



COUNCIL MEETING AGENDA

October 19, 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.



10 COMMITTEE REPORTS

- a) Budget & Finance Committee- **Mayor Willie Shaw**
 - Financial Statements for May-Aug 2017
- b) Economic Development Committee – **Councilman Forrest Banks**
- c) Energy & Climate Committee – **Mr. Don McCormick**
- d) Estero Bay Agency on Bay Management Committee – **Mr. James Beever**
- 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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13 COUNCIL LEGAL CONSULTANT’S COMMENTS

14 COUNCIL MEMBERS’ COMMENTS

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NEXT SWFRPC MEETING DATE: NOVEMBER 16, 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

Councilman Fred Fraize, City of Venice

Councilman Forrest Banks, City of Fort Myers

Commissioner Willie Shaw, City of Sarasota

Councilmember Anita Cereceda, Town of Fort Myers
Beach

Mr. Felipe Colon, Governor Appointee

Vice-Mayor Mick Denham, City of Sanibel

(Governor Appointee Vacancy)

Councilman Greg DeWitt, City of Bonita Springs

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

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

BLID - Binding Letter of DRI Status

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

BLIVR -Binding Letter of Vested Rights Status

BPCC -Bicycle/Pedestrian Coordinating Committee

CAC - Citizens Advisory Committee

CAO - City/County Administrator Officers

CDBG - Community Development Block Grant

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

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

CHNEP - Charlotte Harbor National Estuary Program

CTC - Community Transportation Coordinator

CTD - Commission for the Transportation Disadvantaged

CUTR - Center for Urban Transportation Research

DEO - Department of Economic Opportunity

DEP - Department of Environmental Protection

DO - Development Order

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

EDA - Economic Development Administration

EDC - Economic Development Coalition

EDD - Economic Development District

EPA – Environmental Protection Agency

FAC - Florida Association of Counties

FACTS - Florida Association of CTCs

FAR - Florida Administrative Register (formerly Florida Administrative Weekly)

FCTS - Florida Coordinated Transportation System

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

FDEA - Florida Department of Elder Affairs

FDLES - Florida Department of Labor and Employment Security

FDOT - Florida Department of Transportation

FHREDI - Florida Heartland Rural Economic Development Initiative

FIAM – Fiscal Impact Analysis Model

FLC - Florida League of Cities

FQD - Florida Quality Development

FRCA -Florida Regional Planning Councils Association

FTA - Florida Transit Association

IC&R - Intergovernmental Coordination and Review

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

JLCB - Joint Local Coordinating Boards of Glades & Hendry Counties

JPA - Joint Participation Agreement

JSA - Joint Service Area of Glades & Hendry Counties

LCB - Local Coordinating Board for the Transportation Disadvantaged

LEPC - Local Emergency Planning Committee

MOA - Memorandum of Agreement

MPO - Metropolitan Planning Organization

MPOAC - Metropolitan Planning Organization Advisory Council

MPOCAC - Metropolitan Planning Organization Citizens Advisory Committee

MPOTAC - Metropolitan Planning Organization Technical Advisory Committee

NADO – National Association of Development Organizations

NARC -National Association of Regional Councils

NOPC -Notice of Proposed Change

OEDP - Overall Economic Development Program

PDA - Preliminary Development Agreement

REMI – Regional Economic Modeling Incorporated

RFB - Request for Bids

RFI – Request for Invitation

RFP - Request for Proposals

RPC - Regional Planning Council

SHIP -State Housing Initiatives Partnership

SRPP – Strategic Regional Policy Plan

TAC - Technical Advisory Committee

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

TDPN - Transportation Disadvantaged Planners Network

TDSP - Transportation Disadvantaged Service Plan

USDA - US Department of Agriculture

WMD - Water Management District (SFWMD and SWFWMD)



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

Regional Planning Council Functions and Programs

March 4, 2011

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

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

Agenda Item

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Invocation

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Pledge of Allegiance

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Agenda Item

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Minutes

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**MINUTES OF THE
SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL
JUNE 15, 2017 MEETING**

The meeting of the Southwest Florida Regional Planning Council was held on June 15, 2017 at the offices of the Southwest Florida Regional Planning Council-1400 Colonial Boulevard, Suite #1 in Fort Myers, Florida. Vice-Chair Perry called the meeting to order at 9:02 AM. Commissioner Doherty then led an invocation and the Pledge of Allegiance. Ms. Margaret Wuerstle conducted the roll call and noted that a quorum not was present. A quorum was reached later in the meeting.

MEMBERS PRESENT

Charlotte County: Commissioner Ken Doherty, Commissioner Joe Tiseo, Councilwoman Lynne Matthews, Ms. Suzanne Graham

Collier County: Mr. Bob Mulhere

Glades County: Commissioner Donald Strenth, Mr. Thomas Perry

Hendry County: Commissioner Mitchell Wills, Commissioner Julie Wilkins, Mr. Mel Karau

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

Sarasota County: Councilman Fred Fraize, Commissioner Debbie McDowell

Ex-Officio: Mr. Phil Flood-SFWMD, Ms. Megan Mills-FDEP, Mr. Stephen Walls-FDOT

MEMBERS ABSENT

Charlotte County: Mr. Don McCormick

Collier County: Commissioner Bill McDaniel, Commissioner Penny Taylor, Councilman Reg Buxton,

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

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

Lee County: Councilwoman Anita Cereceda, Councilmember Jim Wilson, Ms. Laura Holquist

Sarasota County: Commissioner Charles Hines, Commissioner Michael Moran, Mayor Willie Shaw, Mr. Felipe Colón

Ex-Officio: Ms. Tara Poulton-SWFWMD

AGENDA ITEM #5 AGENDA

Non-voting items were moved to the beginning of the meeting until a quorum could be reached.

AGENDA ITEM #7d) Quorum Requirement

Ms. Wuerstle explained that an official decision on the quorum could not be made today due to the notification requirements in the interlocal agreement and bylaws. She presented a draft resolution that would change the quorum requirement to one-third of the voting members with two of the six counties needing to be represented. She also brought up the issue of nonparticipating governor appointees and whether they should be considered members. Commissioner Tiseo explained that Charlotte County has had a similar problem with their committees and stated that something needs to be done about the Council's quorum issues. Mr. Mulhere explained that it may not be up to the Council to decide if a governor appointee is active or not, but this issue should be brought to the governor's appointment office. Mr. Perry added that the best course of action would be to ask these inactive governor appointees to resign. Commissioner McDowell recommended that more than two counties should need to be present to vote on regional issues. The current requirement is four out of six counties. Commissioner Doherty added that there is a discrepancy between the bylaws and the interlocal agreement.

AGENDA ITEM #4 PUBLIC COMMENTS

Mr. Lee Ford of the 21st Century Collaboration, an economic community development committee, explained that he attended the meeting because of the news of Lee County pulling out of the RPC. The Collaboration works on the redevelopment of the Martin Luther King and Dunbar community and they have used the RPC a number of times for grant services. They are currently in the process of writing a market analysis grant. They want to know what impact Lee County's decision would have on their ability to use the RPC for those redevelopment efforts.

Mr. Perry explained that Lee County gave a 12 month notice, so there will be no impact until that 12 month period is over. He believed that something will be worked out by that time to ensure that the Council's work continues beyond that.

At this point in the meeting a quorum was reached.

AGENDA ITEM #6 MINUTES OF THE MAY 18, 2017 MEETINGS

A motion was made by Commissioner Doherty to approve the May 18, 2017 minutes. The motion was seconded by Mr. Mulhere and passed unanimously.

AGENDA ITEM #7 DIRECTOR'S REPORT

Ms. Wuerstle presented the April 2017 financials. She explained that the financials are strong and the Council is in a better financial position than last year at this same point in time.

A motion was made by Mr. Mulhere to approve the April 2017 financials. The motion was seconded by Commissioner Tiseo and passed unanimously.

AGENDA ITEM #7(a) FY 15-16 Audit

Mr. Jeff Tuscan presented the FY 15-16 audit report. The SWFRPC was given an “unmodified” opinion, which is the highest level of opinion that an auditor can issue. A footnote was added that two counties planned on pulling out. This will be a consideration for future audits. Commissioner Doherty announced that Charlotte County has also given a 12 month notice to pull out of the RPC.

A motion was made by Vice Mayor Denham to approve the FY15-16 Audit. The motion was seconded by Commissioner Tiseo and passed unanimously.

