAGEMENT PROGRAM



GROWTH MANAGEMENT PLANNING

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



Palmer Ranch Inc XXV

Final DO Review





Palmer Ranch Increment 25

Development Order Review Sarasota County

112 of 248

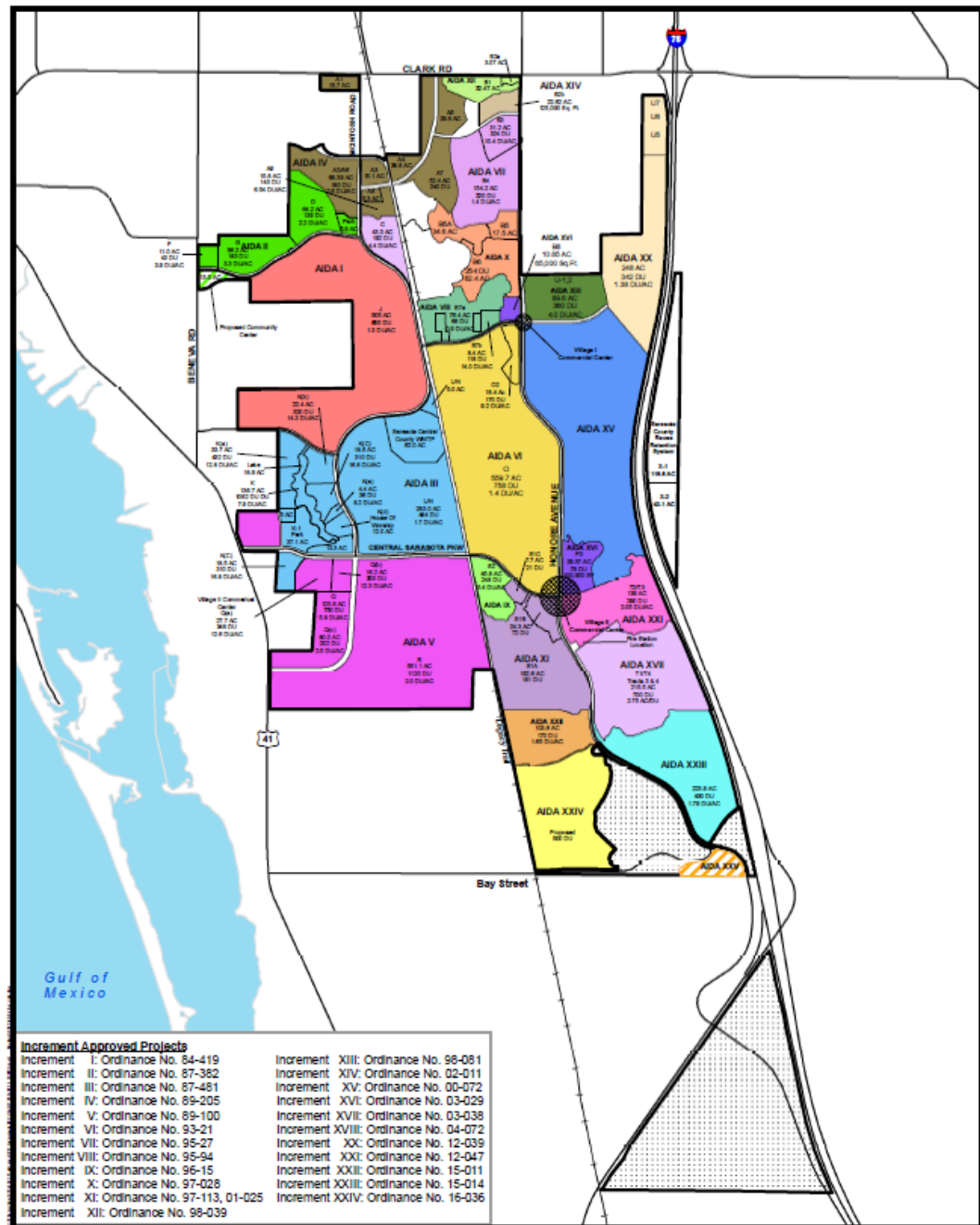
Council Recommendations (Attachment I)

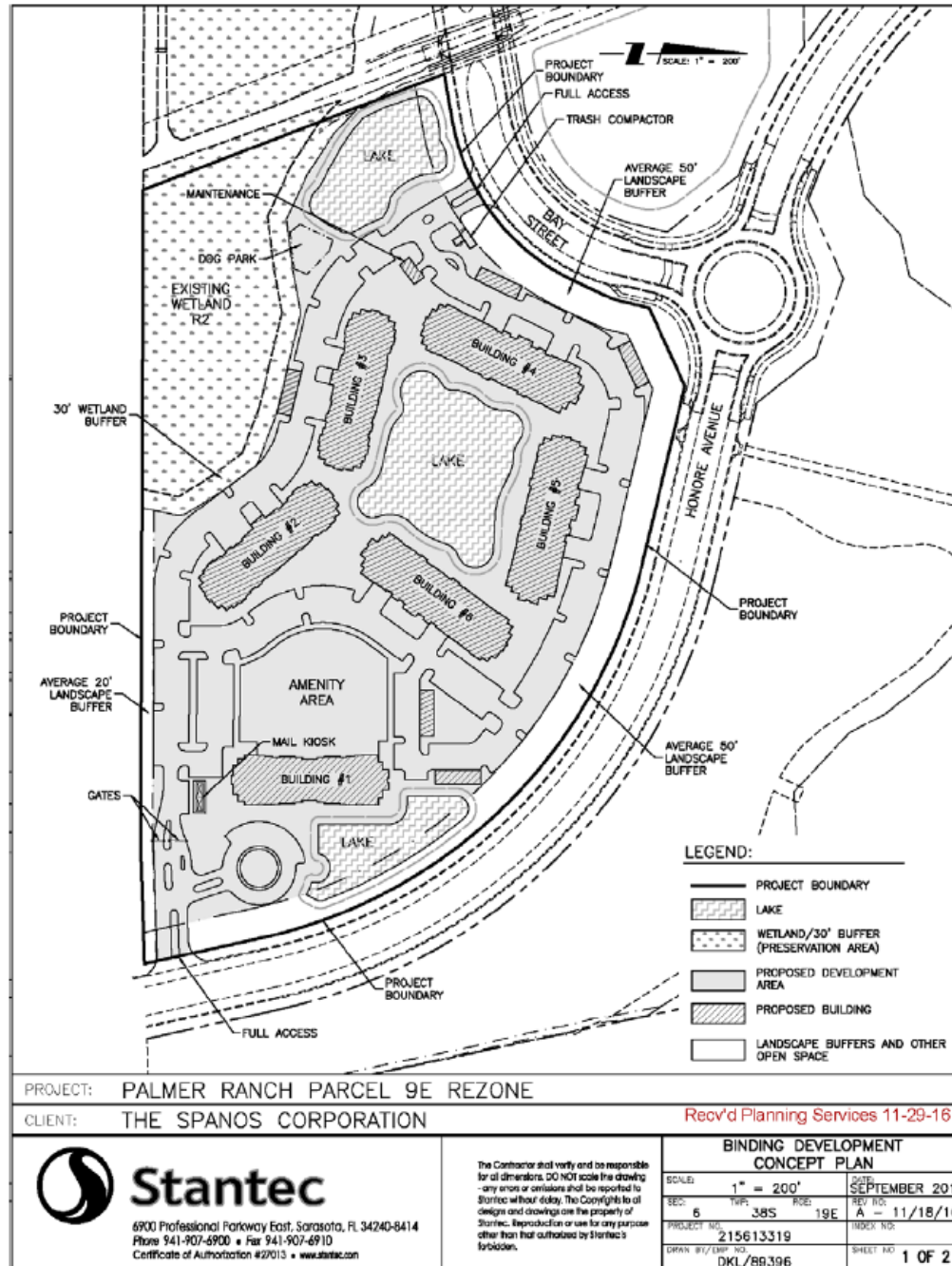
On February 16, 2017 the Council recommended conditional approval of the Palmer Ranch Increment 25 Application for Incremental Development Approval (AIDA). The recommended conditions are for issues related to water quality and stormwater, native habitats protection /vegetation and wildlife, land use, 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.





Babcock Ranch MDO/IDO NOPC Assessment

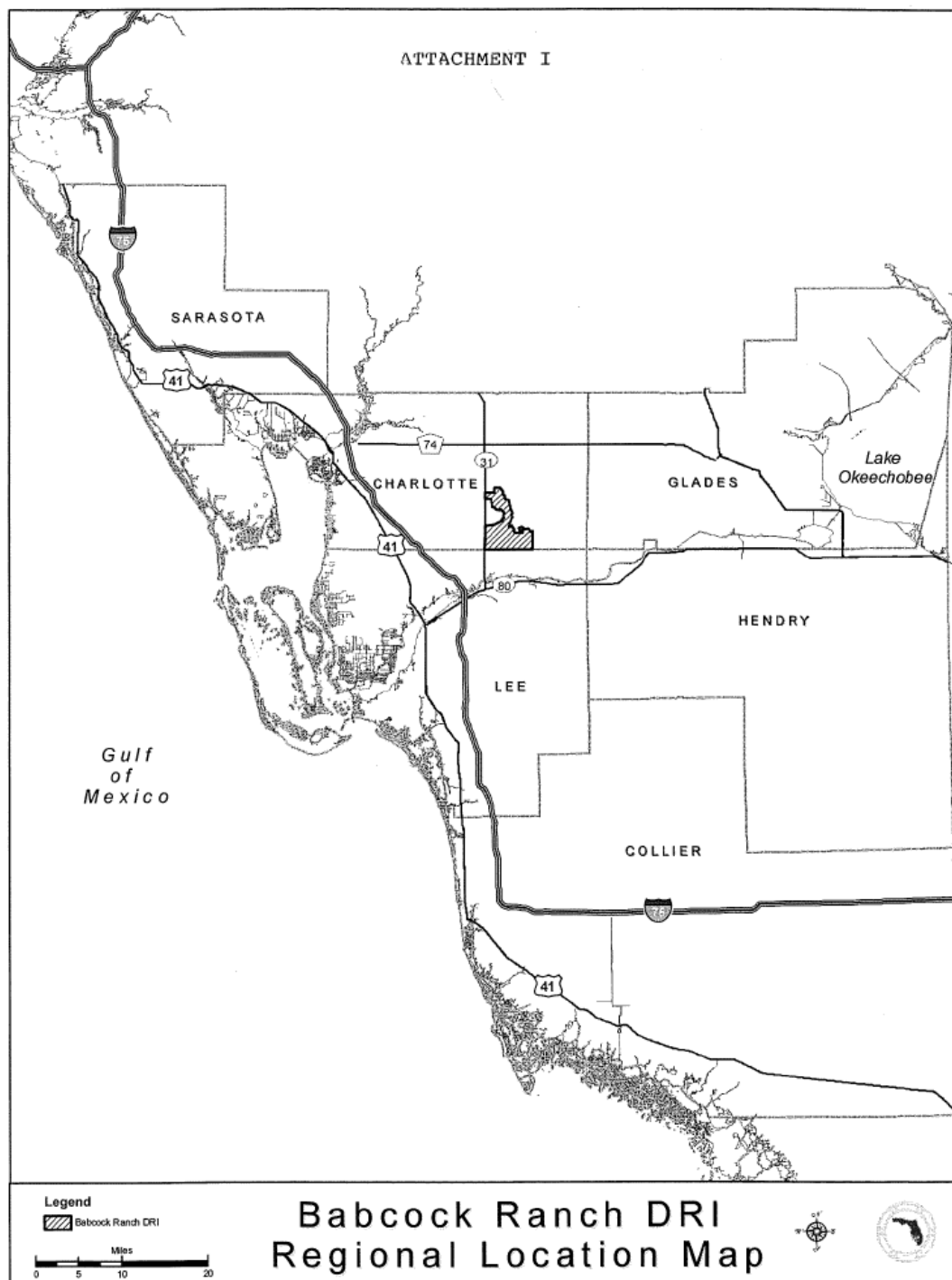




BABCOCK RANCH COMMUNITY MASTER AND INCREMENT 1 DEVELOPMENT ORDERS NOTICE OF PROPOSED CHANGES

116 of 248

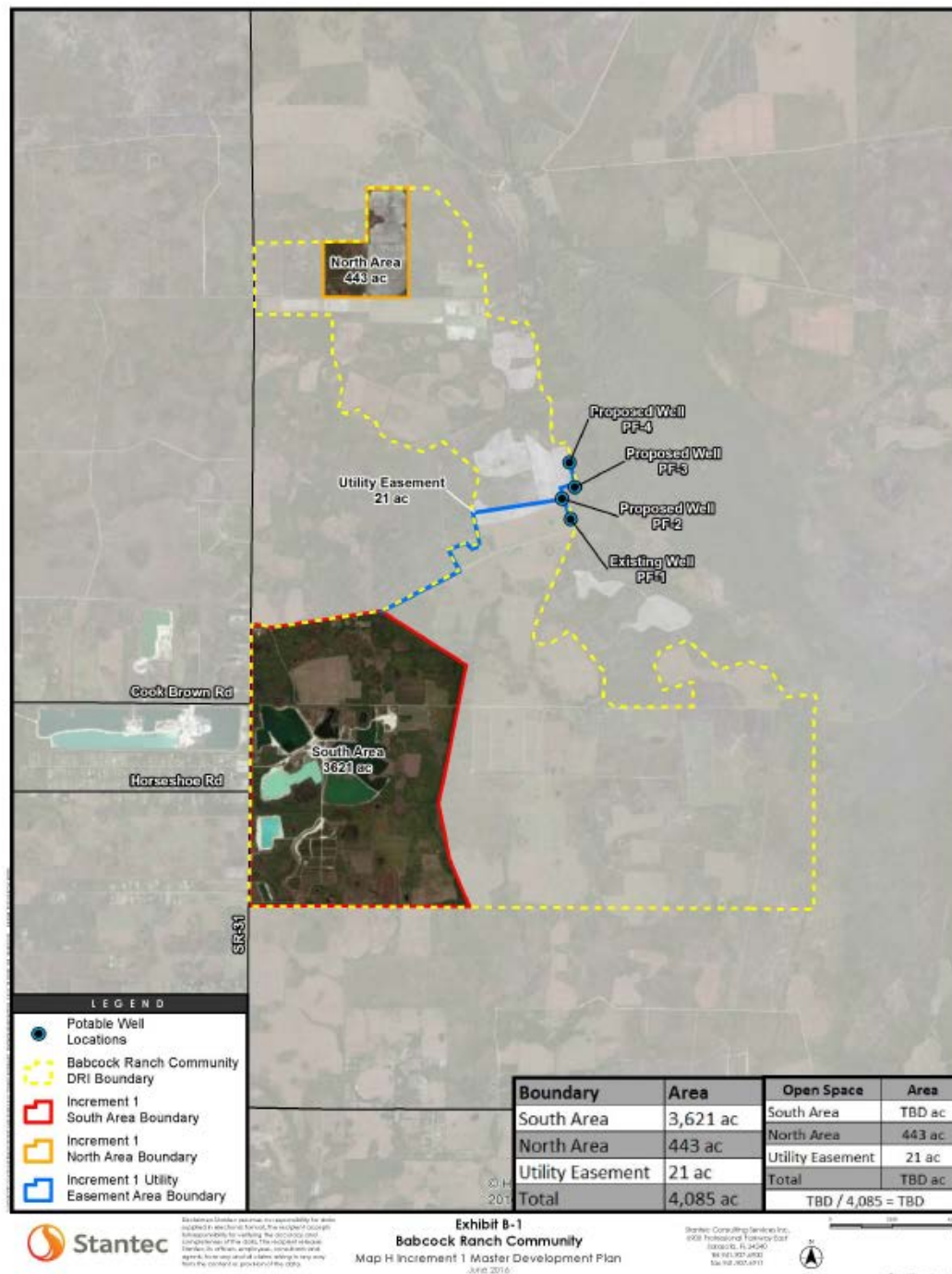
- The Babcock Ranch Community (BRC) Development of Regional Impact (DRI) is an approved mixed-use development located in southeastern Charlotte County, north of CR 78, south of CR 74, and immediately east of SR 31, and contains approximately 13,630 acres (see Attachment I Location Map).
- The original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

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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.

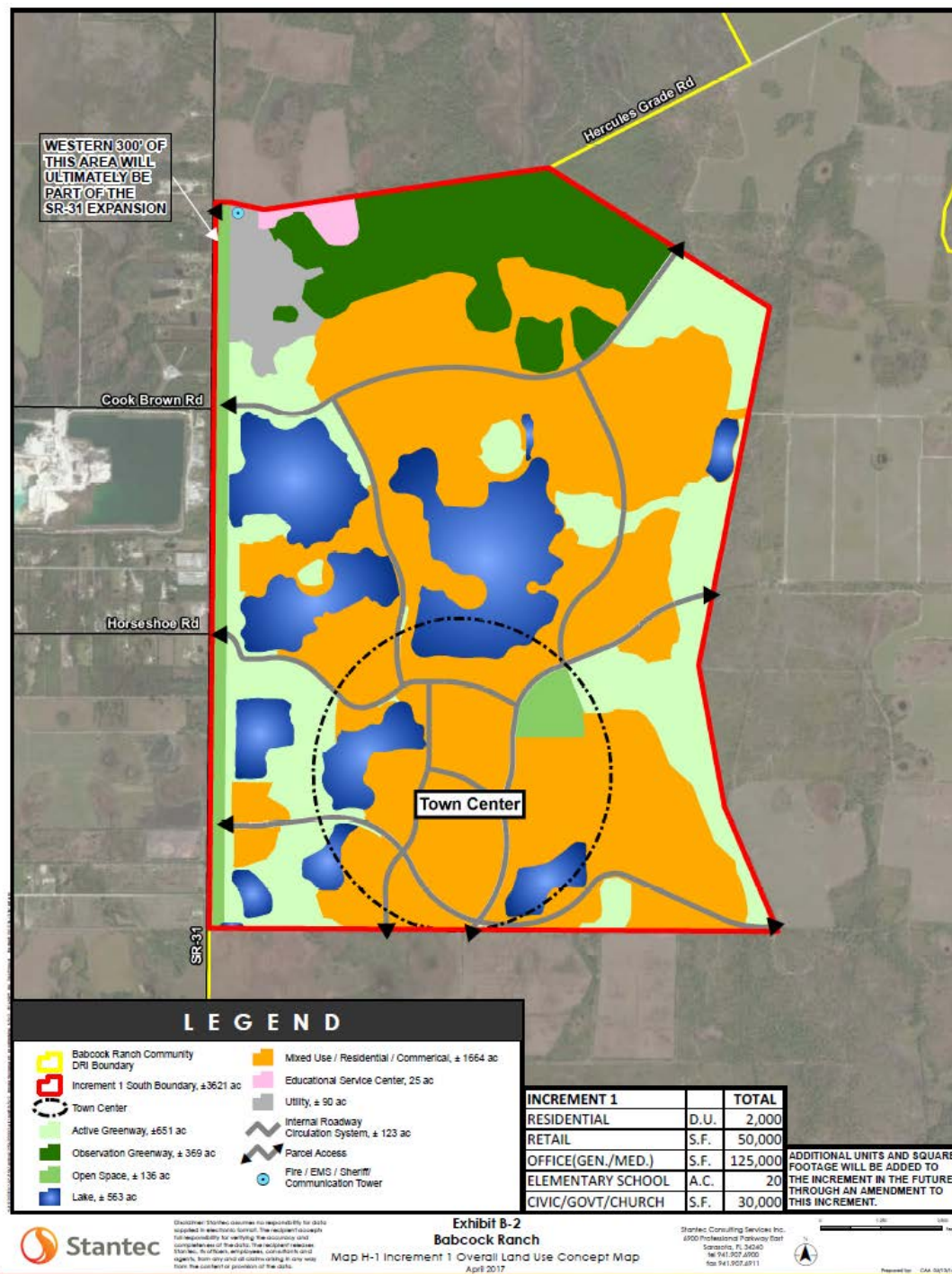
7. Update Exhibit B – Master Concept Plan – Map H, to add 46± acres to the Increment 1 South area, of which 25 acres is proposed for Educational Services.

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.





BRC Increment 1 Development Parameters Comparison

Land Use Type	Unit	Size		
		Approved ⁽¹⁾	Proposed ⁽²⁾	Difference
Single-Family	d.u.	600	1,200	+600
Multifamily	d.u.	400	800	+400
Hotel	rooms	0	0	0
Retail	sq. ft.	50,000	50,000	0
Office – General	sq. ft.	150,000	125,000	-25,000
Office – Medical	sq. ft.	0	0	0
Industrial	sq. ft.	0	0	0
Civic	sq. ft.	5,000	30,000	+25,000
Park	acres	10	10	0
Elementary School	students	0	350	+350
Golf Course	holes	0	18	+18

Footnotes:

(1) Increment 1 - Phase 1.

(2) Single Phase – Buildout at year 2026.

BRC Increment 1				
Synchro Arterial Level of Service				
Roadway	From	To	Northbound	Southbound
SR 31	Cook Brown Rd./B-B	Horseshoe Rd./C-C	A	A
	Horseshoe Rd./C-C	D-D	A	A
	D-D	North River Rd.	A	A
	North River Rd.	Bayshore Rd. (SR 78)	B	C
	Bayshore Rd. (SR 78)	SR 80	B	D
Overall			B	A

BRC Increment 1 Recommend Improvements Intersections				
Ref. #	Major Street	Minor Street	Future Needed ⁽¹⁾ Improvements	Project-Related ⁽²⁾ Improvements
4b	SR 78	I-75 East Ramp	Add NB – Left-Turn Lane Signal Retiming Traffic Monitoring	
11b	SR 80	I-75 East Ramp	Add NB – Right-Turn Lane 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

BRC Increment 1 Recommend Improvements Intersections (Continued)				
Ref. #	Major Street	Minor Street	Future Needed ⁽¹⁾ Improvements	Project-Related ⁽²⁾ Improvements
15	SR 80	Tropic Avenue	Add NB – Right-Turn Lane Add SB – Right-Turn Lane Signal Retiming Traffic Monitoring	Add NB – Right-Turn Lane Add SB – Right-Turn Lane
17	SR 80	Buckingham Road	Add NB – Left-Turn Lane Add NB – Right-Turn Lane Add SB – Left-Turn Lane Signal Retiming Traffic Monitoring	
18	SR 31	SR 78	Add NB – Thru Lane Add SB – Thru Lane Signal Retiming Traffic Monitoring	Add NB – Thru Lane Add SB – Thru Lane Signal Retiming Traffic Monitoring
19	SR 31	North River Road (CR 78)	Add SB – Right-Turn Lane Add EB – Left-Turn Lane Add EB – Right-Turn Lane Add WB – Left-Turn Lane Add WB – Right-Turn Lane Signalization, if and when warranted Traffic Monitoring	Add SB – Right-Turn Lane Add EB – Left-Turn Lane Add EB – Right-Turn Lane Add WB – Left-Turn Lane Add WB – Right-Turn Lane Signalization, if and when warranted Traffic Monitoring
20	SR 31	BRC Access DD	Add NB – Left-Turn Lane Add NB – Right-Turn Lane Add SB – Left-Turn Lane Add SB – Right-Turn Lane Add WB – Left-Turn Lane Add WB - Thru/RT Lane Signalization, if and when warranted Traffic Monitoring	Add NB – Left-Turn Lane Add NB – Right-Turn Lane Add SB – Left-Turn Lane Add SB – Right-Turn Lane Add WB – Left-Turn Lane Add WB - Thru/RT Lane Signalization, if and when warranted Traffic Monitoring
21	SR 31	Horseshoe Road/ BRC South Town Center Access CC	Add NB – Left-Turn Lane ⁽³⁾ Add NB – Right-Turn Lane ⁽³⁾ Add SB – Left-Turn Lane ⁽³⁾ Add SB – Right-Turn Lane Add WB – Left-Turn Lane ⁽³⁾ Reconfigure WB - Thru/RT Lane ⁽³⁾ Signalization, if and when warranted Traffic Monitoring	Add NB – Right-Turn Lane ⁽³⁾ Add SB – Left-Turn Lane ⁽³⁾ Add SB – Right-Turn Lane Add WB – Left-Turn Lane ⁽³⁾ Reconfigure WB - Thru/RT Lane ⁽³⁾ Signalization, if and when warranted Traffic Monitoring

**BRC Increment 1
Recommend Improvements
Intersections (Continued)**

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Ref. #	Major Street	Minor Street	Future Needed ⁽¹⁾ Improvements	Project-Related ⁽²⁾ Improvements
22	SR 31	Cook Brown Road/ BRC North Town Center Access BB	Add NB – Right-Turn Lane Add SB – Left-Turn Lane Add WB – Left-Turn Lane Reconfigure WB - Thru/RT Lane Signalization, if and when warranted Traffic Monitoring	Add NB – Right-Turn Lane Add SB – Left-Turn Lane Add WB – Left-Turn Lane Reconfigure WB - Thru/RT Lane Signalization, if and when warranted Traffic Monitoring
23	SR 31	BRC North Access	Add NB – Right-Turn Lane Add SB – Left-Turn Lane Add WB – LT/RT Lane Traffic Monitoring	Add NB – Right-Turn Lane Add SB – Left-Turn Lane Add WB – LT/RT Lane Traffic Monitoring

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.

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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.

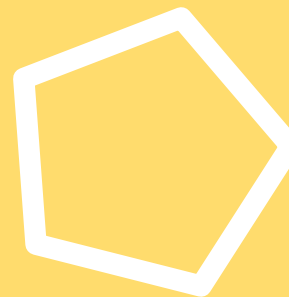
Council staff has reviewed the proposed BRC MDO and finds it acceptable for the proposed MDO changes. A review of the Increment 1 IDO amendment language is also acceptable assuming the revised development parameters, intersection and proportional share calculations are included in the final IDO consistent 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

Pepperland Ranch

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.

Lee County

DEO 17-1ESR

Pepperland Ranch

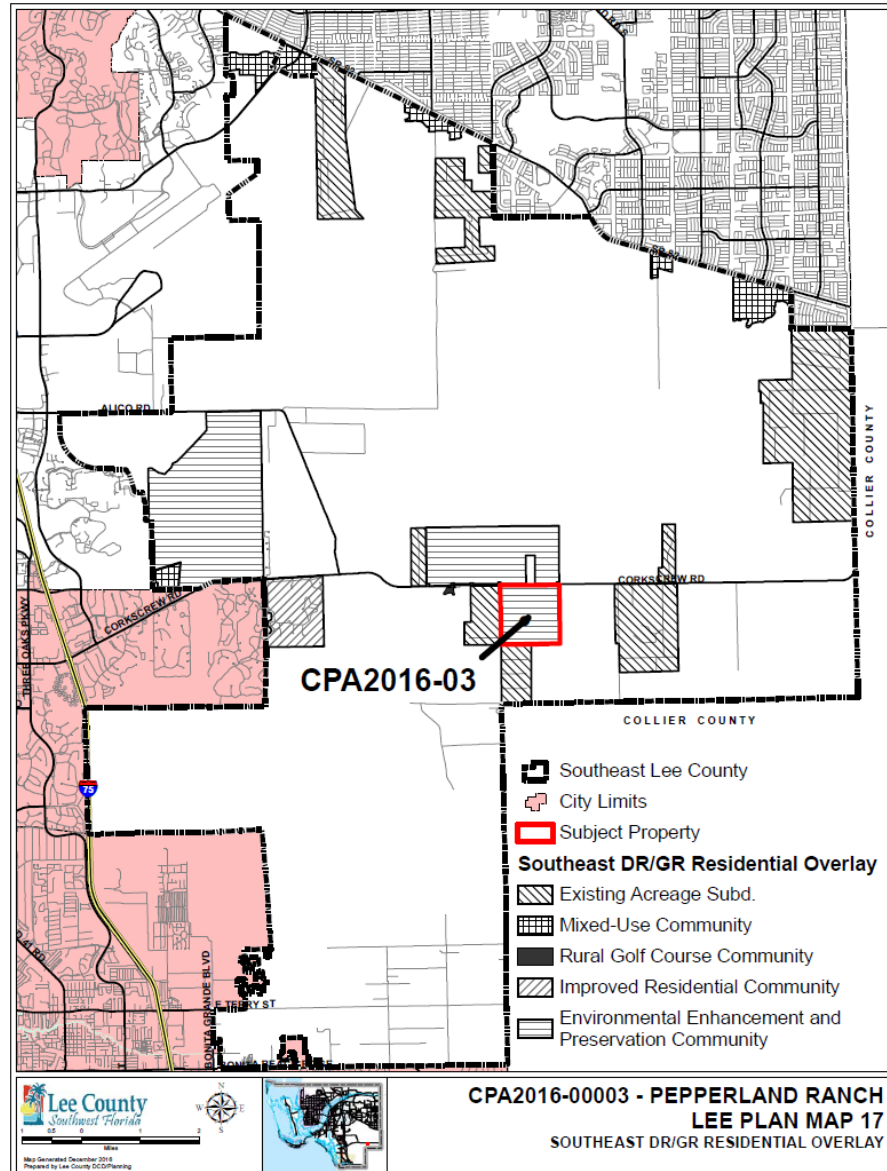
Recommendation:

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.

Lee County DEO 17-1ESR



Hendry County

DEO 17-3ESR

FPL Hammock Solar Energy Center

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.

Hendry County

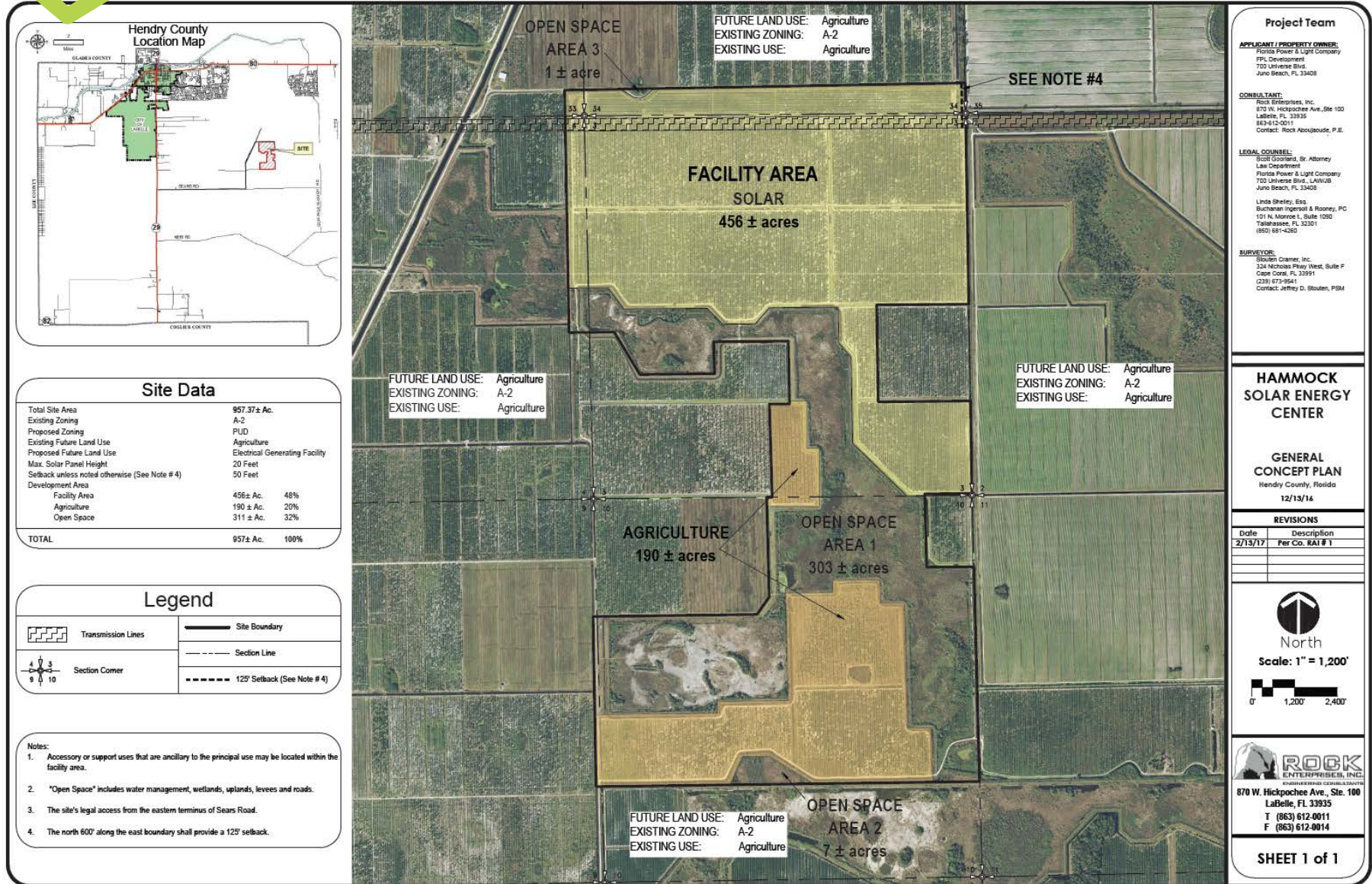
DEO 17-3ESR

FPL Hammock Solar Energy Center

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

PALMER RANCH 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 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.

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.

IMPACT ASSESSMENT

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.

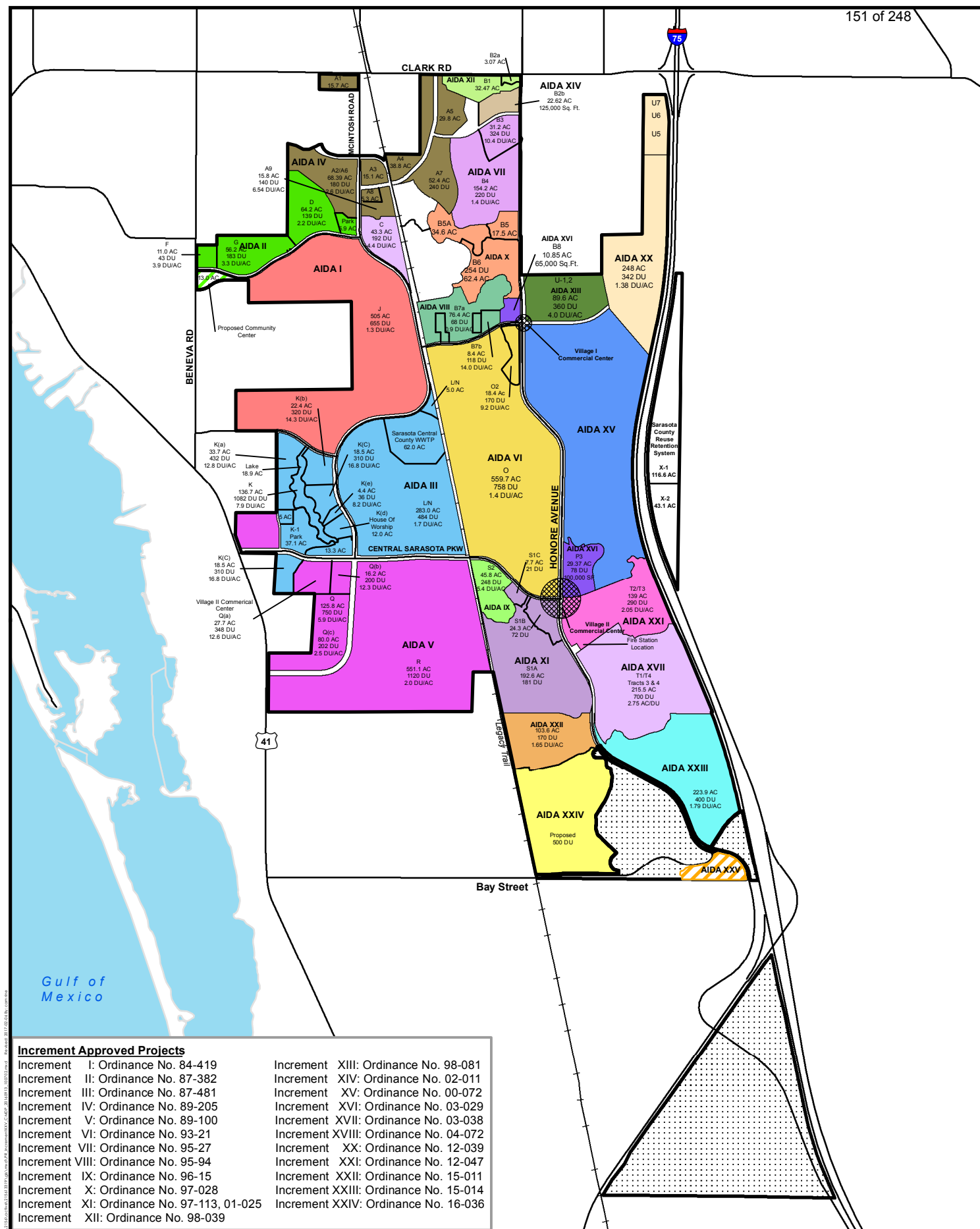
D. WATER QUALITY AND DRAINAGE

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

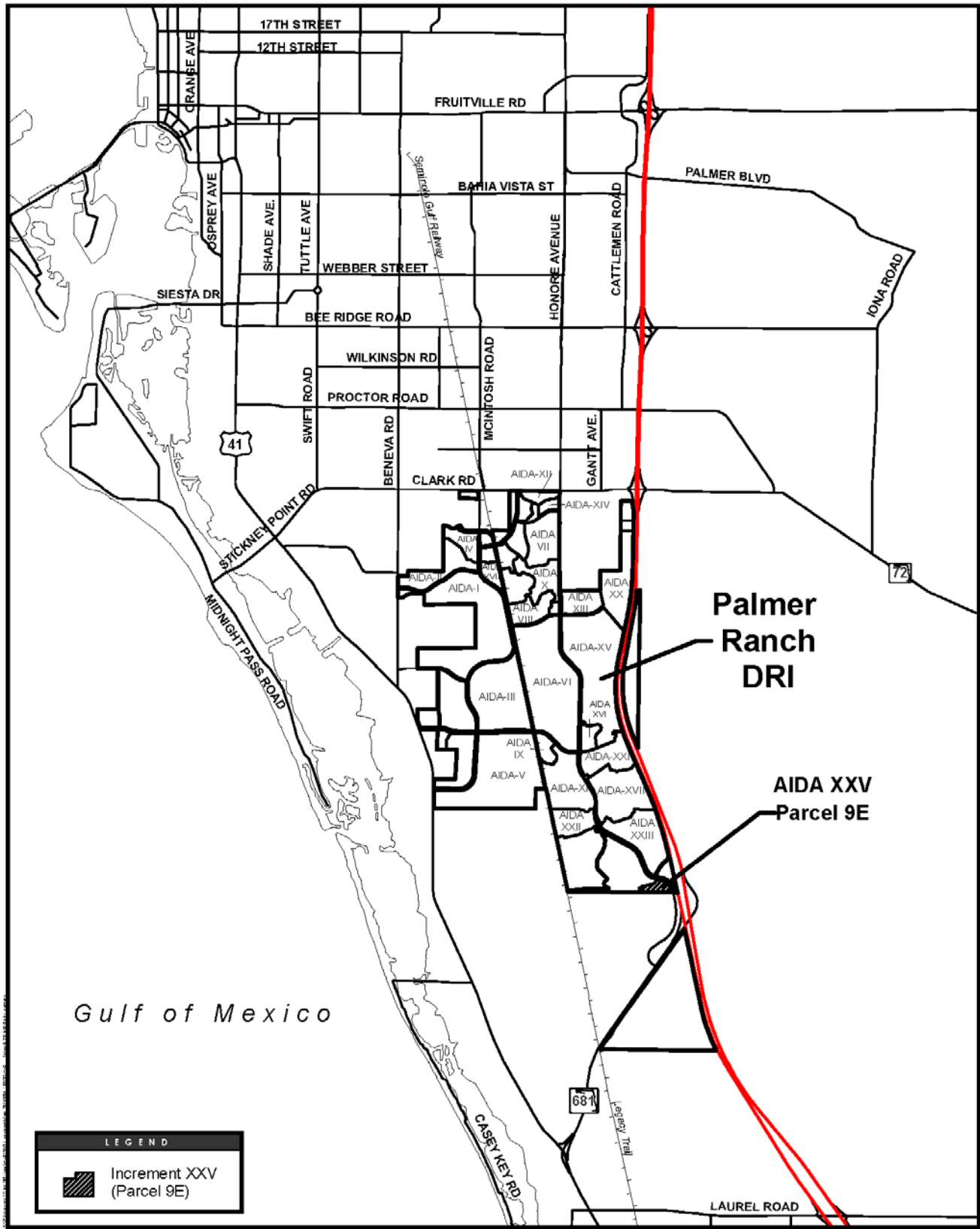
E. WATER SUPPLY

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 upsizing 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.