AGENDA ITEM #7(b) FY 17-18 Proposed Budget

Ms. Wuerstle presented the FY 17-18 Proposed Budget. This budget was made with the knowledge that Sarasota County and Lee County will stop providing funding during the fiscal year. Charlotte County's withdrawal has not been accounted for.

Vice-Mayor Denham asked what the budgeted DRI revenue was. Mr. Mulhere answered that it was \$35,000, but he believes that the DRI revenue was higher during this current fiscal year. Ms. Wuerstle confirmed that DRI revenue was higher than \$35,000, but she wanted to be conservative with the budget. Mr. Mulhere asked if the RPC received revenue for comprehensive plan amendment reviews. Ms. Wuerstle answered that those reviews are currently covered by part of the counties' dues. However, the Council will have to discuss whether they want to charge for the reviews of the counties that have pulled out. Vice-Mayor Denham asked about the DRI requirements for the RPC. Mr. Mulhere answered that the RPC is required to review any amendments to existing DRIs including NOPCs, which the RPC receives money for. Ms. Wuerstle added that the region has close to 200 DRIs, with 54 active DRIs in Lee County. Vice-Mayor Denham asked about the authority the RPC has regarding DRIs. Mr. Mulhere answered that the RPC can only make recommendations and the local government does not have to follow those recommendations. He added that the applicant typically responds favorably to the RPC's recommendation. Ignoring the recommendation also puts the applicant in a more difficult situation if there is a third party challenge.

A motion was made by Mr. Mulhere to approve the FY 17-18 Proposed Budget with an additional adjustment accounting for Charlotte County's decision to withdraw funding from the RPC. The motion also included a recommendation that staff make proposals for fees

associated with the Council's statutory obligations for counties that pull out of the RPC. The motion was seconded by Councilman Banks and passed unanimously.

AGENDA ITEM #7(c) Attorney General's Opinion

Mr. Perry stressed the importance of being factual when discussing this topic and not bring this to the point where the RPC is fighting with its member organizations. The Attorney General's opinion is a step that the Council needs to take to be factual when having discussion with the counties. Mr. Mulhere agreed and added that there is nothing to be gained by creating controversy. He believed the RPC still serves a vital role in the region.

A motion was made by Mr. Mulhere to seek the attorney general's opinion. The motion was seconded for discussion by Commissioner Wilkins.

Commissioner Wilkins added that this is not an aggressive action towards the counties that chose to pull out. This is about finding out the facts. Commissioner Doherty explained that the Attorney General's opinion is not binding and may not change Charlotte County's decision. Charlotte County wishes to redefine the RPC in a way that would add more value to the counties. He doesn't think seeking the Attorney General's opinion is worth the time or money. Commissioner Pendergrass was told that the RPC has no authority to go after a county for funding. Mr. Perry explained that he has no interest in suing the members of the Council. He agreed that the Council needs to work hard during this 12 month period to resolve these issues. Mr. Mulhere explained that the RPC has been having these relevancy discussions for years, starting with the economic downturn and the loss of the State funding. Commissioner Tiseo added that the language in the interlocal agreement regarding withdrawal is very loose and vague.

Vice-Mayor Denham asked what the membership status would be for the Counties that withdrew funding. Ms. Wuerstle clarified that Charlotte County is withdrawing funding, but wishes to work with the Council to redefine the RPC's purpose, Sarasota County will be withdrawing funding and will no longer participate/vote, and she has not heard anything on Lee County's position. Commissioner Mann explained that the AG's opinion will answer these questions, but Lee County has four strong votes to no longer participate or pay dues. He is in favor of receiving the AG's opinion, since it will do no harm.

The item was called to a vote by Mr. Perry. The motion passed unanimously.

Ms. Wuerstle announced that the DEO grant period was now open and proposals are due next week. The RPC would be available to help with any proposals and they are already working on 6 grants. She also announced that 4 additional VISTA volunteers have been awarded (one each for the City of LaBelle and Hendry County and 2 to work region-wide on the opioid epidemic).

AGENDA ITEM #7(e) USDA Home Repair Community Outreach Meeting Flyer

This item was for information only.

AGENDA ITEM #7(f)
FRCA April 2017 Report

This item was for information only.

AGENDA ITEM #8
STAFF SUMMARIES

AGENDA ITEM #8(a)
Grant Activity Sheet

This item was for information only.

AGENDA ITEM #9
CONSENT AGENDA

A motion was made by Mr. Mulhere to approve the consent agenda as presented. The motion was seconded by Commissioner Doherty. The motion passed unanimously.

Commissioner Mann noted that he voted against the Lee County amendment during the Lee County BOCC meeting. However, he will follow the County's majority decision and vote for approval for the Council.

AGENDA ITEM #10
REGIONAL IMPACT

AGENDA ITEM #10(a)
Charlotte County Comp Plan Amendment DEO 17-2ESR

Commissioner Doherty stated that Charlotte County does not agree with the Council staff's recommendation and the County staff was available to present their case after the Council staff.

Mr. Kammerer and Mr. Beever presented the Council staff report. Mr. Beever explained that staff found a potential problem that could allow an entity to obtain a permit and not act upon it. Density could be moved under a TDU program, even if the permitted environmental resource was not removed. Council staff met with Charlotte County and Mr. Beever drafted alternate language that was not incorporated by Charlotte County. The Council staff report recommends using the Council staff's suggested language.

Mr. Mulhere explained that once an ERP (Environmental Resource Permit) is issued, no impacts can occur without compliance by the ERP. Mr. Beever explained that this is legally true, but functionally it is acknowledged that this is not always the case. Compliance rates can be poor with ERPs. Mr. Beever pointed out that other entities including the Nature Conservancy of SWFL had recommended denial of this amendment as well.

Ms. Claire Jubb, Community Development Director of Charlotte County, presented the Charlotte County staff report. She explained that Charlotte County has a finite number of units that can be

transferred. She added that applying the Charlotte County Comprehensive Plan in its entirety addresses the issues that Council staff brought up. She also added that Charlotte County calculates gross acreage and not net acreage. DEO and DEP found no issues with the amendments. She explained that Council staff's proposed language would cause more harm than the County's language. She requested that the Council vote to approve the language as provided by Charlotte County.

Commissioner Tiseo reiterated that FDEP found no issue with Charlotte County's language. Commissioner Doherty added that the Council staff's proposed language makes no sense and would be more harmful. Mr. Mulhere further explained the ERP mitigation process.

A motion was made by Mr. Mulhere to approve Charlotte County staff's recommendations as presented. The motion was seconded by Commissioner Wilkins.

Commissioner Pendergrass pointed out that the meeting had lost a quorum during the presentations. No vote was made at this time

AGENDA ITEM #11 COMMITTEE REPORTS

AGENDA ITEM #11(a) Budget & Finance Committee

This item was presented during the director's report.

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

Mr. Perry explained that the Committee briefly met to discuss the audit and came to the same conclusion as the Council. He complimented staff on their performance.

AGENDA ITEM #11(f)
Legislative Affairs Committee

No report was given at this time.

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

No report was given at this time.

AGENDA ITEM #11(h)
Regional Transportation Committee

No report was given at this time.

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 reported that the modified SB 10 has been approved. However, two projects of significance to the region were vetoed.

AGENDA ITEM #12
NEW BUSINESS

None

AGENDA ITEM #13
STATE AGENCIES COMMENTS/REPORTS

Mr. Walls thanked everyone for their patience on Colonial Blvd. in Lee County. He hopes to have good news on that project soon. A public hearing was to be held today.

AGENDA ITEM #10(a)
Charlotte County Comp Plan Amendment DEO 17-2ESR

The meeting regained a quorum at this time.

A motion was made by Mr. Mulhere to approve Charlotte County staff's recommendations as presented. The motion was seconded by Commissioner Wilkins. The motion carried 14-3.

**AGENDA ITEM #14
COUNCIL LEGAL CONSULTANT'S COMMENTS**

No report was given at this time.

**AGENDA ITEM #15
COUNCIL MEMBER'S COMMENTS**

Commissioner Tiseo explained that this vote and the quorum difficulties are discouraging. Commissioner McDowell and Vice-Mayor Denham agreed.

Councilman Fraize has been told that expanding County/City staff capabilities are responsible for the lack of perceived value in the RPC.

Commissioner Wilkins explained that a brochure prepared by the RPC for LaBelle contains errors and stated that the City did not get to approve it. Mr. Wuerstle explained that Ron Zimmerly, the City's point of contact for this project Manager reviewed it.

Mr. Mulhere suggested that voting items be moved to the beginning of the agenda so they can be voted on before losing a quorum.

Mr. Perry thanked everyone for coming and stated that he will work hard in his upcoming tenure as Chairman to address the Council's issues.

A discussion was had regarding the need for a July meeting and whether a quorum could be reached. Commissioner Doherty suggested Committee meetings be held instead if a quorum cannot be reached. Mr. Perry believed the most important step is for staff to have a discussion with the counties. No final decision was made on the July Council meeting.

**AGENDA ITEM #16
ADJOURNMENT**

The meeting adjourned at 11:03 a.m.

Councilman Forrest Banks, Secretary

The meeting was duly advertised in the June 6, 2017 issue of the **FLORIDA ADMINISTRATIVE REGISTER**, Volume 43, Number 109.

**MINUTES OF THE
SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL
JULY 20, 2017 MEETING**

The meeting of the Southwest Florida Regional Planning Council was held on July 20, 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 9:03 AM. Commissioner Mann then led an invocation and the Pledge of Allegiance. Ms. Margaret Wuerstle conducted the roll call and noted that a quorum was not present.

MEMBERS PRESENT

Charlotte County: Commissioner Ken Doherty, Mr. Don McCormick

Collier County: Commissioner Bill McDaniel, Mr. Bob Mulhere

Glades County: Commissioner Donna Storter-Long,

Hendry County: Commissioner Karson Turner, Commissioner Julie Wilkins

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

Sarasota County: Commissioner Willie Shaw, Councilman Fred Fraize

Ex-Officio: Ms. Jennifer Carpenter-FDEP, Ms. Sarah Catala-FDOT

MEMBERS ABSENT

Charlotte County: Commissioner Joe Tiseo, Councilwoman Lynne Matthews,
Ms. Suzanne Graham

Collier County: Commissioner Penny Taylor, Councilman Reg Buxton

Glades County: Commissioner Donald Strenth, Councilwoman Pat Lucas,
Mr. Thomas Perry

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

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

Sarasota County: Commissioner Charles Hines, Commissioner Michael Moran,
Mr. Felipe Colón

Ex-Officio:

Mr. Phil Flood-SFWMD, 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 July 20, 2017 agenda.

**AGENDA ITEM #6
UPDATES****AGENDA ITEM #6(a)
Opioid Project-VISTA Volunteers**

Mr. Stoltzfus stated that the RPC is now accepting applications for the two new VISTA positions for the region-wide opioid project. Ms. Nightingale passed out a form on the value of the VISTA volunteers and added that she will be distributing news releases to the Council to keep them updated on staff activities.

Ms. Wuerstle asked that the Promise Zone communities take all of the steps necessary to fill their VISTA positions before we lose them. Commissioner Wilkins and Mr. Stoltzfus discussed the progress and next steps for the City of LaBelle and Hendry County Economic Development Council to fill their VISTA positions. Commissioner McDaniel added that he will assist Council staff in getting Collier County to provide the Council with what they need.

Chair Burch stated that he believed there was a concerted effort to eliminate organizations like the RPCs and eliminate home rule for the cities. He also added that the opioid issue is absolutely relevant and we are losing an entire generation to the opioid epidemic. This is a topic that is more appropriate for the RPC to handle than the local governments due to the regional nature of the threat. Commissioner McDaniel believed that its three generations that have been lost to opioids.

**AGENDA ITEM #6(b)
CEDS Schedule**

Ms. Wuerstle announced that the 2017 Comprehensive Economic Development Strategy (CEDS) update will go before the CEDS Committee next week for approval before it goes out for public comment. The RPC is the region's federally designated Economic Development District. After the 30 day public comment period, it will be brought to the Council in September. Chair Burch asked that the Council be alerted when that 30 day period begins. Ms. Wuerstle added that it is important that the Council members check the vital projects list and make sure that it is accurate for their community.

AGENDA ITEM #6(c)
New Grants Submitted

Mr. Stoltzfus announced that five DEO grants were submitted in June. These were for Phase 2 of the MLK Corridor Plan, printing of the LaBelle Farm Tour Brochure, Economic Valuation of the CHNEP Coastal Counties, Promise Zone Broadband Study, and Regional Strategy for Agricultural Sustainability.

He also announced that the Florida Job Growth Grant Fund was recently announced. \$85 million are available statewide for infrastructure and workforce training. Commissioner Wilkins asked for more clarification on the types of projects that will be funded. Mr. Stoltzfus answered that almost all of the projects funded are infrastructure and they prefer shovel-ready projects.

AGENDA ITEM #6(d)
Regional Transportation Map

Mr. Walker presented the latest version of the Regional Transportation Map that he created using FDOT data. He went through all of the various data layers that he has compiled for the map. Commissioner Wilkins noted that the Enterprise Zones should not be on the map as they expired at the end of 2016. Mr. Walker explained that this interactive map is not on the RPC's website yet. He stated that he is working on adding it to the website and creating interactive pdfs. Chair Burch added that part of the value of the map is that the local governments will be able to add to it. This will be a strong marketing tool for the region.

Mr. Walker showed a layer that demonstrated a unified Future Land Use Map for the entire region. Mr. Mulhere asked about hurricane evacuation routes and funded transportation improvements. Mr. Walker answered that he has the hurricane evacuation data. Ms. Catala added that the transportation improvement data could come from FDOT or the MPOs. Commissioner Doherty believed that this is a great database and it can help prioritize project funding. Commissioner Doherty and Chair Burch emphasized the importance of the regional nature of this map and database. Commissioner McDaniel applauded Council staff for their efforts. He wanted to see the map distributed to the county and municipality staffs for comments and agreed that the planned transportation improvements data would add even more value.

Councilman Banks asked if the Charlotte County Airport is still the designated disaster airport for the region. He also recommended that the interactive map be brought to the State representatives to show the value of the RPC. Chair Burch stressed the importance of keeping the data repository in one spot to keep the data up to date and consistent throughout the region. Ms. Carpenter added that FDEP has data on approved disaster debris management sites that may be useful to add to the map. Mr. Mulhere asked that the Council be made aware when the map becomes available online. Commissioner Wilkins stated that Mr. Walker did an excellent job and asked what the intermodal hubs layer consists of. Mr. Walker explained that the intermodal hub category consists of marinas, airports, and bus terminals.

Councilman Fraize asked if shelters could be included. Mr. Walker added that he and Mr. Kammerer are currently updating the Statewide Regional Evacuation Study Program (SRESP) which updates evacuation clearance times. That data will become available soon and include

evacuation routes and shelters. Mr. Mulhere explained that the hurricane evacuation process has changed in recent years.

AGENDA ITEM #6(e) Climate Change Adaptation Plans

Mr. Beever gave a presentation on two climate change adaptation plans he created for the City of Cape Coral and the Pelican Cove Community in Sarasota County. Mr. Beever specified that these studies were not funded by local assessments and he can find funding to do a study for any willing local government in the region. These plans also had a high level of public involvement. Mr. Beever showcased the effects that filter floating marsh floating islands can have on water quality and Commissioner McDaniel noted that these have worked to great effect in Naples.

Commissioner McDaniel asked how measurable and milestones are put in place for these plans. Mr. Beever outlined the measurables for the Punta Gorda adaptation plan. Commissioner McDaniel asked for the cost of one of these plans? Mr. Beever answered that his plans have cost between \$20,000 and \$50,000. Commissioner McDaniel explained that Collier County has been asked to hire Harvard graduates to study sea level rise, which would be a \$300,000 expense. Commissioner Wilkins explained that the water quality and restoration elements of the plan are more relevant to Hendry County than climate change. She suggested that the RPC use water quality and restoration to sell this service rather than climate change. Mr. Beever added that he would also look at drought planning, hydrology balance, river quality, and Lake Shoreline in Hendry County. Chair Burch stated that climate change does exist and the RPC has been a leader in climate change planning. Mr. McCormick added that the City of Punta Gorda along with the Nature Conservancy of Southwest Florida have implemented biodegradable reef balls.