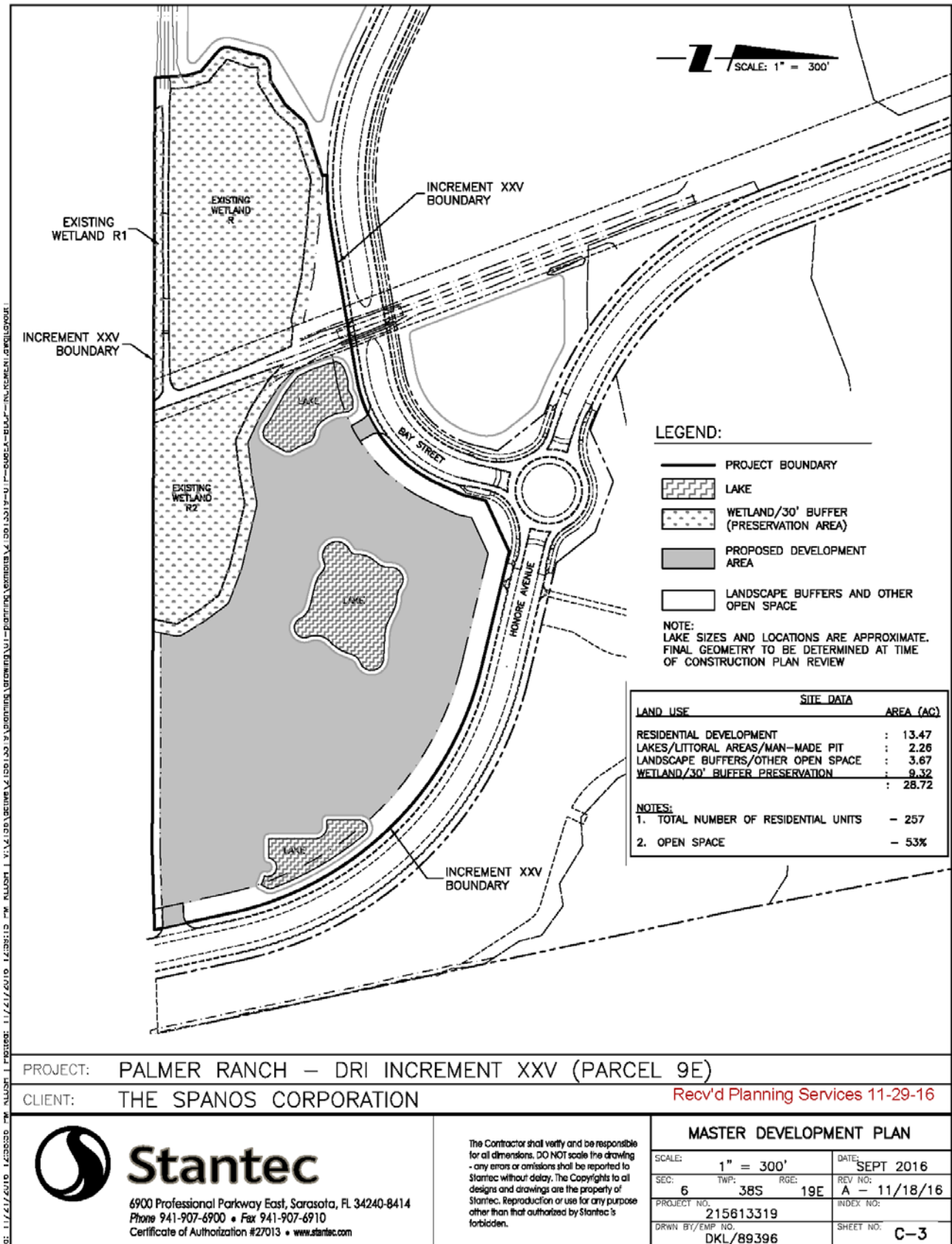
RECOMMENDED ACTION: The staff of the Southwest Florida Regional Planning Council recommends Conditional Approval for the Palmer Ranch Increment XXV DRI to be further conditioned on a finding of Consistency with the Local Government Comprehensive Plan by the Sarasota County Board of County Commissioners.



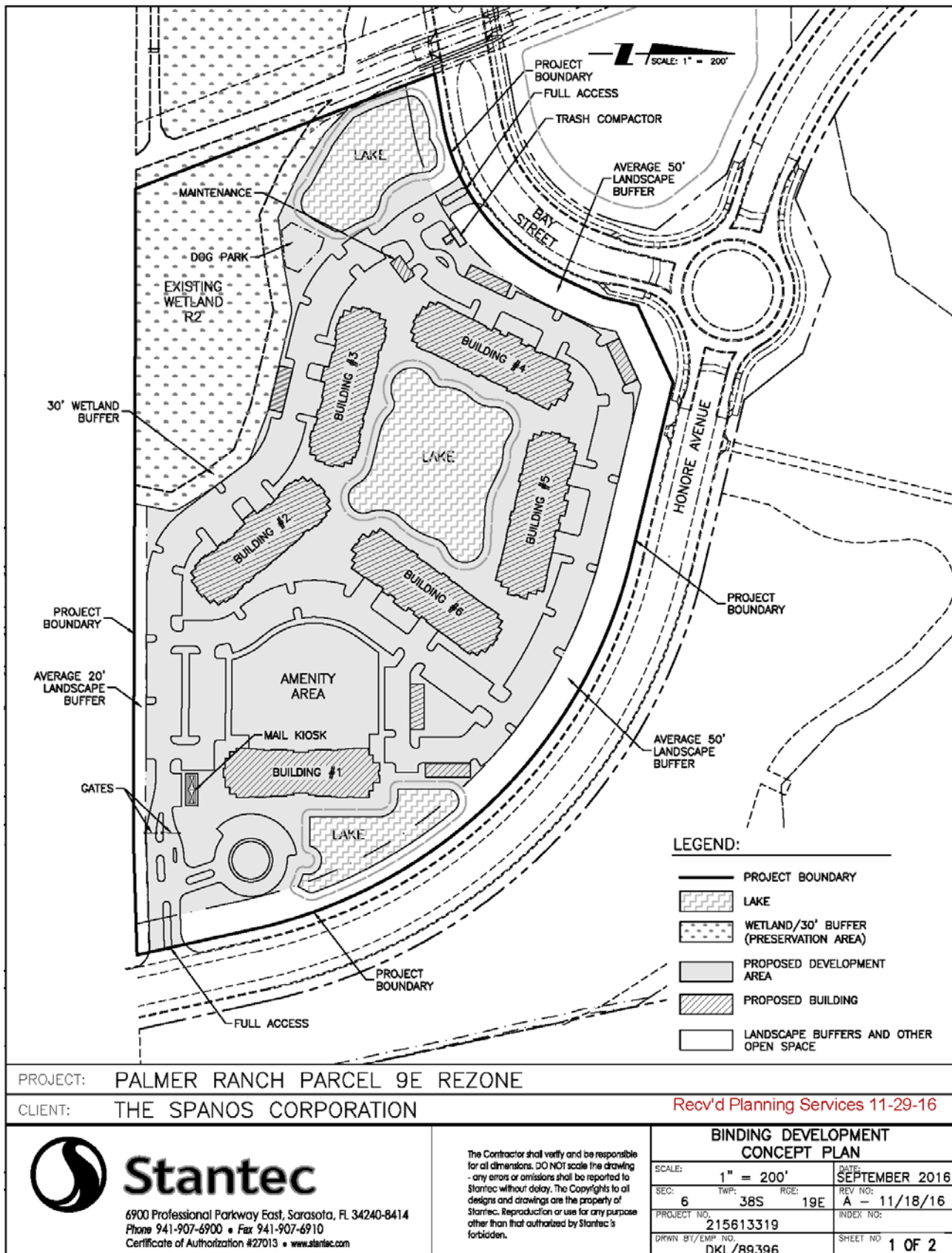
MAP SERIES

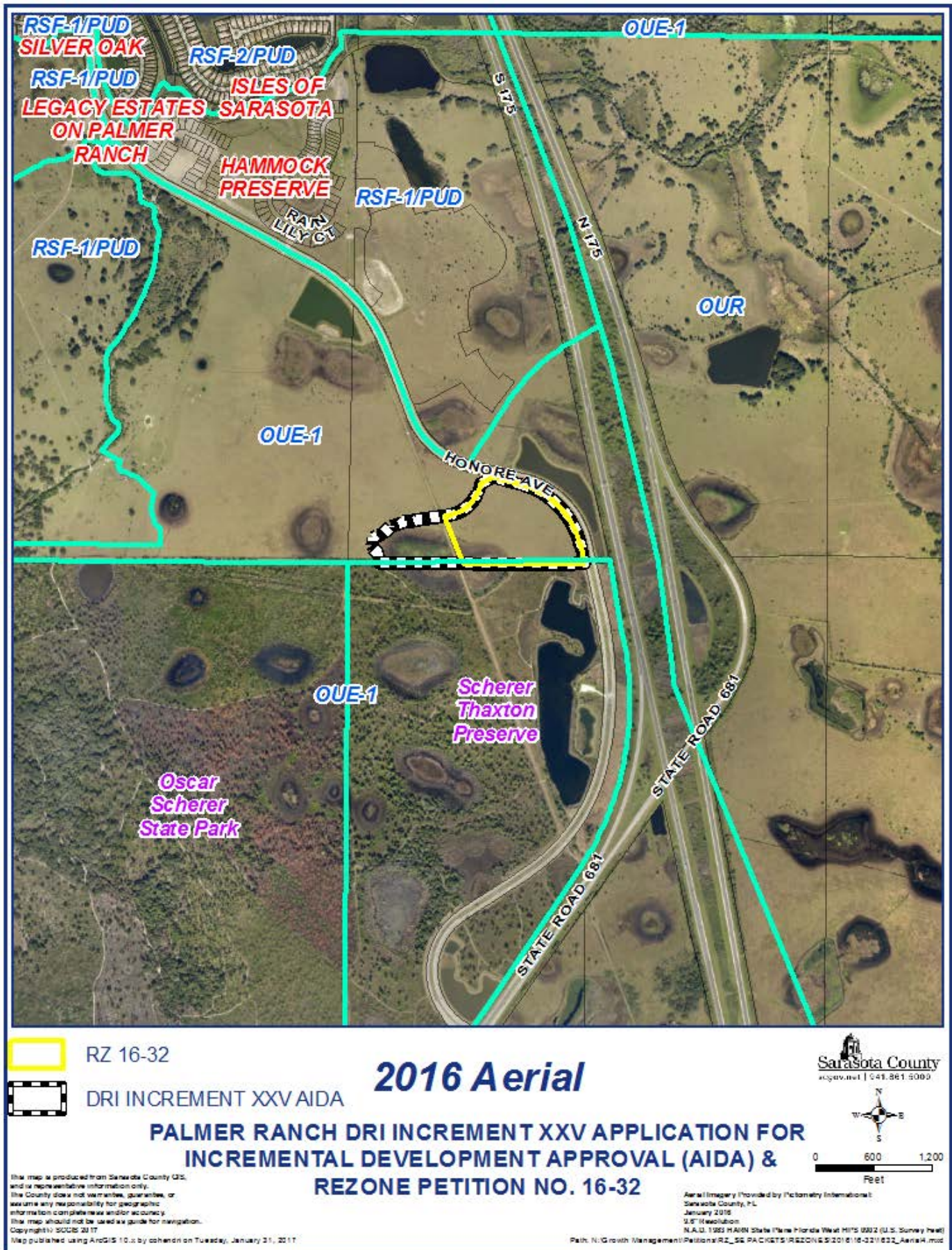


PALMER RANCH INCREMENT 25 Proposed Master Development Plan



REZONE PETITION No. 16-32
Proposed Binding Development Concept Plan page 1 of 2







FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

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,

Ernest L. Reddick
Program Administrator

ELR/lb

BOARD RECORDS
FILED FOR THE RECORD
2017 APR 28 AM 7:12
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

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 BUILDOUT 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.

BOARD RESOLUTION
FILED FOR THE RECORD
2017 APR 27 AM 10:06
KAREN E. HOSKINS
CLERK OF THE CIRCUIT COURT

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:

- I. 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.

5.2 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: _____

Chairman

ATTEST:

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

By: _____

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.

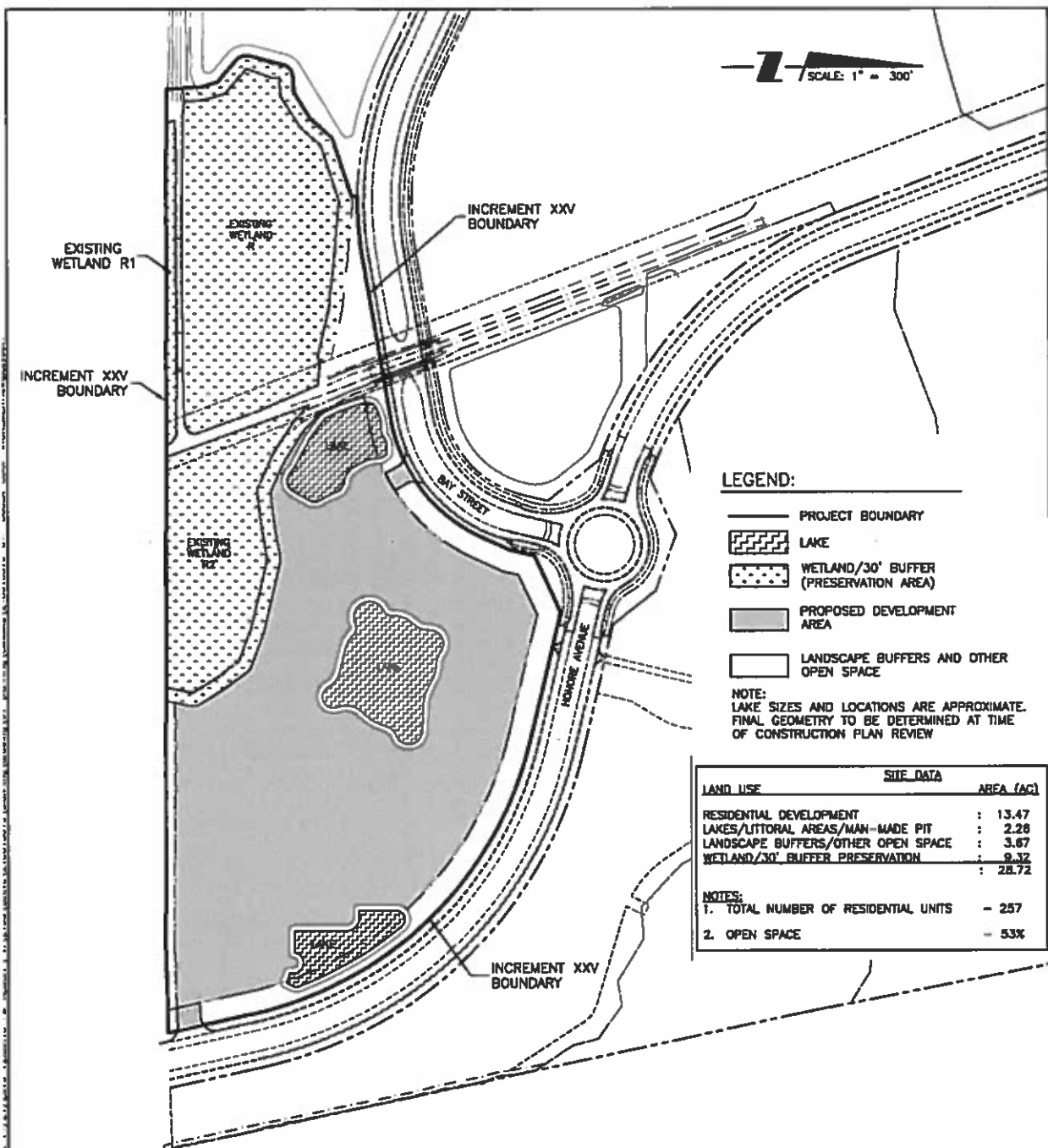
D. WATER QUALITY AND DRAINAGE

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 C – MASTER DEVELOPMENT PLAN



PROJECT: PALMER RANCH – DRI INCREMENT XXV (PARCEL 9E)

CLIENT: THE SPANOS CORPORATION

Rec'd Planning Services 11-29-16



Stantec

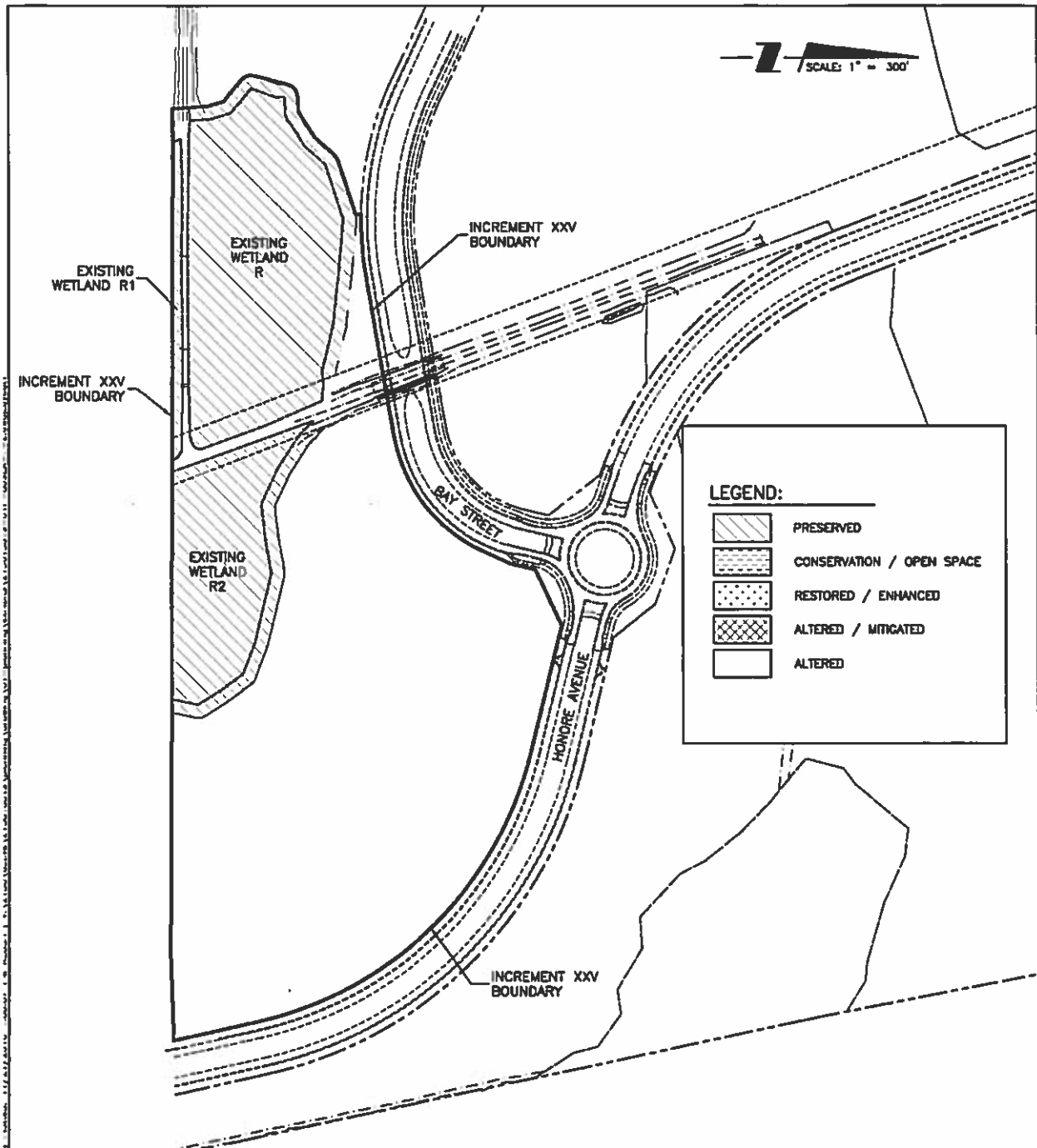
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