AGENDA ITEM #7 NEW BUISNESS

AGENDA ITEMS #7(a) and 7(b) Yelp System and Knox Box for Fire Departments

Councilman Fraize asked what system the other counties use for fire departments entering gated communities. Commissioner McDaniel stated that Collier Counties leaves that decision to the individual fire departments. Councilman Fraize explained that this became an issue when the City of Venice had to cover for Charlotte County. Councilman DeWitt is the assistant chief of the Bonita Springs Fire Department and explained that Lee County uses the EVAC system. This system allows access for every fire department to any community and station in the county. The Council asked staff to survey each community and determine what system each is using.

AGENDA ITEM #8 DISCUSSION OF THE RELEVANCY AND FUTURE OF THE SWFRPC

Chair Burch stated that this is a conversation that the Council has had several times over the years and the Council will not give up in its efforts to continue its existence. Ms. Wuerstle asked if the Council would like to hold a workshop to determine a future direction for the RPC. She also handed out a form for the Councilmembers to indicate which areas of work the Council should

focus on. Commissioner McDaniel asked how much longer the Council can sustain itself financially. Ms. Wuerstle predicted that the Council could survive through September 30, 2018. Commissioner McDaniel asked if that includes the possibility that Collier County could withdraw funding. Ms. Wuerstle will make those changes to the budget when official action is taken by Collier County.

Mr. Mulhere believes it would be a waste of resources to hold a workshop. A better alternative would be to meet with the Counties individually to see if the Council could make any changes to receive support. Commissioner McDaniel stressed the importance of the Promise Zone at the Collier County BOCC meeting. Commissioner Doherty suggested that Ms. Wuerstle meet individually with each County Manager/Administrator and one County Commissioner to discuss what changes they would like to see made by the RPC. He reiterated that Charlotte County wants to salvage the RPC, but changes need to be made. Chair Burch agreed that a workshop would not be an efficient way to address this issue and advised Ms. Wuerstle to follow Mr. Mulhere and Commissioner Doherty's suggestions. Mr. McCormick stated that the RPC is still required by State Statutes and he does not believe that the Council has been effectively communicating with State Legislators. He further questioned where the counties and municipalities would get together with FDEP, FDOT and the WMDs and discuss important regional issues if the RPC were to go away.

Ms. Wuerstle announced that Hendry County had voted to stay in the RPC for the next year and the City of Bonita Springs intends to stay in the RPC. The Council is still awaiting the Attorney General's opinion of Sarasota County's decision to pull out. FRCA has stated that they may take up the declaratory judgment issue for all of the RPCs. Commissioner Turner believed that Hendry County would not have voted to stay in had he not spoken up at the meeting. He believes the Council should do everything they can to avoid litigation. Commissioner Doherty listed Home Rule issues, the National Flood Insurance Program, and Homestead as important issues for the Council to discuss rather than comprehensive plan amendments and DRIs. Commissioner Wilkins sees communication as an issue. She does not know everything that the staff is doing.

Commissioner Mann believes that the Lee County Manager will not be swayed by a meeting given the 4-1 vote by the County Commission to leave the RPC. He still believes there is a role for a region entity for water quality and quantity and transportation, but that will be defined by the Florida Legislature. Ms. Wuerstle asked about Lee County's plan for the State requirements once they pull out of the RPC. Commissioner Mann answered that the County does not care right now. Commissioner Mann called for more input from the State level on this issue. Commissioner Shaw agreed that this needs to be discussed at the State level.

Ms. Wuerstle reported that FRCA would like the SWFRPC to drop out of FRCA to avoid the negative publicity affecting the other RPCs. They have told the Association of Counties and League of Cities that this is a SWFRPC problem only. She stated that she was concerned that FRCA has a plan to divide up the SWF counties if the SWFRPC drops out of FRCA.

Vice-Mayor Denham asked if a conversation needs to happen between the municipalities and the counties about how they would communicate without the RPC. That conversation should not begin with the word "RPC", but focus on communication between counties and cities.

AGENDA ITEM #9 STATE AGENCIES COMMENTS/REPORTS

Ms. Carpenter announced that FDEP has a new Secretary, Noah Valenstein, who believes in the importance of relationships with local governments. She asks that the local governments feel free to reach out to her or Mr. Iglehart with any concerns on issues so that they can be addressed collaboratively with FDEP.

Ms. Catala announced that FDOT also has a new Secretary, Michael Dew. Chris Smith, the Director of Transportation Development at District 1 has retired. He has been replaced by John Kubler. FDOT's Unfunded Needs Plan has recently been adopted and she will be giving presentations on that plan soon. Updates to the Cost Feasible Plan will begin in August. The SIS Policy Plan is also undergoing updates.

Mr. Jim Kelter with FWC announced that they are having stakeholder meetings regarding burrowing owls and the new rules and regulations will be out in December.

AGENDA ITEM #10 COUNCIL LEGAL CONSULTANT'S COMMENTS

Ms. Nightingale explained that she had a discussion with the Executive Director of another RPC regarding the quorum requirements and they are considering repealing the bylaws to the extent that they are not required by State Law to give the Council more power to make changes internally. She has gone through the formal process of notifying the State of Florida of this intent. Commissioner Doherty added that the interlocal agreement grants more flexibility regarding to the quorum than the bylaws.

AGENDA ITEM #11 COUNCIL MEMBER'S COMMENTS

Commissioner Wilkins asked about the status of the August meeting. Chair Burch stated that the August meeting will be cancelled

AGENDA ITEM #12 ADJOURNMENT

The meeting adjourned at 11:25 a.m.

Councilman Forrest Banks, Secretary

The meeting was duly advertised in the July 6, 2017 issue of the **FLORIDA ADMINISTRATIVE REGISTER**, Volume 43, Number 130.

--- Agenda --- Item

7

Regional Impact

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DEVELOPMENT OF REGIONAL IMPACT ASSESSMENT FOR PALMER RANCH INCREMENT XXVI

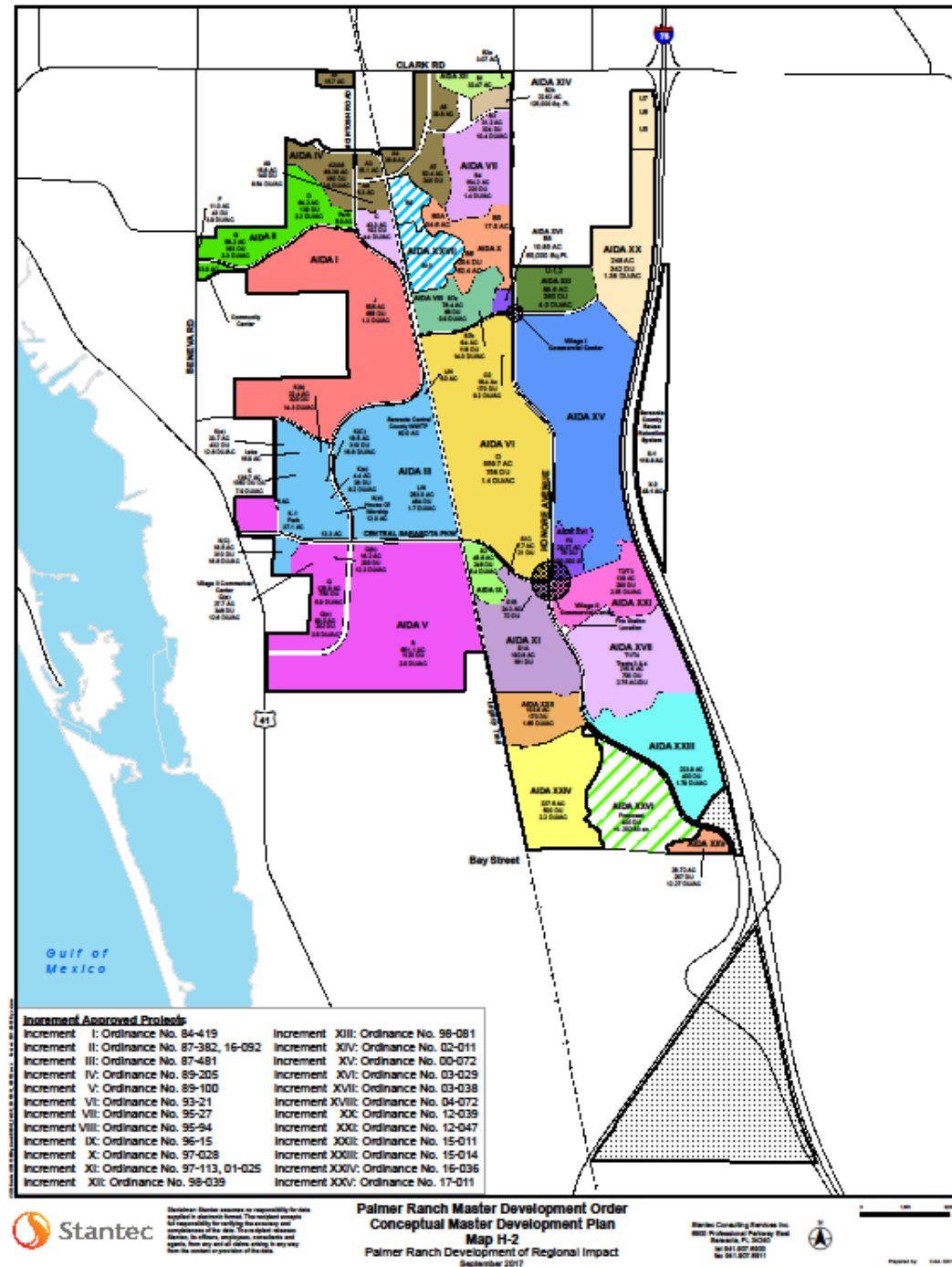
- The Palmer Ranch Increment XXVI DRI is $169.27 \pm$ acres identified as Parcel 9D , to be added to the Palmer Ranch Master Development Order (see Attachment I, Site Location Map).
- Three additional parcels totaling 33.56 acres are included in the Increment. These three parcels include a stormwater parcel along Honore Avenue, property not included in the Parcel 9C Increment lands; and property remaining south of future E. Bay Street. The three additional parcels are being included for “housekeeping purposes” bringing the total Increment to $202.83 \pm$ acres.
- This Increment proposal is to develop 400 single-family units on approximately 96 acres and will include an amenity center, lakes (31.3 acres), buffers/other open space (32.9 acres) and wetlands and wetland buffers (36.4 acres) and FP&L easement (4.8 acres). Total open space provided will be approximately 52% (See Attachment II and III, Development Plans).