MASTER DEVELOPMENT PLAN

SCALE: 1" = 300'	DATE: SEPT 2016
SHEET: 6	REV. NO: A - 11/18/16
PROJECT NO: 215613319	ISSUED NO:
DRWN BY/APP NO: DKL/89396	SHEET NO: C-3

EXHIBIT D – NATIVE HABITAT PRESERVATION, ALTERATION AND MITIGATION PLAN



PROJECT: PALMER RANCH – DRI INCREMENT XXV (PARCEL 9E)

CLIENT: THE SPANOS CORPORATION

Rec'd Planning Services 11-29-16



Stantec

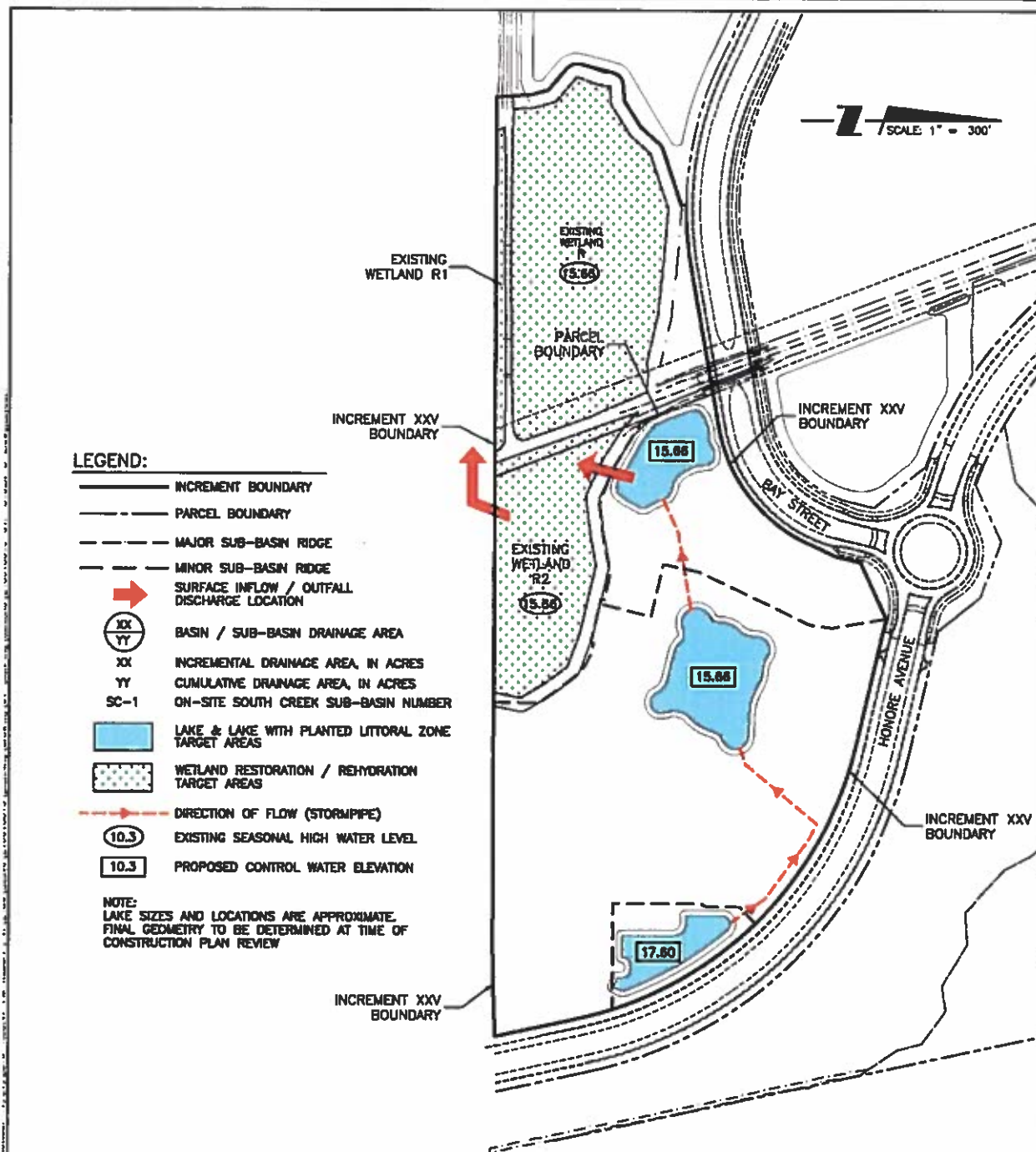
6900 Professional Parkway East, Sarasota, FL 34240-8414
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HABITAT PRESERVATION AND ALTERATION PLAN

SCALE: 1" = 300'	DATE: SEPT 2016
SHEET: 6	REV. NO: A - 11/18/16
PROJECT NO: 215613319	INDEX NO:
DRAWN BY/EMP. NO: DKL/89396	SHEET NO: F-2

EXHIBIT E – CONCEPTUAL ON-SITE SURFACE WATER MANAGEMENT PLAN



PROJECT: PALMER RANCH – DRI INCREMENT XXV (PARCEL 9E)

CLIENT: THE SPANOS CORPORATION

Rec'd Planning Services 11-29-16



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CONCEPTUAL ON-SITE SURFACE WATER MANAGEMENT PLAN

SCALE: 1" = 300'	DATE: SEPT 2016
SHEET: 6	TWP: 38S RGL: 19E
PROJECT NO: 215613319	REV NO: A - 11/18/16
DRAWN BY/EMP NO: DKL/89396	INDEX NO: SHEET NO: G-2.1A

--- Agenda --- Item

10b

Babcock Ranch MDO/IDO
NOPC Assessment

10b

10b

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).

BRC Increment 1 Development Parameters Comparison				
Land Use Type	Unit	Size		
		Approved ⁽¹⁾	Proposed ⁽²⁾	Difference
Single-Family	d.u.	600	1,200	+600
Multifamily	d.u.	400	800	+400
Hotel	rooms	0	0	0
Retail	sq. ft.	50,000	50,000	0
Office – General	sq. ft.	150,000	125,000	-25,000
Office – Medical	sq. ft.	0	0	0
Industrial	sq. ft.	0	0	0
Civic	sq. ft.	5,000	30,000	+25,000
Park	acres	10	10	0
Elementary School	students	0	350	+350
Golf Course	holes	0	18	+18

Footnotes:

(1) Increment 1 - 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.

BRC Increment 1				
Synchro Arterial Level of Service				
Roadway	From	To	Northbound	Southbound
SR 31	Cook Brown Rd./B-B	Horseshoe Rd./C-C	A	A
	Horseshoe Rd./C-C	D-D	A	A
	D-D	North River Rd.	A	A
	North River Rd.	Bayshore Rd. (SR 78)	B	C
	Bayshore Rd. (SR 78)	SR 80	B	D
Overall			B	A

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					
Ref. #	Major Street	Minor Street	LOS		
			Existing Configuration	Without Project Improvement	Recommended Project-Related Improvement
4a	SR 78	I-75 West Ramp	A ⁽¹⁾	-	-
4b	SR 78	I-75 East Ramp	F ^(1,4)	E ^(1,4)	-
11a	SR 80	I-75 West Ramp	D ⁽¹⁾	-	-
11b	SR 80	I-75 East Ramp	F ^(1,4)	E ^(1,4)	-
12	SR 80	Orange River Blvd.	F ^(1,4)	(4,5)	-
13	SR 80	SR 31	F ^(1,4)	F ^(1,4)	D ⁽⁶⁾
14	SR 80	Davis Blvd.	C ⁽¹⁾	-	-
15	SR 80	Tropic Blvd.	C ⁽¹⁾	-	-
17	SR 80	Buckingham Rd.	E ⁽¹⁾	-	-
18	SR 31	SR 78 (Bayshore Rd.)	F ⁽¹⁾	-	C ⁽⁶⁾
19	SR 31	North River Rd. (CR 78)	F ⁽²⁾	-	C ⁽⁶⁾
20	SR 31	BRC Access D-D	n/a	-	A ^(6,7)
21	SR 31	Horseshoe Rd./ BRC South Town Center/ Access C-C	n/a	-	A ^(6,7)
22	SR 31	Cook Brown Rd./ BRC North Town Center/ Access B-B	n/a	-	A ^(6,7)
23	SR 31	BRC North Access	n/a	-	A ^(6,7)
24	SR 31	CR 74 (Bermont Rd.)	B ⁽²⁾	-	-

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.
 Recommended treatment of this intersection is beyond the scope of this study.
 (6) Potential Mitigation.
 (7) Potential Site-related Improvement.

BRC Increment 1 Recommend Improvements Intersections				
Ref. #	Major Street	Minor Street	Future Needed ⁽¹⁾ Improvements	Project-Related ⁽²⁾ Improvements
4b	SR 78	I-75 East Ramp	Add NB – Left-Turn Lane Signal Retiming Traffic Monitoring	
11b	SR 80	I-75 East Ramp	Add NB – Right-Turn Lane 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

BRC Increment 1 Recommend Improvements Intersections (Continued)				
Ref. #	Major Street	Minor Street	Future Needed ⁽¹⁾ Improvements	Project-Related ⁽²⁾ Improvements
15	SR 80	Tropic Avenue	Add NB – Right-Turn Lane Add SB – Right-Turn Lane Signal Retiming Traffic Monitoring	Add NB – Right-Turn Lane Add SB – Right-Turn Lane
17	SR 80	Buckingham Road	Add NB – Left-Turn Lane Add NB – Right-Turn Lane Add SB – Left-Turn Lane Signal Retiming Traffic Monitoring	
18	SR 31	SR 78	Add NB – Thru Lane Add SB – Thru Lane Signal Retiming Traffic Monitoring	Add NB – Thru Lane Add SB – Thru Lane Signal Retiming Traffic Monitoring
19	SR 31	North River Road (CR 78)	Add SB – Right-Turn Lane Add EB – Left-Turn Lane Add EB – Right-Turn Lane Add WB – Left-Turn Lane Add WB – Right-Turn Lane Signalization, if and when warranted Traffic Monitoring	Add SB – Right-Turn Lane Add EB – Left-Turn Lane Add EB – Right-Turn Lane Add WB – Left-Turn Lane Add WB – Right-Turn Lane Signalization, if and when warranted Traffic Monitoring
20	SR 31	BRC Access DD	Add NB – Left-Turn Lane Add NB – Right-Turn Lane Add SB – Left-Turn Lane Add SB – Right-Turn Lane Add WB – Left-Turn Lane Add WB – Thru/RT Lane Signalization, if and when warranted Traffic Monitoring	Add NB – Left-Turn Lane Add NB – Right-Turn Lane Add SB – Left-Turn Lane Add SB – Right-Turn Lane Add WB – Left-Turn Lane Add WB – Thru/RT Lane Signalization, if and when warranted Traffic Monitoring
21	SR 31	Horseshoe Road/ BRC South Town Center Access CC	Add NB – Left-Turn Lane ⁽³⁾ Add NB – Right-Turn Lane ⁽³⁾ Add SB – Left-Turn Lane ⁽³⁾ Add SB – Right-Turn Lane Add WB – Left-Turn Lane ⁽³⁾ Reconfigure WB - Thru/RT Lane ⁽³⁾ Signalization, if and when warranted Traffic Monitoring	Add NB – Right-Turn Lane ⁽³⁾ Add SB – Left-Turn Lane ⁽³⁾ Add SB – Right-Turn Lane Add WB – Left-Turn Lane ⁽³⁾ Reconfigure WB - Thru/RT Lane ⁽³⁾ Signalization, if and when warranted Traffic Monitoring
22	SR 31	Cook Brown Road/ BRC North Town Center Access BB	Add NB – Right-Turn Lane Add SB – Left-Turn Lane Add WB – Left-Turn Lane Reconfigure WB - Thru/RT Lane Signalization, if and when warranted Traffic Monitoring	Add NB – Right-Turn Lane Add SB – Left-Turn Lane Add WB – Left-Turn Lane Reconfigure WB - Thru/RT Lane Signalization, if and when warranted Traffic Monitoring
23	SR 31	BRC North Access	Add NB – Right-Turn Lane Add SB – Left-Turn Lane Add WB – LT/RT Lane Traffic Monitoring	Add NB – Right-Turn Lane Add SB – Left-Turn Lane Add WB – LT/RT Lane Traffic Monitoring

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.

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

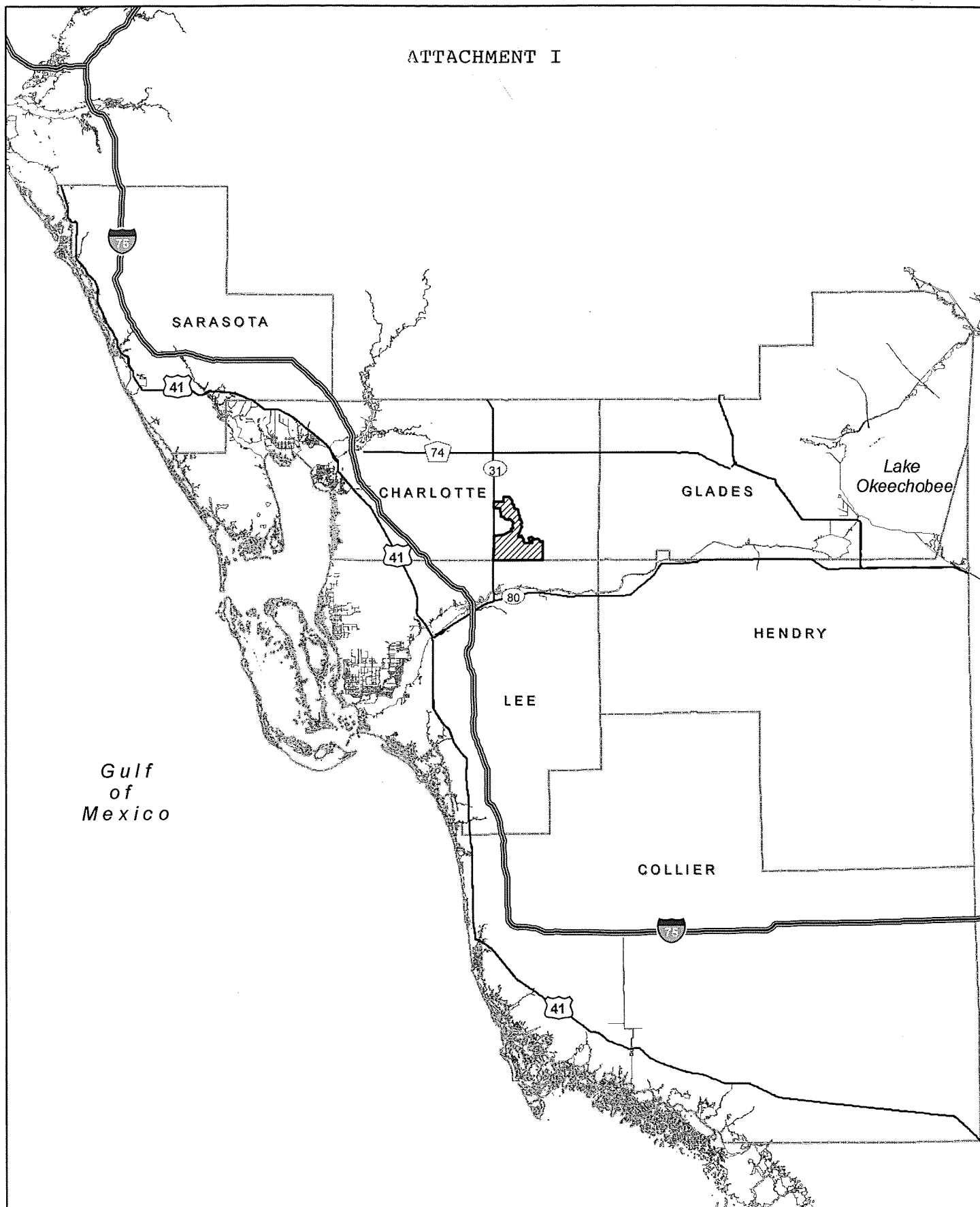
additional regional impact, or any type of regional impact created by the change not previously reviewed by the regional planning agency” (Chapter 380.06(19)(a) F.S).

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

ATTACHMENT I



Legend

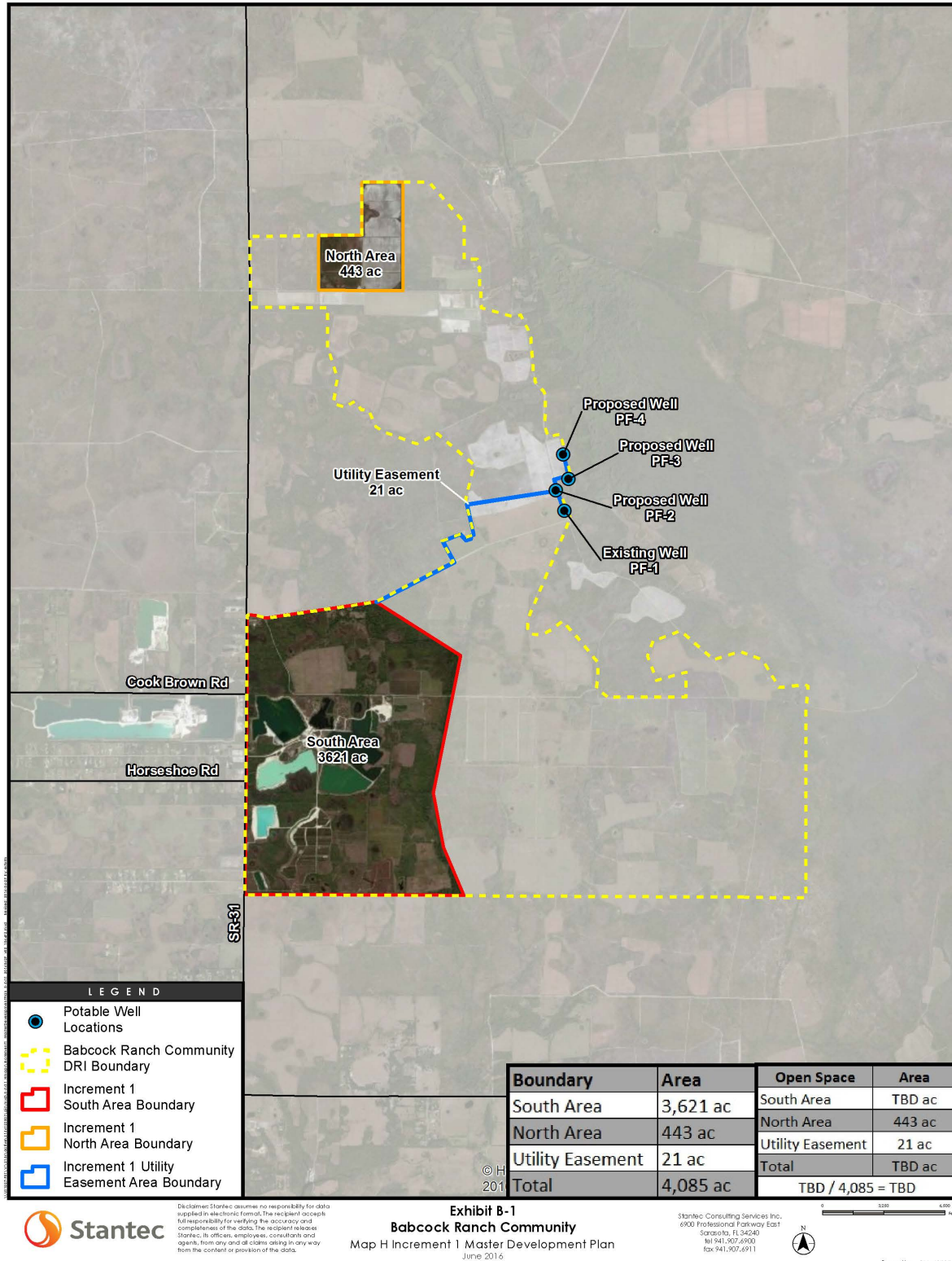
 Babcock Ranch DRI



Babcock Ranch DRI Regional Location Map



EXHIBIT B-1



LEGEND

DRI Land Use Summary

Greenway / Flowway / Agriculture (± 6,920 ac)

Conservation Easement Corridor (± 320 ac)

Future Conservation Area / Agriculture

Solar Array Area (± 443 ac)

Regional / Community Park (369 ac)

Major Park
(Acreage included in Regional / Community Park - Location subject to change)

North Babcock Area (± 276 ac)
(note: Includes Eco-Tourism Lodge, Environmental Education and Research Center, Riding Stables and Equestrian Facility and Accessory Uses, a General Store, RV Park, and a 4-H Camp. All Known As Educational and Recreation Uses.)

Higher Education / University (± 71 ac)

Educational Service Center (± 25 ac)

Mixed-Use/Residential/ Commerical (MURC) (± 5,357 ac)

Mining Operation (± 835 sc)

Utility Site (± 90 ac)

S.R. 31 300' R.O.W. (± 127 ac)

Primary Roadway

Conceptual Trail System

Limited Transportation, Pedestrian, and Utility Corridor

Town Center

Increment Boundary

Fire / EMS / Sheriff/ Communication Tower

Babcock Ranch Community DRI Boundary (± 13,631 ac)

Increment 1 North Area

Babcock Ranch Preserve State of Florida

Increment 1 Utility Easement Area

Increment 1 South Area

Babcock Ranch Preserve State of Florida

Babcock Ranch Preserve Lee County

Cook Brown Rd

Horseshoe Rd

Charlotte County Lee County

Town Center

CR 78 / North River Rd

SR-31

FIXED AND VARIABLE DEVELOPMENT CRITERIA FOR PROPOSED DEVELOPMENT OF +/- 13,631 ACRES LOCATED ON S.R. 31 IN CHARLOTTE COUNTY, FLORIDA
BABCOCK RANCH

FIXED DEVELOPMENT CRITERIA

1. Development of the subject property shall not exceed: 17,870 dwelling units; 6,000,000 square feet of non-residential uses, including commercial/office/retail space, light industrial, government/civic space (not including schools or churches), assisted living units, hospital beds, and hotel rooms. Ancillary facilities such as education service center, library, park buildings, schools, places of worship, and university research facilities and regional and community park sites will not be attributed to other development components and will not require use of the equivalency matrix.
2. Agricultural uses shall be permitted throughout the Babcock Ranch Community.
3. There shall be a minimum of thirty-five (35%) percent Open Space provided overall.
4. Open Space/Conservation Easements shall be addressed during subsequent incremental submittals, and recorded in the Public Records following final permitting.

VARIABLE DEVELOPMENT CRITERIA

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

a. Final acreages of all proposed uses;

b. Native habitat preservation, alteration, enhancement, mitigation, and conservation acreages may be modified based on stormwater lake design, other engineering requirements and final permitting;

c. The final location and allocation of civic facilities (i.e. internal parks, schools, emergency services buildings, etc.);

d. The internal road alignments and circulation;

e. The configuration and detail associated with the agriculture areas;

f. The final location, allocation, alignment and use of the conceptual trail system;

g. The location of vehicular access points, including existing temporary entry ways, to external public roadways; and

h. The limited transportation, pedestrian, and utility corridor between the northern most mixed use/residential/commercial area and North Babcock Area.
2. The existing mining 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 subsequent permitting. These areas will be shown on updated maps provided through the DRI monitoring process or through subsequent DRI increments.
3. The boundaries of the areas shown as "Mixed Use/Residential/Commercial" (MURC) including Town Center, are conceptual in nature, and may be modified through the subsequent incremental review process. Specific uses to support "mixed use" or "residential" or "commercial", included, but not limited to: parking, stormwater lakes, preservation areas, parks, or other space may be identified and refined during the review and/or through subsequent permitting consistent with local land development regulations.
4. Golf course/Recreation is allowed in MURC.

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Babcock Ranch Community
Map H - Master Development Plan
January 2017

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



Prepared by: CAA 01/25/17



\\US1227-601V\2156\active\2156123001\gbs\mmd\BabcockRanch_MasterDevelopmentPlan_20170106_v04_100702.mxd Revised: 2017-04-14 By: cammine

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

Hercules Grade Rd














Cook Brown Rd

Horseshoe Rd

Town Center

SR-31

LEGEND

-  Babcock Ranch Community DRI Boundary
-  Increment 1 South Boundary, ±3621 ac
-  Town Center
-  Active Greenway, ±651 ac
-  Observation Greenway, ± 369 ac
-  Open Space, ± 136 ac
-  Lake, ± 563 ac
-  Mixed Use / Residential / Commercial, ± 1664 ac
-  Educational Service Center, 25 ac
-  Utility, ± 90 ac
-  Internal Roadway Circulation System, ± 123 ac
-  Parcel Access
-  Fire / EMS / Sheriff/ Communication Tower

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

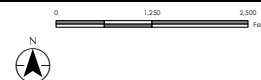
ADDITIONAL UNITS AND SQUARE FOOTAGE WILL BE ADDED TO THE INCREMENT IN THE FUTURE THROUGH AN AMENDMENT TO THIS INCREMENT.

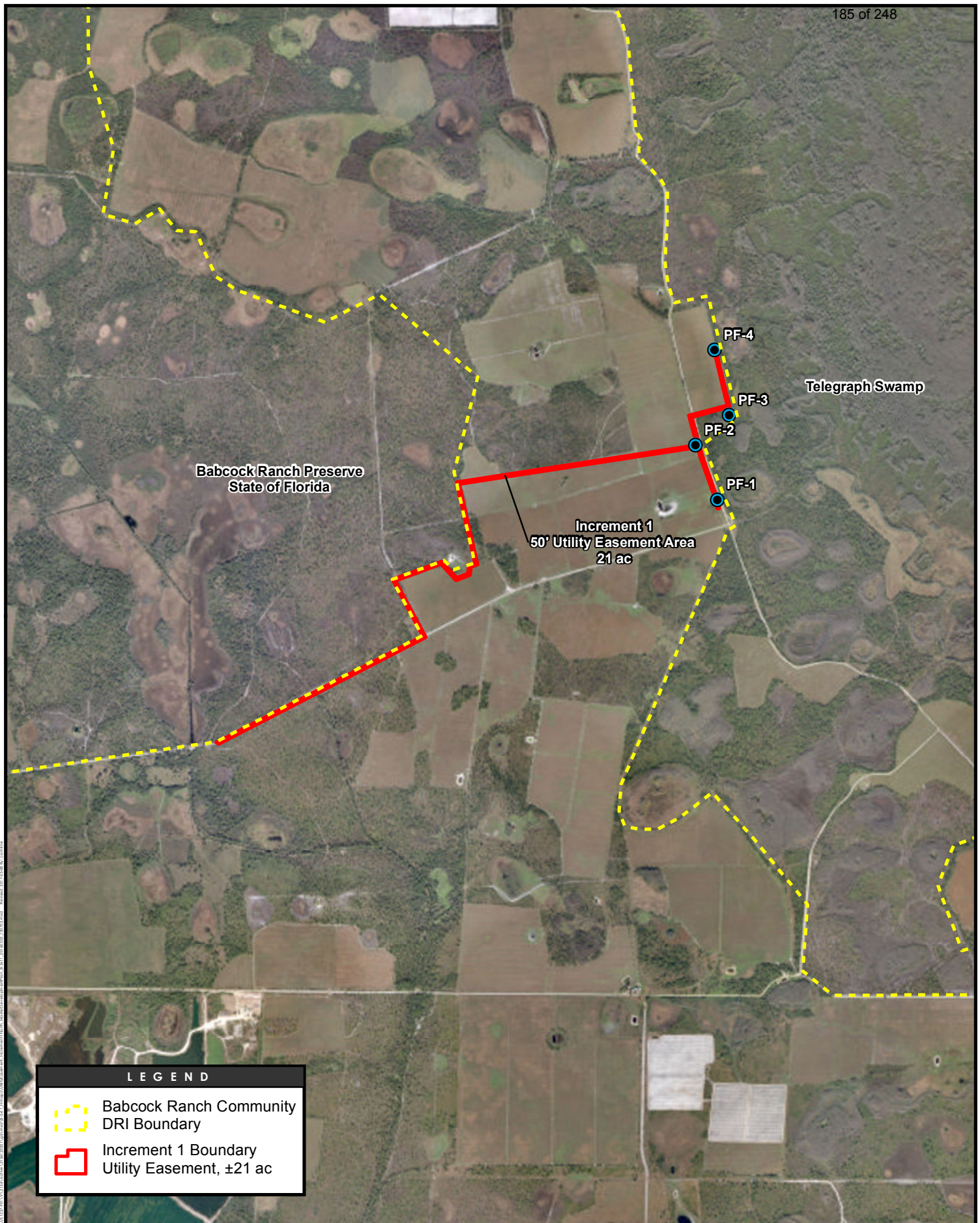


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Exhibit B-2
Babcock Ranch
 Map H-1 Increment 1 Overall Land Use Concept Map
 April 2017

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





Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

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:

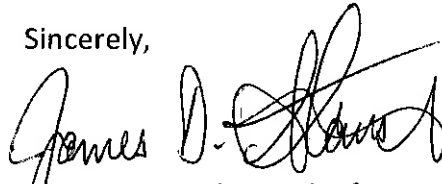
The Department of Economic Opportunity received of Notifications of Proposed Change (NOPC) to the Babcock Ranch Development of Regional Impact (DRI) Master and Increment 1 development orders on August 8, 2016, from Erica S. Woods, authorized representative of the developer, Babcock Property Holdings, 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 and 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.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

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.

Agenda Item

10c

Lee County DEO 17-1ESR

10c

10c

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



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

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

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

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

A summary of the results of the review follows:

Factors of Regional Significance

<u>Proposed</u> <u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 17-1ESR	Yes	No	No	(1) Regionally significant (2) Conditionally consistent with SRPP

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

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

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

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

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

COMPREHENSIVE PLAN AMENDMENTS

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

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

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

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

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

Regional Planning Council Review

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

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

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

LEE COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 17-1ESR)

Summary of Proposed Amendment

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:
 - Historic biologic indicators
 - 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.

Comments on proposed amendment package by James Beever, SWFRPC

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 50.9MGD, 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 (140,000gallons 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 WWTF' 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>. 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.