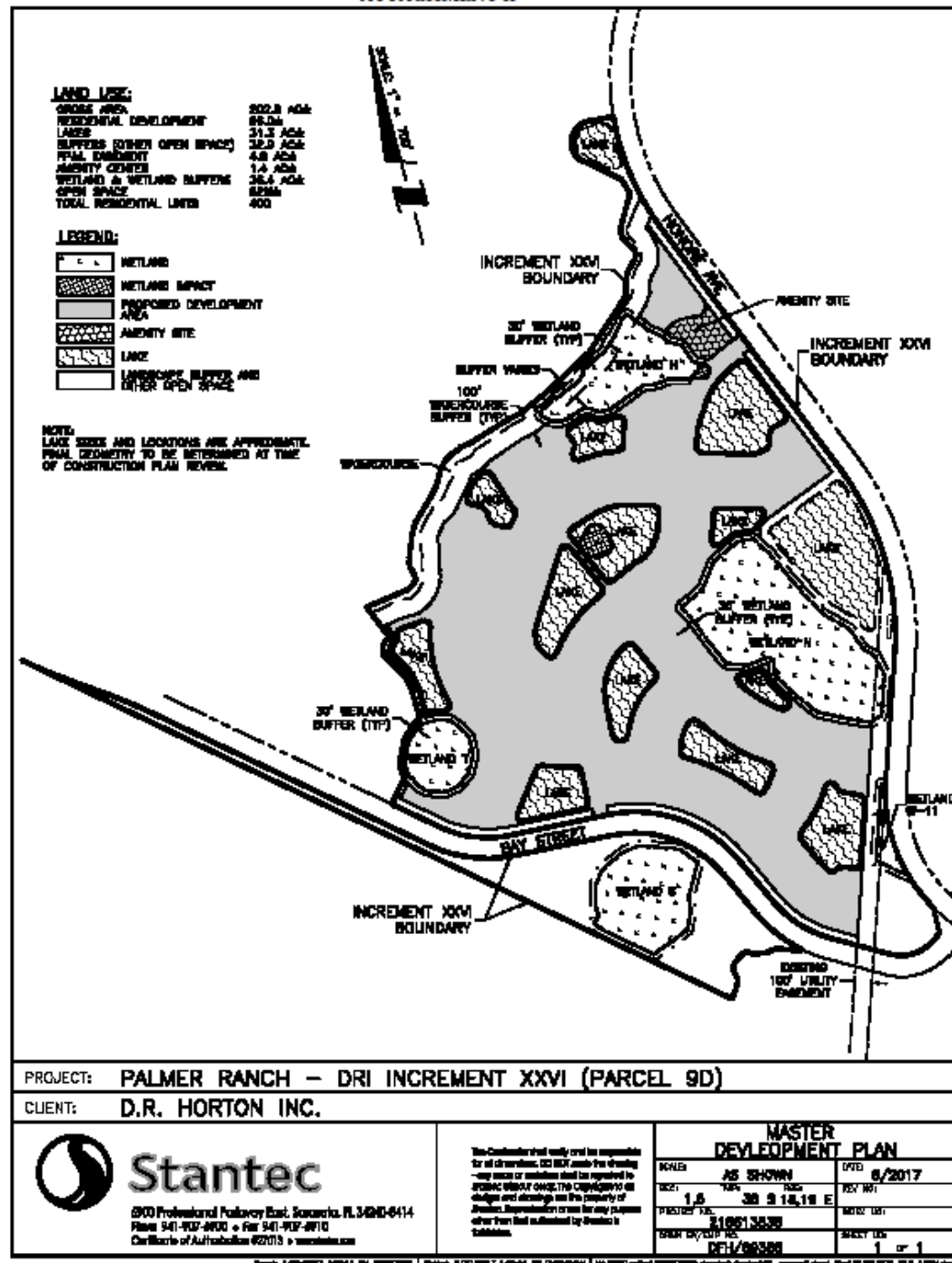
- Residential construction to commence in 2018 with build-out expected within 2023, subject to market conditions.
- This Increment is currently undeveloped and has been used for grazing cattle (see Attachment IV Aerial).