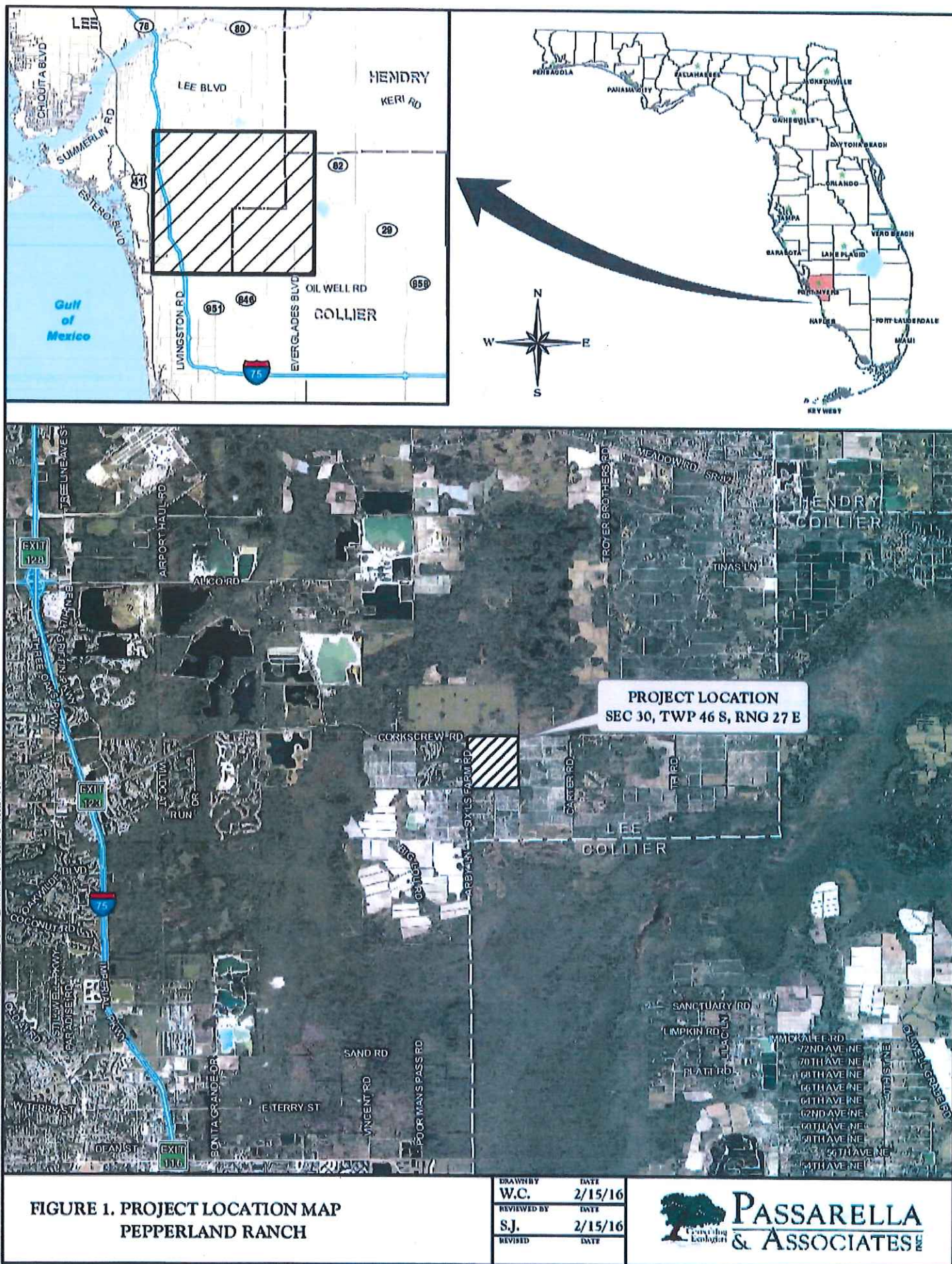
MAPS

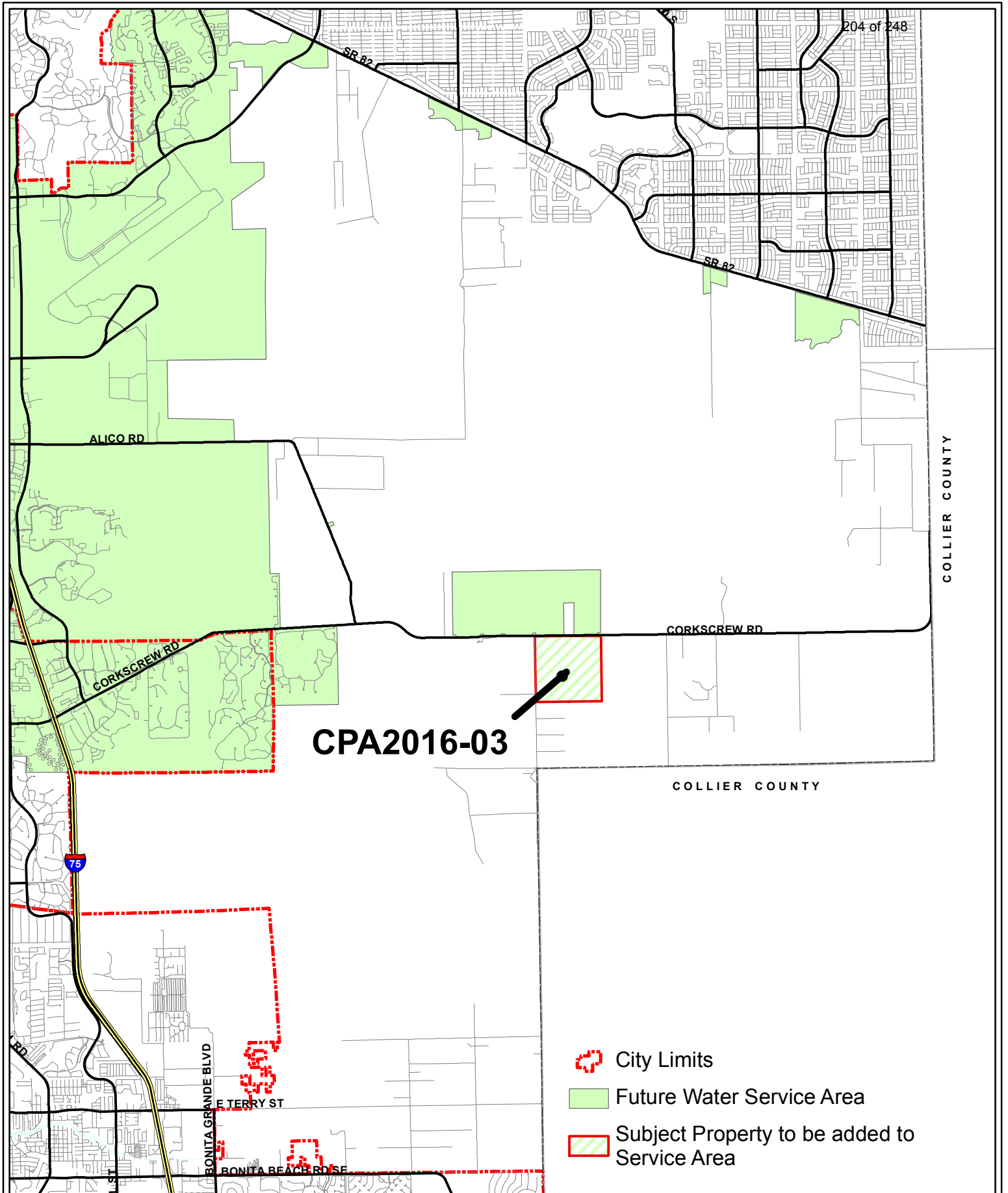
Lee County

DEO 17-1ESR

Growth Management Plan

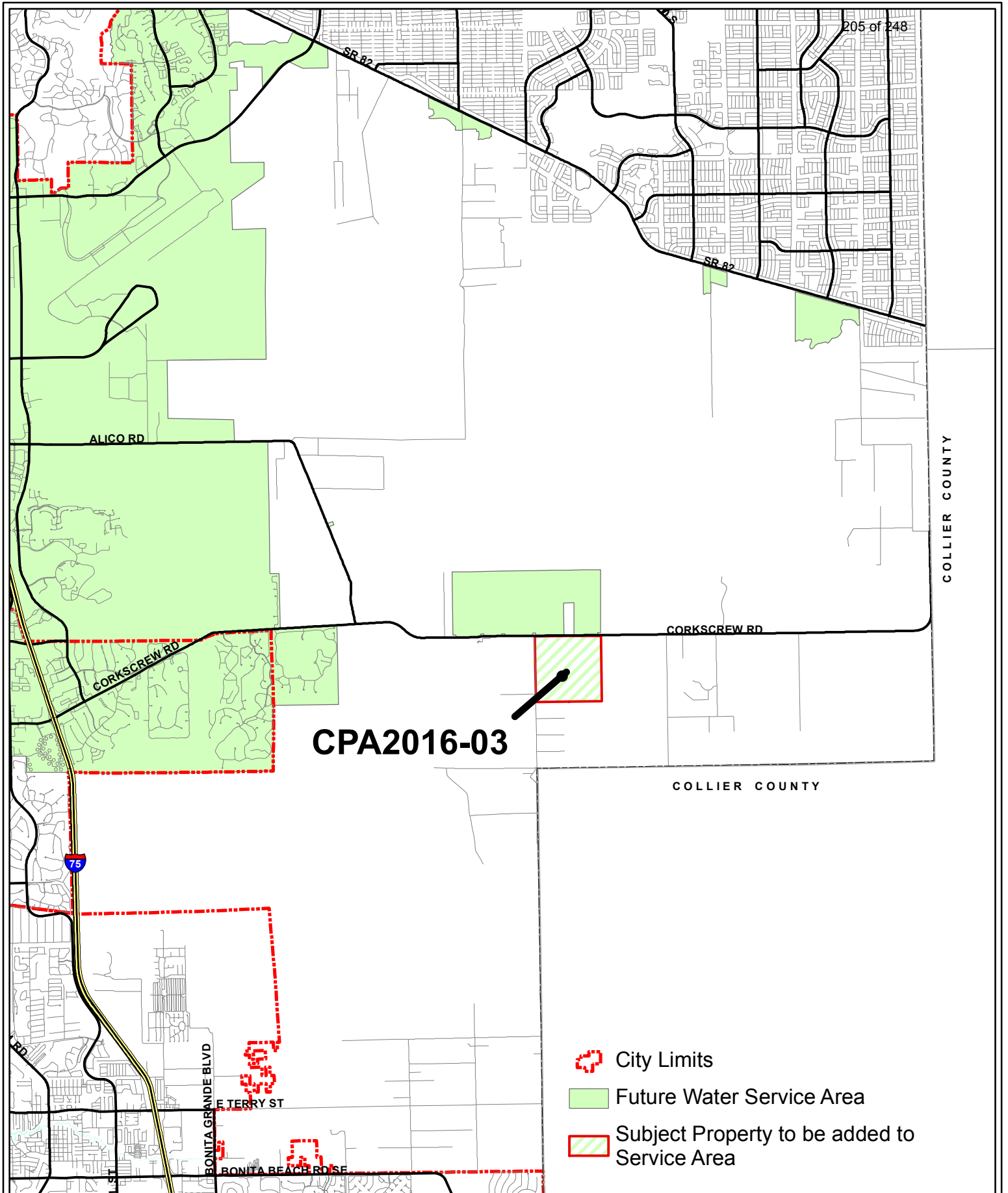
Comprehensive Plan Amendment








Map Generated December 2016
Prepared By Lee County DCD/Planning

CPA2016-00003 - PEPPERLAND RANCH
LEE PLAN MAP 6
LEE COUNTY UTILITIES
FUTURE WATER SERVICE AREAS



CPA2016-03

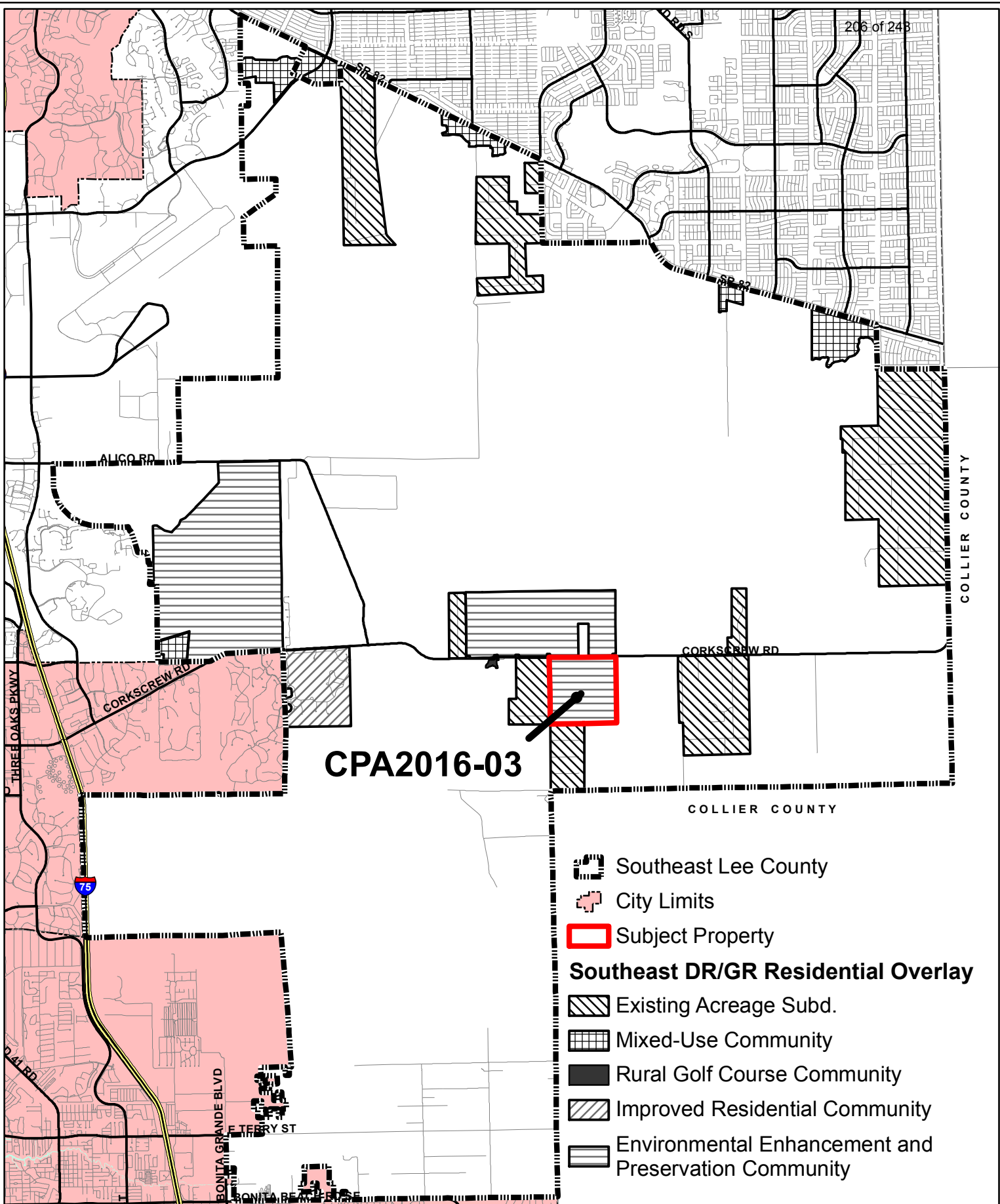
-  City Limits
-  Future Water Service Area
-  Subject Property to be added to Service Area



Map Generated December 2016
Prepared By Lee County DCD/Planning



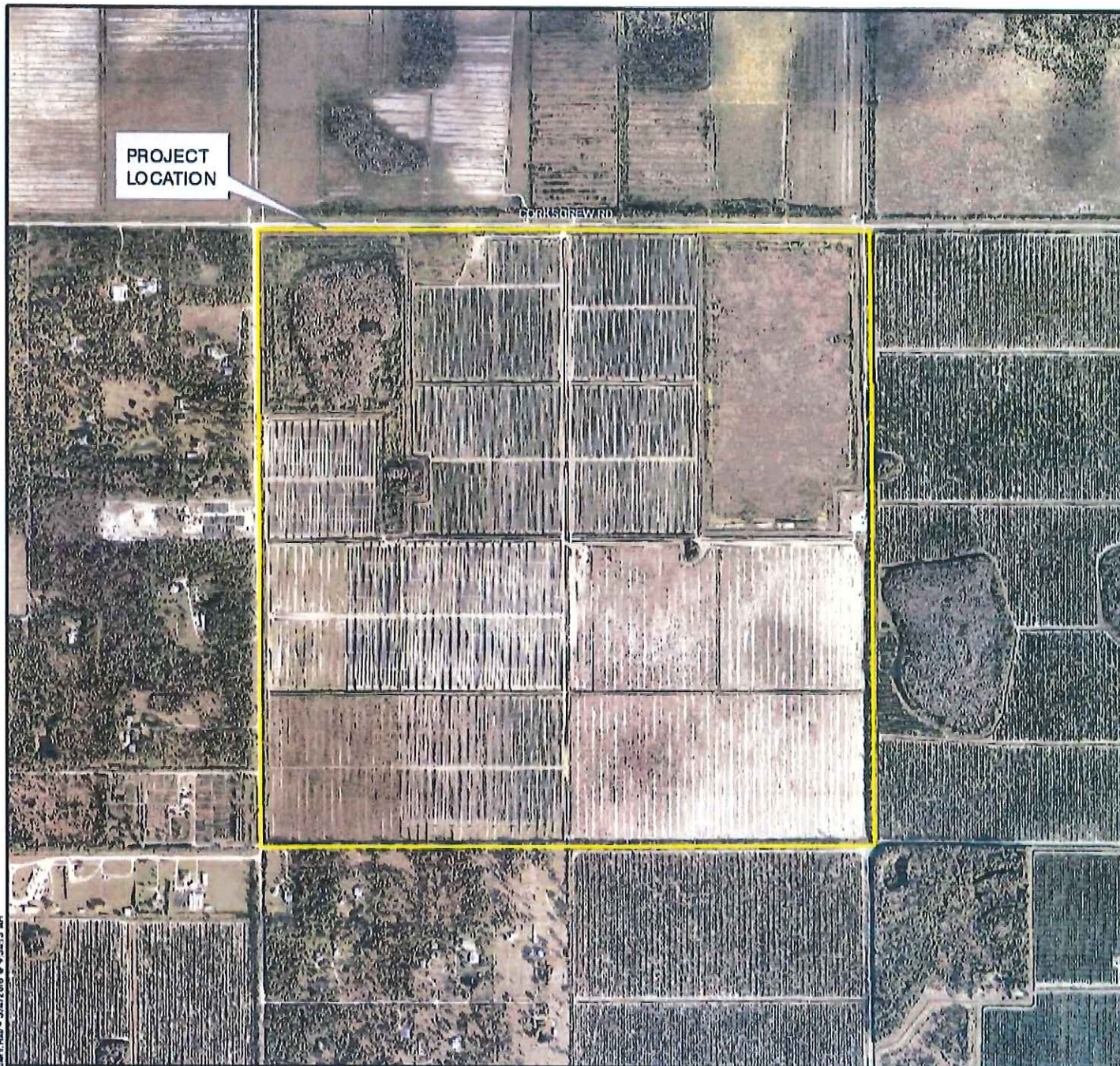
CPA2016-00003 - PEPPERLAND RANCH
LEE PLAN MAP 7
LEE COUNTY UTILITIES
FUTURE SEWER SERVICE AREAS



CPA2016-03

- Southeast Lee County
- City Limits
- Subject Property
- Southeast DR/GR Residential Overlay**
 - Existing Acreage Subd.
 - Mixed-Use Community
 - Rural Golf Course Community
 - Improved Residential Community
 - Environmental Enhancement and Preservation Community





LEGEND

 PEPPERLAND RANCH



NOTES:

AERIAL PHOTOGRAPHS WERE PROVIDED BY THE LEE COUNTY PROPERTY APPRAISER'S OFFICE AND WERE FLOWN JANUARY-FEBRUARY 2016.

PROPERTY BOUNDARY PER BANKS ENGINEERING, INC. DRAWING NO. 8112-SR EM-1-26-2016.DWG DATED JANUARY 27, 2016.

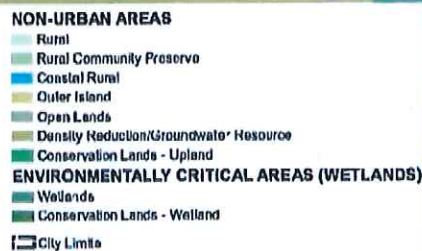
ROADWAY NETWORKS WERE ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE.

**EXHIBIT A. AERIAL WITH BOUNDARY
PEPPERLAND RANCH**

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



J:\2015 US 90723191.GD 12/16/15 Environmental Assessment with Exhibit A Aerial with Boundary Map - 3/1/2016 @ 9:31:13 AM

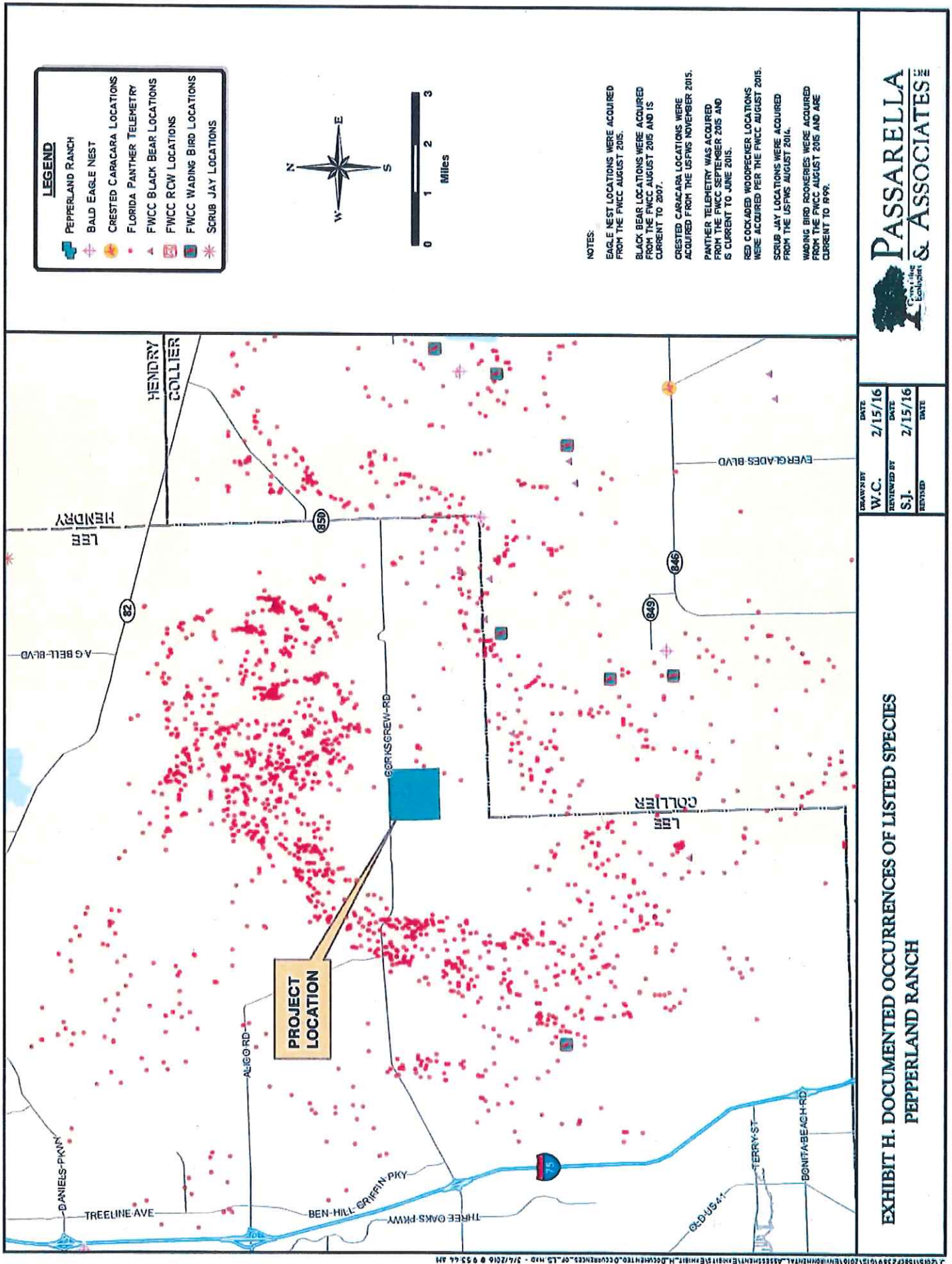
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

ENGINEERING LICENSE # ED 0469
SURVEY LICENSE # LS 6800
WWW.PLANKSEND.COM

LEE COUNTY, FLORIDA

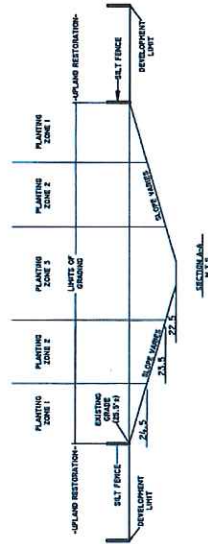
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
03/04/2016	B112	_FLUM	SDJ	SDJ	SWH	N.T.S.	1

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- LEGEND:
- INDIGENOUS WETLAND PRESERVATION AND ENHANCEMENT (20.41 AC-3)
 - INDIGENOUS WETLAND RESTORATION (179.83 AC-1)
 - INDIGENOUS UPLAND RESTORATION (550.49 AC-3)
 - TOPOGRAPHIC ELEVATION (DAVD)
 - SURVEYED WETLAND LINE



WETLAND RESTORATION CROSS-SECTION

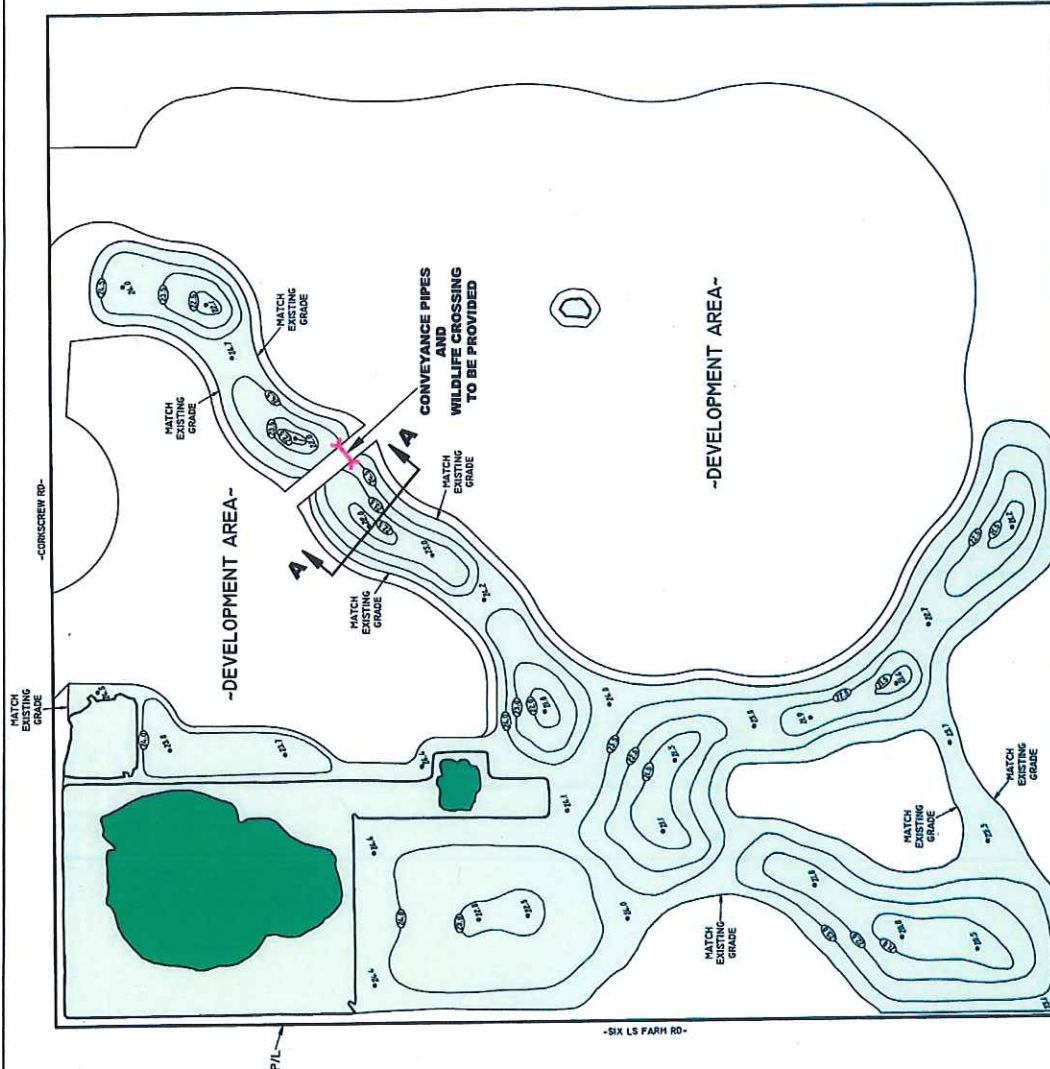
NOTES:

SITE PLAN AND SURVEYED WETLAND LINES PER BANKS ENGINEERING, INC. DRAWING NO. 812.DWG DATED AUGUST 29, 2016.