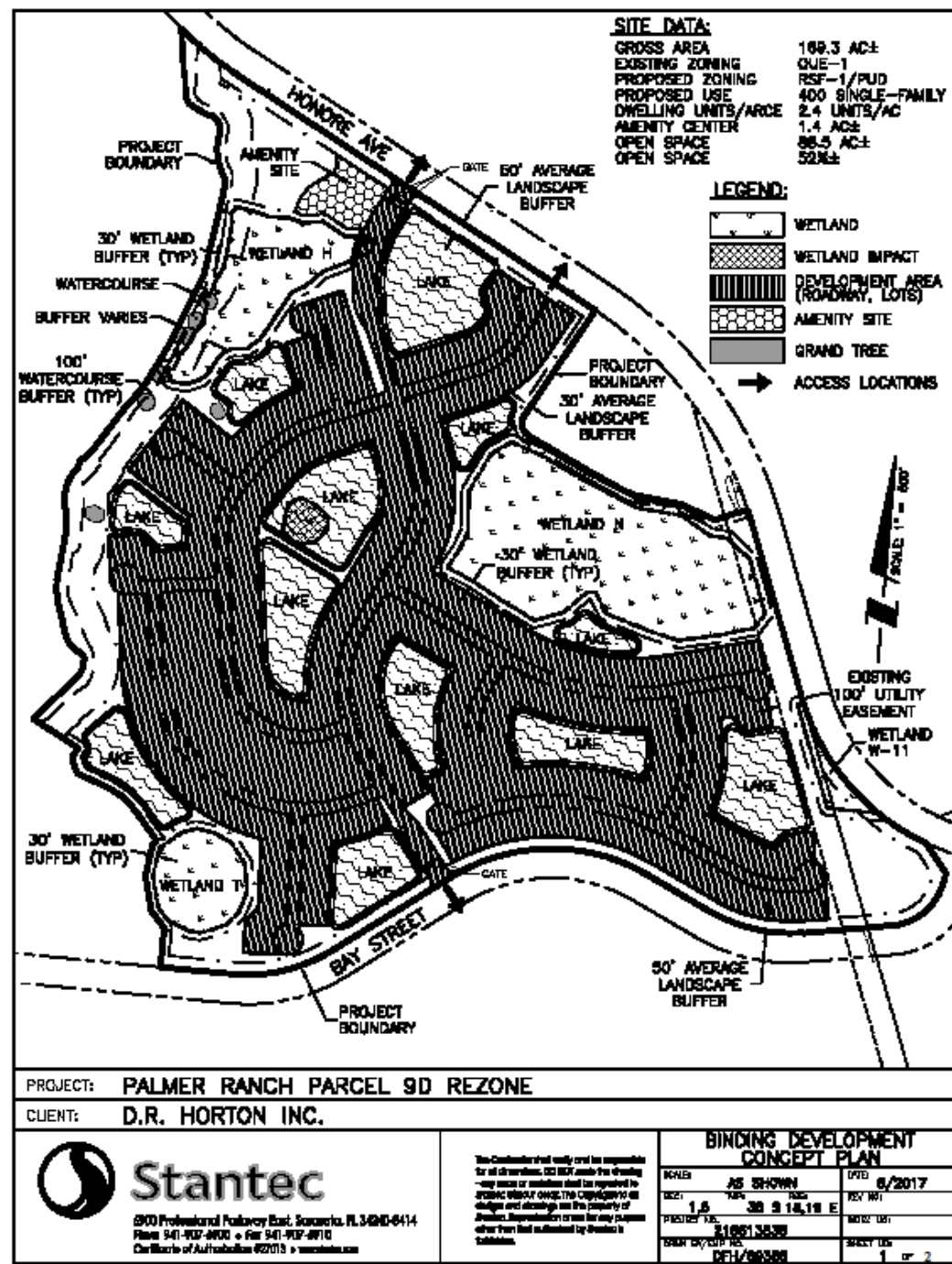
IMPACT ASSESSMENT FOR INCREMENT XXVI

Land Use

- The planned single family residential development on this property is consistent with the Sarasota County Comprehensive Plan and Future Land Use Map, which designates the parcel as Moderate Density Residential. The requested RSF-1/PUD zone district is consistent with the Moderate Density Residential designation. Additionally, adequate levels of service have been demonstrated.



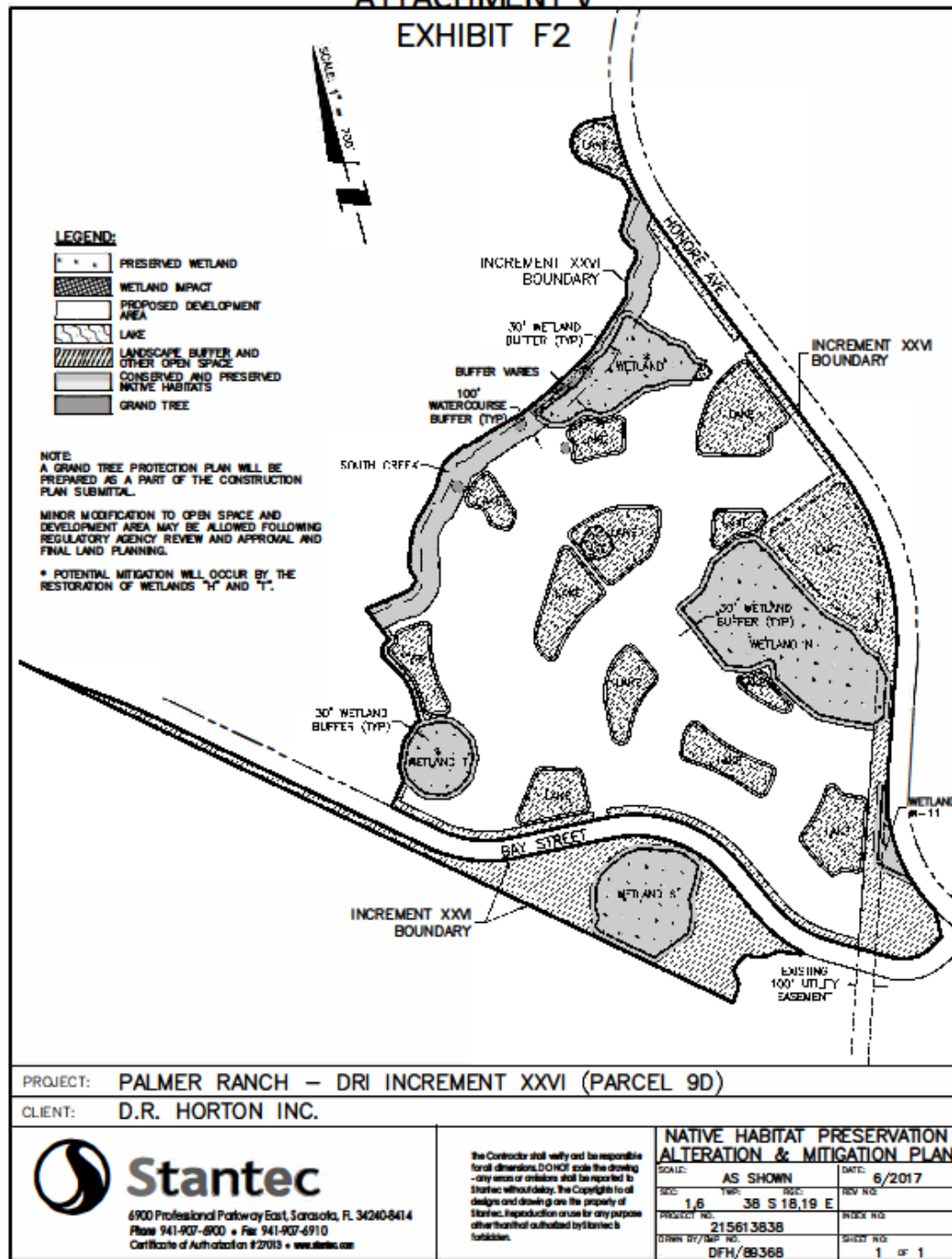






Native Habitat Protection/Vegetation and Wildlife

- The Habitat Preservation and Alternation Plan (Attachment V, Map F-2) for Increment XXVI illustrates the proposed impacts to Wetland V located in the central portion of the site (0.6 ac) and a limited portion of Wetland H (0.2 ac) for roadway alignment into the site.
- The wetland mitigation proposed will be a combination of wetland creation and enhancement of preserved wetlands with reduce habitat values.
- No listed plant species or significant plant community is present within the project site.
- Protection of Grand Trees and the uplands located within the 100-ft water-course buffer will result in the preservation of specimen trees on the project and surrounding upland habitats to ensure protection of any active Sherman's fox squirrel nests.
- It is likely that gopher tortoises are on the site and if necessary relocation of gopher tortoises, commensals would be addressed and provided for in the FWC permit.



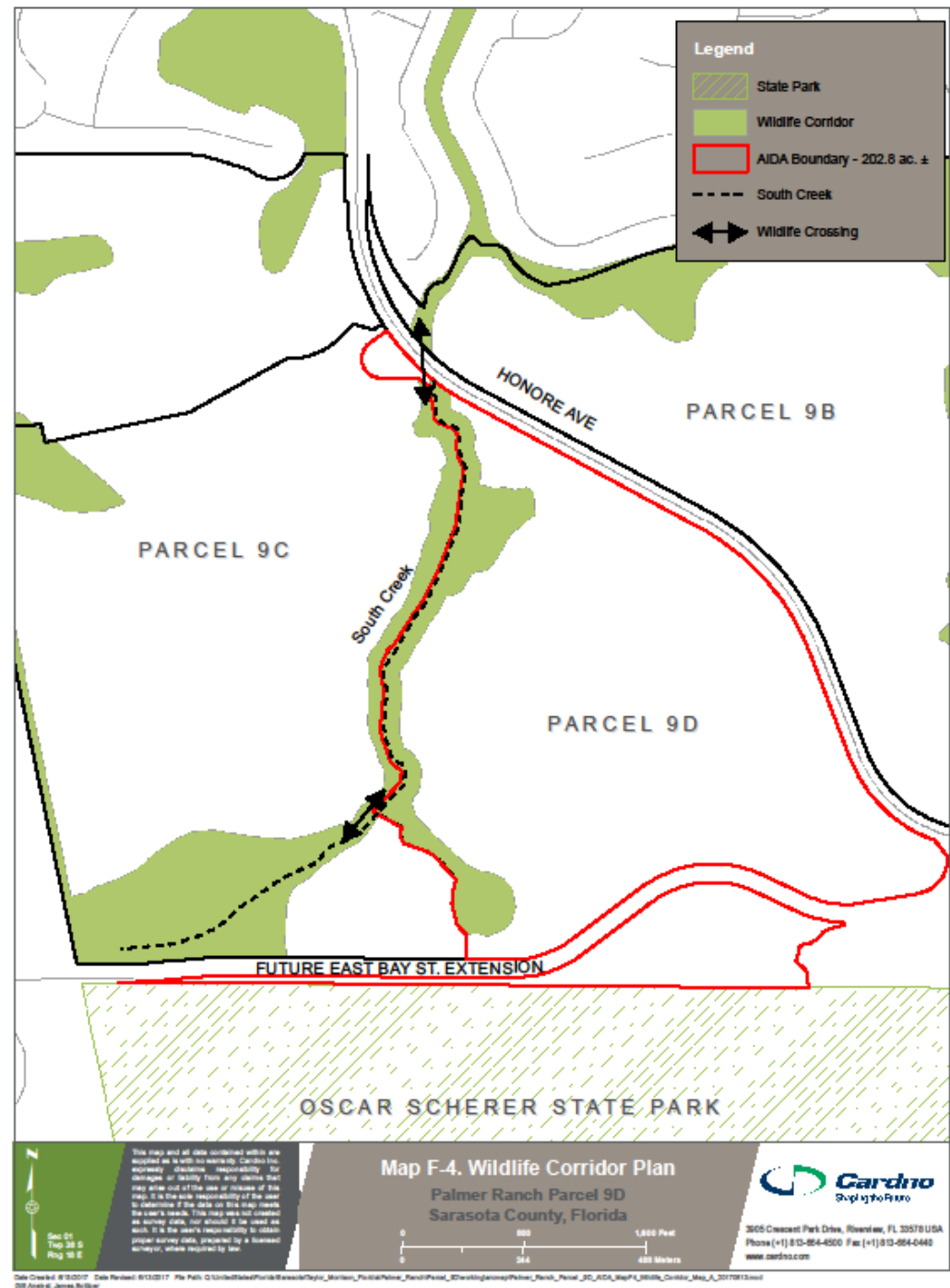
- To maximize the potential benefits of onsite habitat protection, the site plan was prepared to provide linkages from onsite habitat areas to elements of the wildlife corridor network within the existing Palmer Ranch Master DRI.
- Consistent with previous projects to the north and west, this project will maintain a 100-foot wide upland corridor along South Creek and connects to Oscar Scherer State Park, see Map F-4 (Exhibit E, Attachment VI).

Water Quality and Drainage

- The proposed stormwater management system for the project will consist of 11 stormwater lakes that will provide stormwater treatment and attenuation for the site in accordance with the Sarasota County Comprehensive Plan and the Land Development Regulations.

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.



- Because the 2015 MDO Traffic Analysis accounted for 430 single-dwelling units for this increment, 30 more than what is proposed, and it demonstrated that the construction of roadways through the DRI will outweigh the transportation impacts of the Palmer Ranch DRI, no off-site transportation improvements are required as part of this project.

Water/Wastewater Systems

- Sarasota County Public Utilities has adequate capacity to serve the proposed development.
- The development is responsible for providing all on-site and off-site infrastructure that will be needed to serve the project.

Historical/Archaeological

- During a Cultural Resource Assessment Survey (CRAS) Phase I survey of Parcel 9D, a total of 143 shovel tests were targeted. Only one archaeological site called Four Blue Crab Scatter (8SO07052) was recorded within the project area.

- Due to the dearth of artifacts, lack of cultural features, and the level of disturbance to the site as the result of plowing and cattle grazing, site 8SO07052 does not meet the minimum criteria for listing on the National Register of Historic Places and is recommended as ineligible. No further archaeological or historic research is recommended for the Palmer Ranch Parcel 9D project area.

RECOMMENDED INCREMENT XXVI DEVELOPMENT ORDER CONDITONS

A. GENERAL

1. The Palmer Ranch Increment XXVI 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 XXVI 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 June 22, 2017, 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

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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. The proposed wildlife corridor conservation area shall be consistent with Map F-4 (Exhibit E, Attachment VI). A resource management plan for the proposed corridor shall be submitted to the Environmental Protection Division during the site and development plan submittal that details how the wildlife corridor will be maintained and the proposed corridor crossing minimized.

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/WASTEWATER SYSTEM

1. Prior to being granted Site Plan approval for the first phase of development, the owner shall submit a Utilities Master Plan and hydraulic models for the entire development signed and sealed by a registered professional engineer identifying the infrastructure required to connect the development to Sarasota County Public Utilities Water,

Wastewater and Reclaimed Water systems. The Master Plan will include a Water Quality Plan^{6 of 249} that demonstrates how the potable water system expansion will maintain compliance with applicable drinking water quality standards; a Lift Station Optimization Plan evaluating system impacts for the entire development; an Irrigation Plan identifying the infrastructure required to supply the sites storage ponds with reclaimed water; and identification of any off-site improvements required.

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

Agenda Item

7a

Palmer Ranch Inc XXVI

Staff Assessment

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7a

DEVELOPMENT OF REGIONAL IMPACT ASSESSMENT FOR PALMER RANCH INCREMENT XXVI

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. The Application for Master Development Order (AMDO) review process requires that Applications for Incremental Development Approval (AIDA) be submitted to approve specific land uses. To date 643,178 square feet of commercial, 164,002 square feet of industrial, and 12,979 residential dwelling units have been approved for construction in 25 Increments (see Attachment I).

The applicant D.R. Horton for Increment XXVI is proposing a gated 400-unit single family development on $169.27 \pm$ acre area identified as Parcel 9D with an overall gross residential density of 2.4 dwelling units per acre (see Attachment I). The property is located west of Honore Avenue, north of the East Bay Street extension and the southern property boundary abuts the Oscar Scherer State Park. Three additional parcels totaling 33.56 acres are included in the Increment. These three parcels include a stormwater parcel along Honore Avenue, property not included in the Parcel 9C Increment lands; and property remaining south of future E. Bay Street. The three additional parcels are being included for “housekeeping purposes” bringing the total Increment to $202.83 \pm$ acres. The residential development will be on 96 acres and will include an amenity center, lakes (31.3 acres), buffers/other open space (32.9 acres) and wetlands and wetland buffers (36.4 acres) and FP&L easement (4.8 acres). Total open space provided within this Increment will be approximately 52% (See Attachment II and III, Development Plans).

This Increment is currently undeveloped and has been used for grazing cattle (see Attachment IV Aerial and Attachment V Native Habitat Preservation Alteration & Mitigation Plan). The planned single family residential development on this property is consistent with the Sarasota County Comprehensive Plan and Future Land Use Map, which designates the parcel as Moderate Density Residential. The requested RSF-1/PUD zone district is consistent with the Moderate Density Residential designation. The development can be served by existing urban services and facilities including water, sewer, solid waste, police, fire, and health care. Residential construction to commence in 2018 with build-out expected within 2023, 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 XXVI 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 XXVI but to reference within the Increment XXVI 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 XXVI 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

Increment XVI is seeking approval for a gated 400-unit single family development on 169.27 ± acre area identified as Parcel 9D with an overall gross residential density of 2.4 dwelling units per acre. Three additional parcels totaling 33.56 acres are included in the Increment. These three parcels include a stormwater parcel along Honore Avenue, property not included in the Parcel 9C Increment lands; and property remaining south of future E. Bay Street. The three additional parcels are being included for "housekeeping purposes" bringing the total Increment to 202.83 ± acres. The residential development will be on 96 acres and will include an amenity center, lakes (31.3 acres), buffers/other open space (32.9 acres) and wetlands and wetland buffers (36.4 acres) and FP&L easement (4.8 acres). Total open space provided within this Increment will be approximately 52% (See Attachment II and III, Development Plans).

Land Use

The planned single family residential development on this property is consistent with the Sarasota

County Comprehensive Plan and Future Land Use Map, which designates the parcel as Moderate Density Residential. The requested RSF-1/PUD zone district is consistent with the Moderate Density Residential designation. 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.