SURVEYED WETLAND LINES PER BANKS ENGINEERING, INC. DRAWING NO. MCP-BASE.DWG DATED MAY 10, 2016.

UPLAND/WETLAND LIMITS WERE FIELD REVIEWED AND APPROVED BY SPWMD STAFF ON JULY 27, 2016.

SEE PLANS PREPARED BY BANKS ENGINEERING, INC. FOR ADDITIONAL RESTORATION CROSS-SECTIONS.



13020 Metropolis Avenue
Suite 200
Fort Myers, Florida 33912
Phone (239) 274-0067
Fax (239) 274-0069

DATE: 8/31/16
BY: S.J.
DATE: 8/31/16
BY: S.J.

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BY: S.J.
DATE: 8/31/16
BY: S.J.

Agenda Item

10d

Hendry County DEO 17-3ESR

10d

10d

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



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

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.

A summary of the results of the review follows:

Factors of Regional Significance				
<u>Proposed</u> <u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 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
9. Capital Improvements Element.

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

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

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

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

COMPREHENSIVE PLAN AMENDMENTS

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

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

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

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

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

Regional Planning Council Review

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

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

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

HENDRY COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 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.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

RACHEL D. CONE
INTERIM SECRETARY

March 31, 2017

Revised with correct DEO File No. 4-24-2017

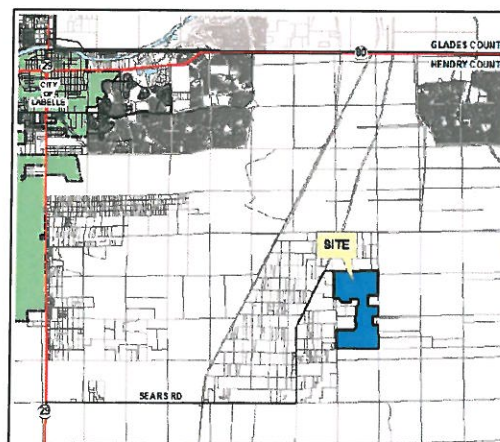
Margaret Emblidge, AICP
Community and Planning Development Director
Hendry County
P.O. Box 2340
640 South Main Street
LaBelle, FL 33975

RE: Hendry County ~~17-4ESR~~ 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 ~~17-4ESR~~ 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 ~~17-4ESR~~ 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.

- 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

Scenario	Land Use Designation	Maximum Allowed Density / Intensity	Land Use Code	Size of Development		Daily Trips	PM Peak Hour Trips ¹
				Acres	Allowed Development		
Adopted	AG	1 DU/5 Acres	210	456	91 DUs	963 ¹	97 ¹
Proposed	EGF	NA	NA	456	NA	2 ²	1 ²
Change in Trips						-961	-96

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

2. Trip generation based on FPL's Hammock Solar Energy Center, Traffic Impact Statement, dated February 2017.

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.***

Margaret Emblidge, AICP
Hendry County 17-4ESR Proposed CPA – FDOT Technical Assistance Comments
April 24, 2017
Page 3 of 3

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

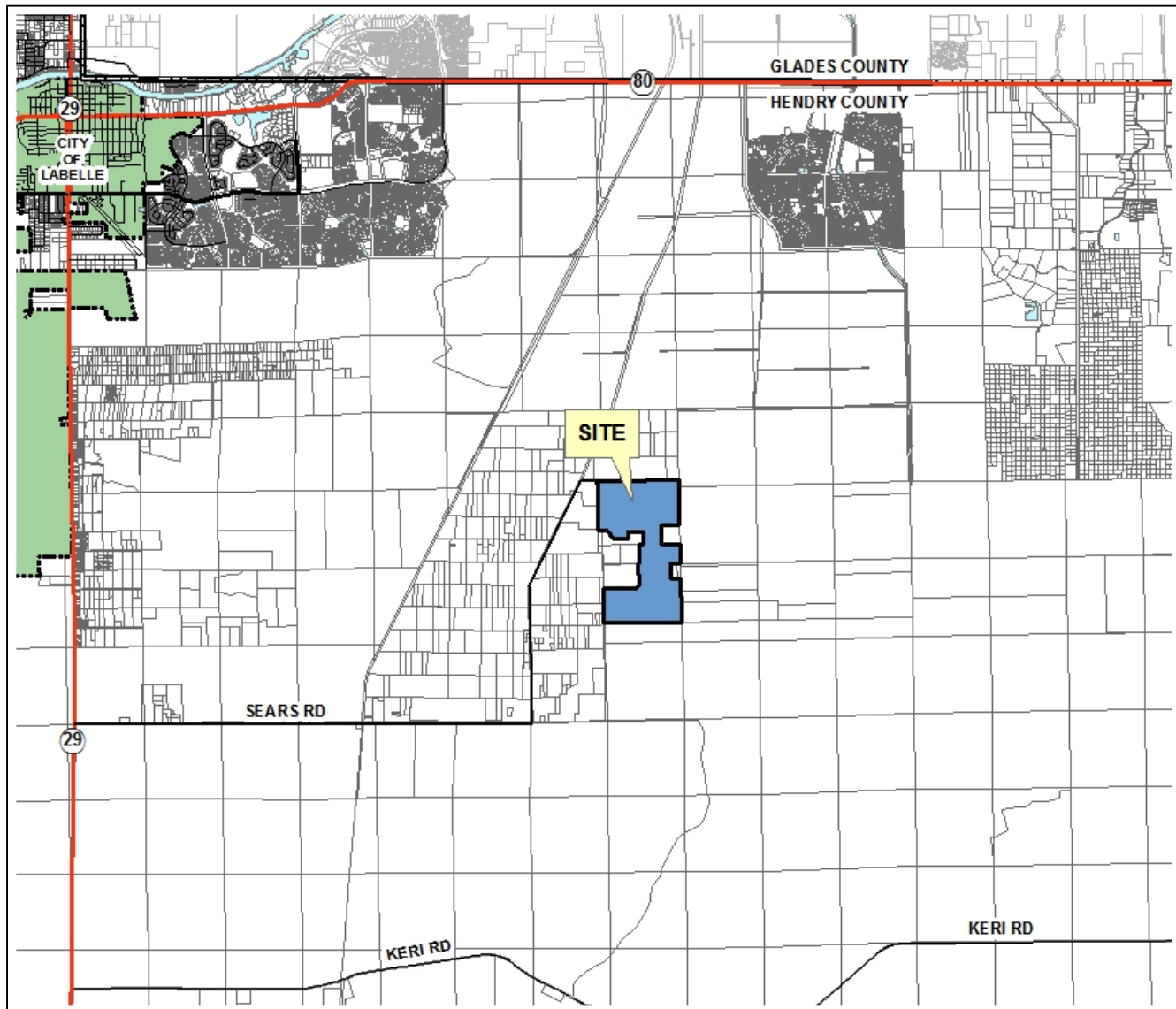
DEO 17-3ESR

Growth Management Plan

Comprehensive Plan Amendment

FPL HAMMOCK SOLAR ENERGY CENTER

Applications for Comprehensive Plan Text and Future Land Use Map Amendment



Prepared for:

February 2017

Prepared by:

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

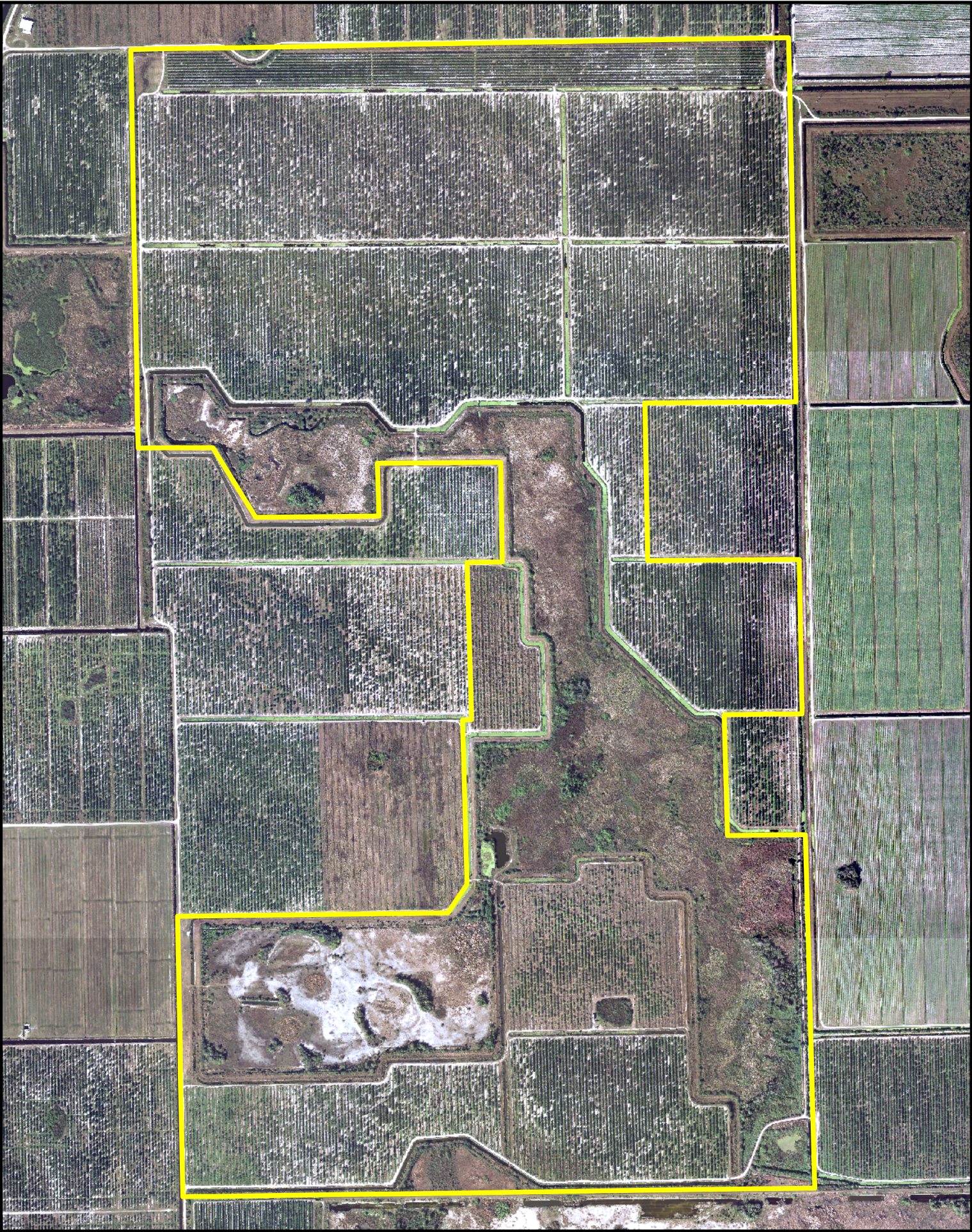


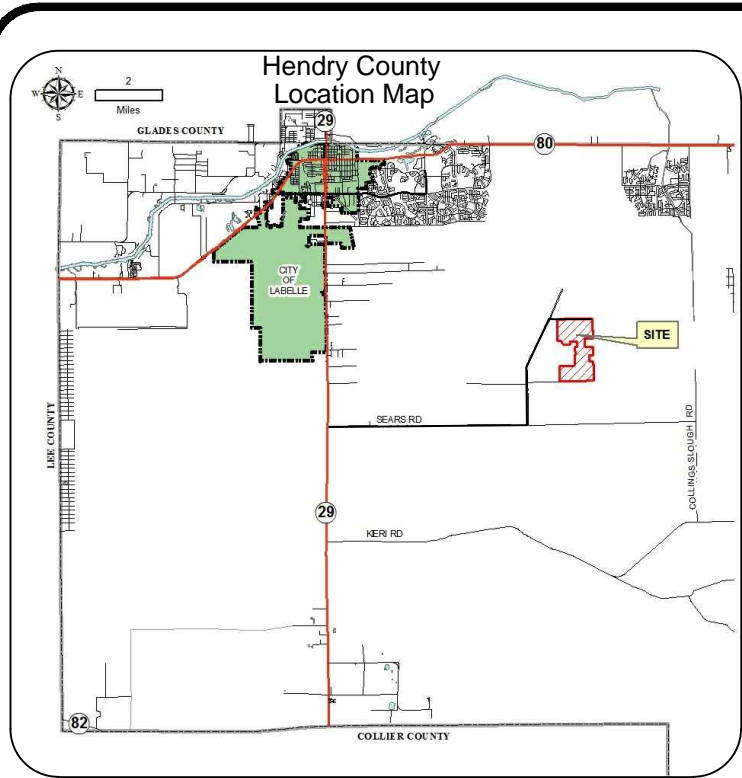
870 W. Hickpochee Ave
Suite 100
LaBelle, FL 33935



AERIAL PHOTOGRAPH OF THE PROPERTY

222 of 248 1,000 Feet





Site Data

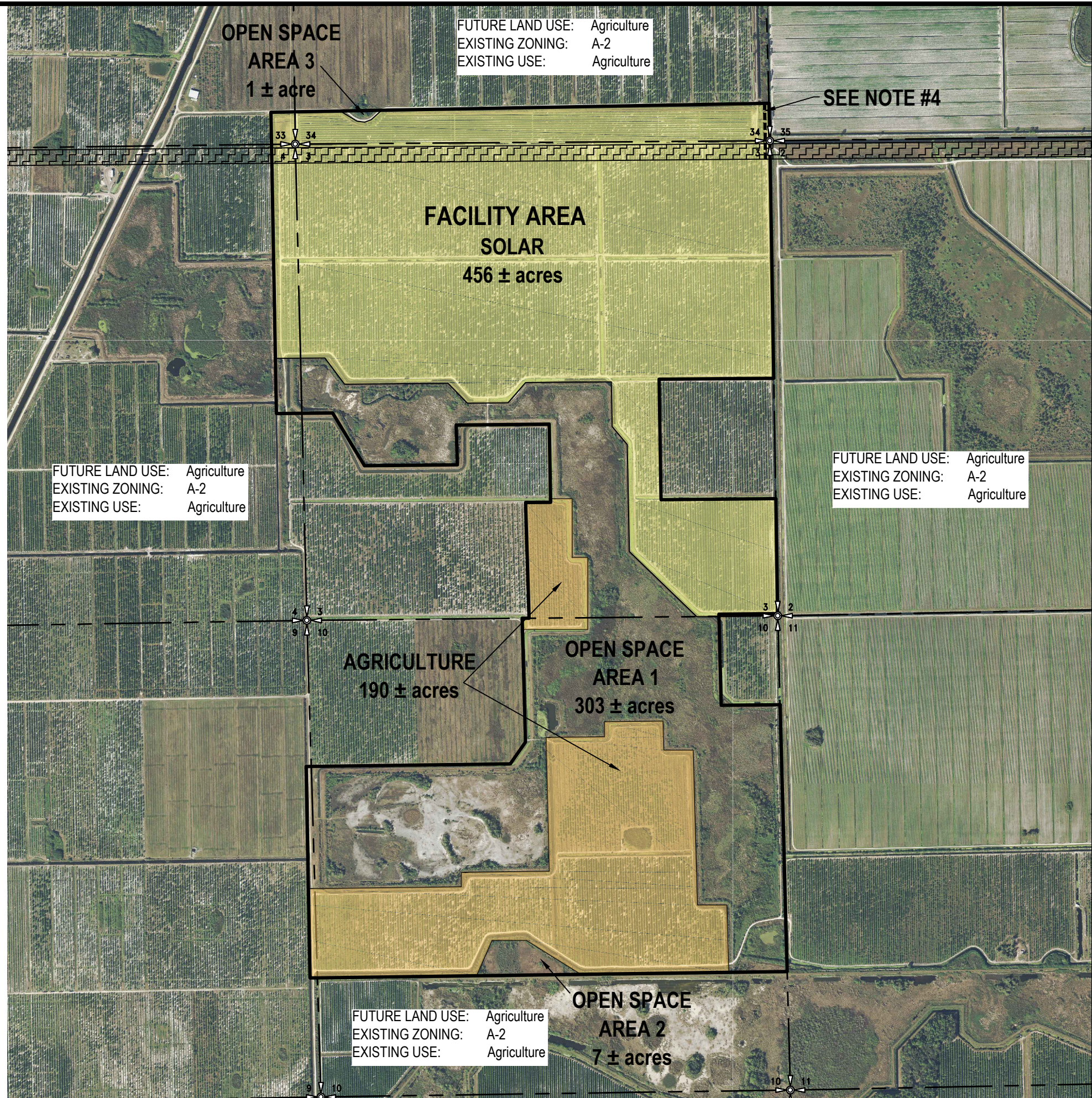
Total Site Area	957.37± Ac.	
Existing Zoning	A-2	
Proposed Zoning	PUD	
Existing Future Land Use	Agriculture	
Proposed Future Land Use	Electrical Generating Facility	
Max. Solar Panel Height	20 Feet	
Setback unless noted otherwise (See Note # 4)	50 Feet	
Development Area		
Facility Area	456± Ac.	48%
Agriculture	190 ± Ac.	20%
Open Space	311 ± Ac.	32%
TOTAL	957± Ac.	100%

Legend

	Transmission Lines		Site Boundary
	Section Corner		Section Line
			125' Setback (See Note # 4)

Notes:

- Accessory or support uses that are ancillary to the principal use may be located within the facility area.
- "Open Space" includes water management, wetlands, uplands, levees and roads.
- The site's legal access from the eastern terminus of Sears Road.
- The north 600' along the east boundary shall provide a 125' setback.



223 of 248
Project Team

APPLICANT / PROPERTY OWNER:
Florida Power & Light Company
FPL Development
700 Universe Blvd.
Juno Beach, FL 33408

CONSULTANT:
Rock Enterprises, Inc.
870 W. Hickpochee Ave., Ste 100
LaBelle, FL 33935
863-612-0011
Contact: Rock Aboujaoude, P.E.

LEGAL COUNSEL:
Scott Goorland, Sr. Attorney
Law Department
Florida Power & Light Company
700 Universe Blvd., LAW/JB
Juno Beach, FL 33408

Linda Shelley, Esq.
Buchanan Ingersoll & Rooney, PC
101 N. Monroe t., Suite 1090
Tallahassee, FL 32301
(850) 681-4260

SURVEYOR:
Stouten Cramer, Inc.
324 Nicholas Pkwy West, Suite F
Cape Coral, FL 33991
(239) 673-9541
Contact: Jeffrey D. Stouten, PSM

HAMMOCK SOLAR ENERGY CENTER

GENERAL CONCEPT PLAN Hendry County, Florida

12/13/16

REVISIONS

Date	Description
2/13/17	Per Co. RAI # 1



North

Scale: 1" = 1,200'



870 W. Hickpochee Ave., Ste. 100
LaBelle, FL 33935
T (863) 612-0011
F (863) 612-0014

SHEET 1 of 1

Agenda Item

11

SWFRPC Committee Reports

11

11

Agenda Item

11a

11a

Budget & Finance Committee

11a

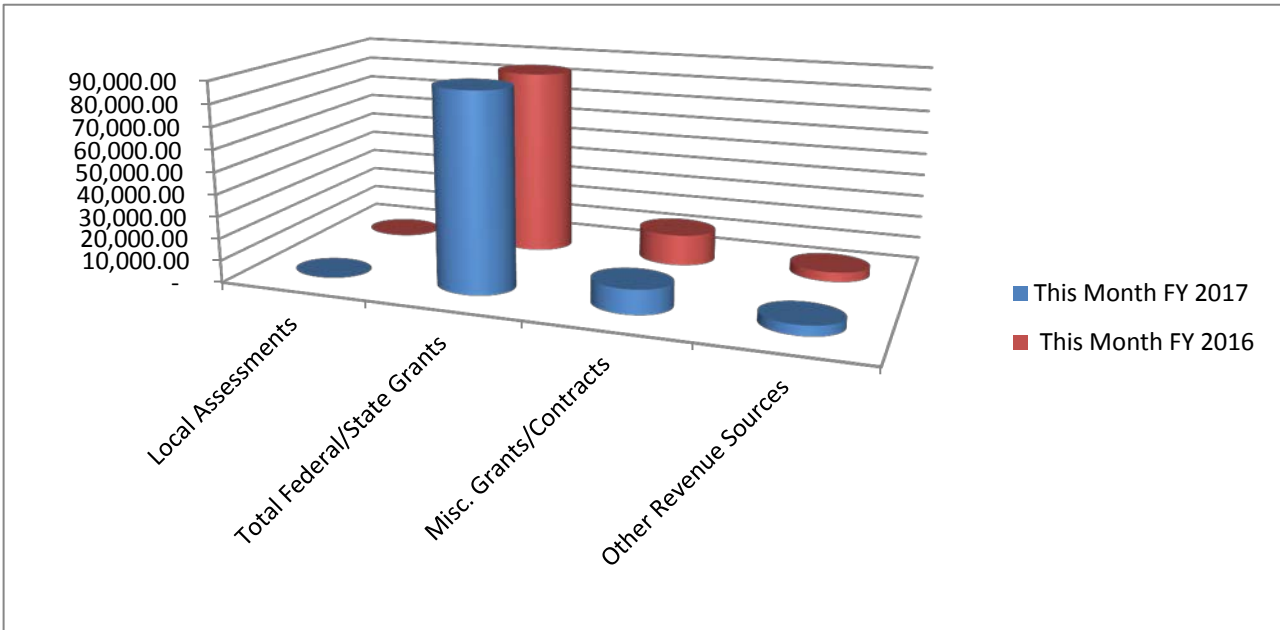
2016 - 2017 Workplan & Budget Financial Snapshot

Mar-17

Revenues

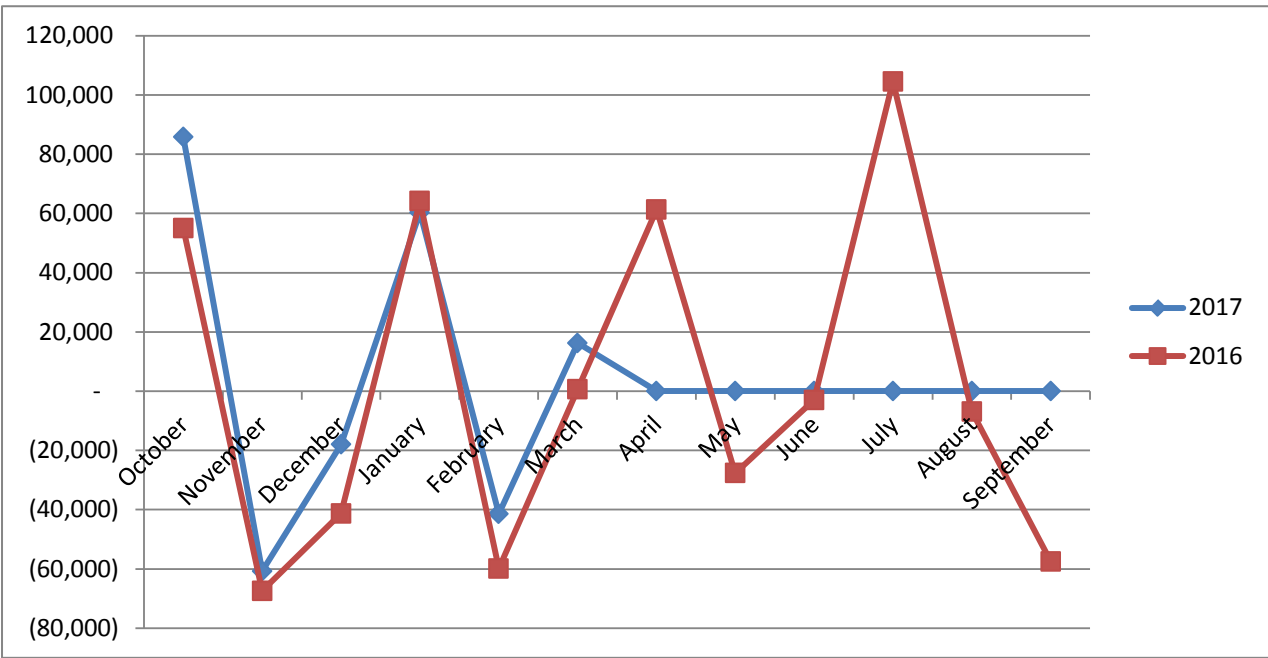
Local Assessments
Total Federal/State Grants
Misc. Grants/Contracts
Other Revenue Sources

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:

Petty Cash	\$ 200
FineMark Operating Funds	170,610
2016 Fiscal Year Carryover	<u>22,258</u>
<i>Total Cash and Cash Equivalents</i>	<i>\$ 193,068</i>

Investments:

FineMark Money Market	\$ 536,050
Local government Surplus Trust Fund Investment Pool (Fund A)	<u>136,938</u>
<i>Total Investments</i>	<i>\$ 672,987</i>

Total Reserves	<u><u>\$ 866,056</u></u>
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**SWFRPC INCOME STATEMENT
COMPARED WITH BUDGET
FOR THE ONE MONTH ENDING MARCH 31, 2017**

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	Current Month	Year to Date A	FY 2016-2017 Approved Budget B	% Of Budget Year to Date	Budget Remaining
REVENUES					
LOCAL ASSESSMENTS					
CHARLOTTE COUNTY	\$ -	\$ 25,072	\$ 50,142	50%	\$ 25,070
COLLIER COUNTY	-	51,570	103,141	50%	\$ 51,571
GLADES COUNTY	-	1,928	3,856	50%	\$ 1,928
HENDRY COUNTY	-	5,714	11,429	50%	\$ 5,715
LEE COUNTY	-	55,142	110,282	50%	\$ 55,140
CITY OF CAPE CORAL	-	24,976	49,952	50%	\$ 24,976
CITY OF FORT MYERS	-	10,860	21,719	50%	\$ 10,860
TOWN OF FORT MYERS BEACH INC	-	940	1,879	50%	\$ 939
BONITA SPRINGS	-	6,986	13,970	50%	\$ 6,984
CITY OF SANIBEL	-	976	1,951	50%	\$ 975
SARASOTA COUNTY	-	58,814	117,627	50%	\$ 58,813
TOTAL LOCAL ASSESSMENTS	\$ -	\$ 242,978	\$ 485,948	50%	\$ 242,970
FEDERAL / STATE GRANTS					
DEM -Title III - LEPC 16/17	\$ 22,233	\$ 36,777	\$ 44,250	83%	7,473
DEM HMEP PT 16/17	\$ -	\$ 2,384	60,349	4%	57,965
FL CTD - TD Glades/Hendry 16/17	16,587	23,917	28,880	83%	4,964
DEM - Collier Hazard Analysis 16/17	-	3,624	8,054	45%	4,430
DEO Labelle	5,000	15,000	20,000	75%	5,000
Ecosystem Services - EPA	316	36,634	36,634	100%	0
Wetland Mitigation Strategy - EPA	27,500	27,500	110,000	25%	82,500
Economic Development Planning 14/16	-	15,750	15,750	100%	-
Economic Development Planning 17/19	17,500	17,500	70,000	N/A	52,500
TOTAL FEDERAL / STATE GRANTS	\$ 89,136	\$ 179,086	\$ 393,917	45%	\$ 214,831
MISC. GRANTS / CONTRACTS/CONTRACTUAL					
GLADES SQG	-	-	3,900	0%	3,900
Cape Coral CCRS	10,000	10,000	30,600	33%	20,600
Pelican Cove CCAP	-	10,000	20,000	50%	10,000
Train the Trainers	-	5,000	5,000	100%	-
Mangrove Loss	1,000	1,000	1,000	100%	-
Clewiston RBDG TA	-	3,000	3,000	100%	-
TOTAL MISC. GRANTS/CONTRACTS	\$ 11,000	\$ 29,000	\$ 63,500	46%	\$ 34,500
DRIS/NOPCS/MONITORING					
DRI MONITORING FEES	\$ 200	\$ 950	\$ -		\$ (950)
DRIS/NOPCS INCOME	1,500	15,323	35,000	44%	19,677
TOTAL	\$ 1,700	\$ 16,273	\$ 35,000	46%	\$ 18,727

	Current Month	Year to Date A	FY 2016-2017 Approved Budget B	% Of Budget Year to Date	Budget Remaining
Program Development (Unsecured Grants/Contract)					
*Program Development (Unsecured	-	-	-		
2017 Brownfield Symposium	2,562	4,562	-	N/A	(4,562)
TOTAL PROGRAM DEVELOPMENT	\$ 2,562	\$ 4,562	\$ -	N/A	\$ (4,562)

OTHER REVENUE SOURCES					
ABM SPONSORSHIPS	-	-	-	N/A	-
CELA TEGA SPONSORSHIPS	-	1,600	-	N/A	(1,600)
Misc. Income	-	-	6,000	0%	6,000
INTEREST INCOME - Money Market	137	801	-	N/A	(801)
Fund A Investment Income	119	636	-	N/A	(636)
TOTAL OTHER REVENUE SOURCES	\$ 256	\$ 3,037	\$ 6,000	51%	\$ 2,963
<i>Fund Balance</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 588,437</i>		
TOTAL REVENUES	\$ 104,654	\$ 474,936	\$ 1,572,802		\$ 509,429

EXPENSES

PERSONNEL EXPENSES					
SALARIES EXPENSE	\$ 40,894	\$ 199,563	\$ 476,748	42%	277,185
FICA EXPENSE	3,023	14,758	36,471	40%	21,713
RETIREMENT EXPENSE	3,565	16,677	47,715	35%	31,038
HEALTH INSURANCE EXPENSE	9,000	32,730	63,090	52%	30,360
WORKERS COMP. EXPENSE	216	1,200	3,687	33%	2,487
UNEMPLOYMENT COMP. EXPENSE	-	-	-	N/A	0
TOTAL PERSONNEL EXPENSES	\$ 56,698	\$ 264,928	\$ 627,711	42%	362,783

OPERATIONAL EXPENSES					
CONSULTANTS	\$ 9,912	\$ 62,304	\$ 108,600	57%	46,296
GRANT/CONSULTING EXPENSE	385	4,085	37,049	11%	32,964
AUDIT SERVICES EXPENSE	-	1,000	25,000	4%	24,000
TRAVEL EXPENSE	7,214	14,653	29,620	49%	14,967
TELEPHONE EXPENSE	375	2,209	5,100	43%	2,891
POSTAGE / SHIPPING EXPENSE	68	623	1,725	36%	1,102
EQUIPMENT RENTAL EXPENSE	784	3,347	7,190	47%	3,843
INSURANCE EXPENSE	579	7,560	10,566	72%	3,006
REPAIR/MAINT. EXPENSE	-	851	1,700	50%	849
PRINTING/REPRODUCTION EXPENSE	612	2,319	4,146	56%	1,827
UTILITIES (Elec, Internet)	1,345	9,123	24,900	37%	15,777
ADVERTISING/LEGAL NOTICES EXP	183	782	1,750	45%	968
OTHER MISC. EXPENSE	-	(48)	4,837	-1%	4,885

	Current Month	Year to Date A	FY 2016-2017 Approved Budget B	% Of Budget Year to Date	Budget Remaining
BANK SERVICE CHARGES	-	-	-	0%	0
OFFICE SUPPLIES EXPENSE	167	1,869	5,211	36%	3,342
COMPUTER RELATED EXPENSE	4,580	18,093	21,671	83%	3,578
DUES AND MEMBERSHIP	-	13,184	25,310	52%	12,126
PUBLICATION EXPENSE	-	-	100	0%	100
PROF. DEVELOP.	116	387	1,000	39%	613
MEETINGS/EVENTS EXPENSE	1,737	3,789	4,750	80%	961
CAPITAL OUTLAY - OPERATIONS	-	-	5,000	0%	5,000
CAPITAL OUTLAY - BUILDING	-	-	1,000	0%	1,000
LEASE LONG TERM	3,675	21,700	43,750	50%	22,050
UNCOLLECTABLE RECEIVABLES	-	-	-	N/A	N/A
FUND BALANCE			\$ 588,437		
OPERATIONAL EXP.	\$ 31,732	\$ 167,832	\$ 958,412	18%	202,143
ALLOCATION FOR FRINGE/INDIRECT (CAPTURED BY GRANTS)			\$ -		
UTILIZED RESERVE			\$ (13,322)		
TOTAL OPERATIONAL EXP.			\$ 945,090		
TOTAL CASH OUTLAY	\$ 88,430	\$ 432,760	\$ 1,572,802		
NET INCOME (LOSS)	\$ 16,224	\$ 42,176			

SWFRPC
Balance Sheet
March 31, 2017

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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
		<hr/>
Total Current Assets		948,932.11
Property and Equipment		
Property, Furniture & Equip		237,172.31
Accumulated Depreciation		(197,201.57)
		<hr/>
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
		<hr/>
Total Other Assets		112,089.73
		<hr/>
Total Assets	\$	<u><u>1,100,992.58</u></u>

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
		<hr/>
Total Current Liabilities		101,359.15
Long-Term Liabilities		
Accrued Annual Leave		40,634.44
Long Term Debt - OPEB		65,074.00
		<hr/>
Total Long-Term Liabilities		105,708.44
		<hr/>
Total Liabilities		207,067.59
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

SWFRPC
Balance Sheet
March 31, 2017

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Net Income	<u>42,176.49</u>	
Total Capital		<u>893,924.99</u>
Total Liabilities & Capital	\$	<u><u>1,100,992.58</u></u>

Agenda Item

11b

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Economic Development
Committee

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Agenda Item

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Energy & Climate Committee

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Agenda Item

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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

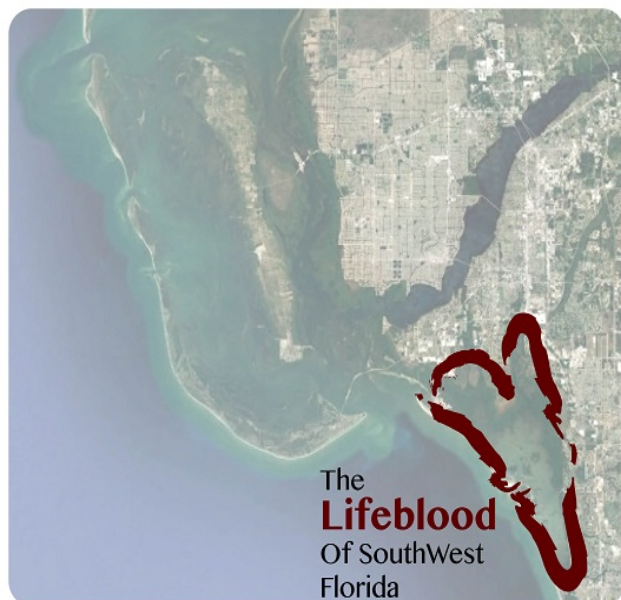
Following the discussion of these two questions, the participants were charged with determining individual actions that would follow. () represent comments by JWB3)

W. Everham 1/9/2017

**Draft ESTERO BAY AGENCY ON BAY MANAGEMENT (EBABM)
PROJECTS AND ACTIVITIES 2017**

- 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 Celta Tega: Resiliency and Climate Change
Adaptation
in the Estero Bay Region
FGCU Sugden Resort and Hospitality
Management Building Room 111

December 12, 2016

Celta 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](#)

Monday December 12, 2016		
8:00 – 8:55	BREAKFAST	
8:55	WELCOME	
9:00 - 10:30	Technical session I	Vulnerability assessments
9:00 - 9:20	Lisa Beever, PhD , Director-emeritus Charlotte Harbor National Estuary Program	Climate changes and local planning responses See Dr. Beever's presentation here
9:25 -9:45	Rachael Kangas, Public Archaeology Coordinator, Florida Public Archaeology Network	Assessing Vulnerability at Archaeological Sites in Florida: Case Study from Pineland in Lee County (abstract) See Ms. Kangas presentation here
9:50-10:10	Mike Savarese , Professor, Florida Gulf Coast University	Dramatic Changes within Coastal Wetlands of the Ten Thousand Islands as a Consequence of Sea-level Rise: Lessons for Estero Bay (abstract) See Professor Savarese's presentation here
10:15 -10:30	BREAK	BREAK
10:30 - 12:00	Technical session II	Adaptation and resiliency plans 1
10:30 - 10:45	Tessa LeSage , Southwest Florida Community Foundation	Regional Change for the Common Good See Ms. LeSage presentation here

10:50 - 11:10	Nader Ardalan , Chief Advisor, Harvard SLR Project	The Harvard GSD Project on Southwest Florida and Sea Level: The Case of Collier County (including Naples, Marco Island, and Everglades City) (Abstract) See Dr. Ardalan's presentation here
11:15 - 11:40	Ricardo Alvarez , MITIGAT.com, Inc Vulnerability, Assessment and Mitigation	Sea level rise and the built environment: Expected impacts and solutions (abstract) See Mr. Alvarez's presentation here
11:40 - 12:00	Dr. Jennifer Shafer and Dr. David Shafer, Co-Executive Directors, Science and Environment Council	Climate Action Update from the Science and Environment Council of Southwest Florida (abstract) See the Shafers' presentation here
12:00 - 1:00	LUNCH	WGCU Video premiere: Preserving our waters: Estero Bay Aquatic Preserve at 50 years.
1:00 - 1:45	Craig Pittman , author, investigative journalist	Oh Florida! Wacky Florida Weather and other stories
1:50 - 5:00	Technical session III	Adaptation and resiliency plans 2
1:45 - 2:05	Joan LeBeau , Chief Planner, Mitchell Austin , Planner, City of Punta Gorda, FL	Adaptation Planning: The Punta Gorda Experience (abstract) See their presentation here
2:05 - 2:25	Randall W. Parkinson, Institute for Water and Environment, Florida International University	An Update on Adaptation Action Activities Undertaken Since Completion of the City of Satellite Beach (FL) Vulnerability Assessment to Rising Seas (2010) (abstract) See Dr. Parkinson's presentation here
2:30 - 3:00	Keren Prize Bolter, PhD, Climate, Policy, & Geospatial Analyst at the South Florida Regional Planning Council	Coastal Flood Resiliency: South Florida Initiatives See Dr. Bolter's presentation here
3:00 - 3:25	Jim Beever , Planner, Southwest Florida Regional Planning Council	Public Climate Change Adaptation Process Driven by Public Input Using Public Participation Games, Interviews, Pre and Post Surveys and Other Tools (abstract) See Mr. Beever's presentation here
3:30 - 3:50	Win Everham Professor of Environmental Studies, FGCU	Conference wrap up

3:55 - 5:30	reception, appetizers, cash bar The Wayne and Win Happy Hour	 <p data-bbox="743 554 1253 585">Grass at FGCU (digital, Andy Morris, 2011)</p>
SUMMARY AND CLOSING		

Agenda Item

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Executive Committee

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Agenda Item

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Legislative Affairs Committee

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Agenda Item

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Quality of Life & Safety
Committee

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Agenda Item

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Regional Transportation
Committee

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Agenda Item

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Interlocal Agreement/Future
of the SWFRPC Committee

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Agenda Item

11j

11j

Water Quality and Water
Resources Management

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