Native Habitat Protection/Vegetation and Wildlife

The Habitat Preservation and Alternation Plan (Attachment V, Map F-2) for Increment XXVI illustrates the proposed impacts to Wetland V located in the central portion of the site (0.6 ac) and a limited portion of Wetland H (0.2 ac) for roadway alignment into the site. The project will also impact agricultural ditches, totaling 2.1 acres. It is anticipated that wetland restoration and enhancement will occur in wetlands adjacent to the South Creek corridor and in areas that minimize potential conflicts with project residents. Construction of mitigation areas immediately adjacent to existing wetlands will ensure the hydrology of the area through their incorporation into the project's surface water management system. The proposed mitigation area locations will also enable creation of a mosaic of wetland habitats to be preserved and maintained within the increment, resulting in a collective increase in wetland habitat values when compared to a similar cumulative wetland acreage provided several smaller systems. The wetland mitigation proposed will be a combination of wetland creation and enhancement of preserved wetlands with reduce habitat values. The final acreage and configuration of each alteration area may be modified as a result of the regulatory agency review and approval during the permitting process.

No listed plant species or significant plant community is present within the project site. The significant plant communities consist of the larger wetlands and wetland-fringing forest that will be preserved post-development. It is anticipated that wetland-dependent species, such as listed wading birds and American alligators, will benefit from habitat enhancement and management to occur in post-development wetlands. Protection of Grand Trees and the uplands located within the 100-ft water-course buffer will result in the preservation of specimen trees on the project and surrounding upland habitats to ensure protection of any active Sherman's fox squirrel nests. It is likely that gopher tortoises are on the site and if necessary relocation of gopher tortoises, commensals would be addressed and provided for in the FWC permit. To maximize the potential benefits of onsite habitat protection, the site plan was prepared to provide linkages from onsite habitat areas to elements of the wildlife corridor network within the existing Palmer Ranch Master DRI. Consistent with previous projects to the north and west, this project will maintain a 100-foot wide upland corridor along South Creek and connects to Oscar Scherer State Park. As some of this proposed corridor is improved pasture or thickets of Brazilian pepper, it will be evaluated for supplemental planting to increase its habitat diversity and value.

Historical/Archaeological

During a Cultural Resource Assessment Survey (CRAS) Phase I survey of the Palmer Ranch Parcel 9D project area, a total of 143 shovel tests were targeted. Of these, four were positive for a total of five artifacts. No historic structures, historic cemeteries, bridges, or resource groups were located during this survey. Only one archaeological site called Four Blue Crab Scatter (8SO07052) was recorded within the project area; this was a very light prehistoric lithic scatter found within highly disturbed soils. This site is recommended as ineligible for listing on the National Register of Historic Places (NRHP). Based on the results of this investigation, it is believed that development of the Palmer Ranch Parcel 9D project area will not affect sites or properties that have historical, cultural, or sacred significance, or that otherwise meet the minimum criteria for listing in the NRHP. No further archaeological or historic research is recommended for the project area. A copy of the results of the (CRAS) has been submitted to

the Florida Department of State Division of Historical Resources for review and concurrence.

Water Quality and Stormwater

This Increment is within the South Creek watershed. The existing site generally drains west and south to existing South Creek. Sarasota County has developed master stormwater basin models for the majority of the County. South Creek is within the Sarasota County Little Sarasota Bay Watershed stormwater model. The proposed stormwater management system for the project will consist of 11 stormwater lakes that will provide stormwater treatment and attenuation 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 impacts of Parcel 9-D were accounted for in the Palmer Ranch 2015 MDO Traffic Analysis, approved in July 2016. As part of the 2015 MDO Traffic Analysis, 430 single-family dwelling units were assigned to Parcel 9-D; 30 more than what is proposed. Similar to previous Transportation Reanalyses, the 2015 MDO Traffic Analysis demonstrates that the roads included in the Master Development Order provide a benefit greater than the impact of the approved Palmer Ranch land uses at buildout. Because the 2015 MDO Traffic Analysis accounted for 430 single-dwelling units and it demonstrated that the construction of roadways through the DRI will outweigh the transportation impacts of the Palmer Ranch DRI, no off-site transportation improvements are required as part of this project.

Water/Wastewater Systems

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 Facilities Capacity Fee, 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 XXVI Development Order Conditions

A. GENERAL

1. The Palmer Ranch Increment XXVI 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 XXVI 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 June 22, 2017, 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 (Attachment V). 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. The proposed wildlife corridor conservation area shall be consistent with Map F-4 (Exhibit E, Attachment VI). A resource management plan for the proposed corridor shall be submitted to the Environmental Protection Division during the site and development plan submittal that details how the wildlife corridor will be maintained and the proposed corridor crossing minimized.

D. WATER QUALITY AND DRAINAGE

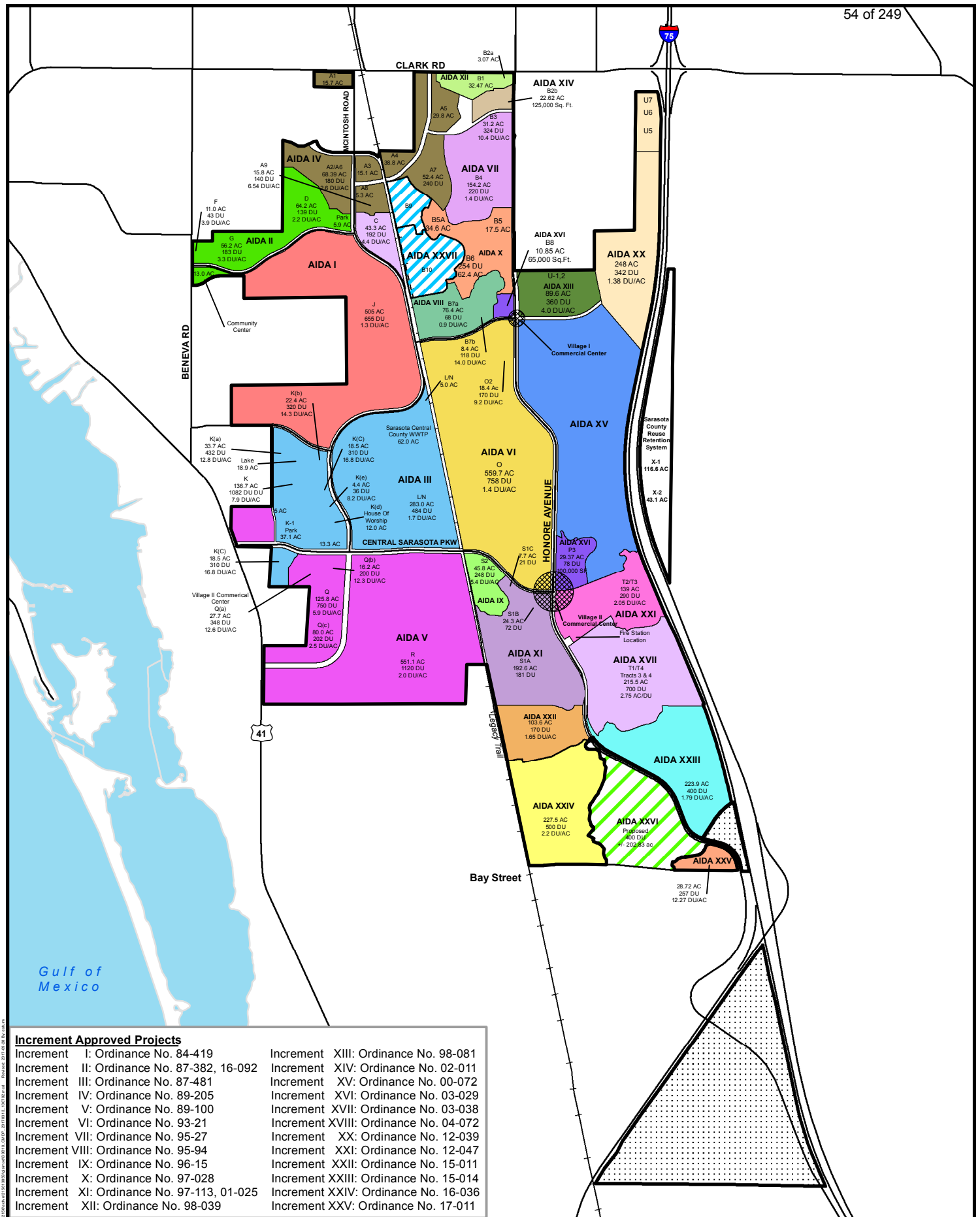
1. The Master Surface Water Management Plan shall be consistent with the South Creek (Little Sarasota Bay Watershed) Basin Master Plan.

E. WATER/WASTEWATER SYSTEM

1. Prior to being granted Site Plan approval for the first phase of development, the owner shall submit a Utilities Master Plan and hydraulic models for the entire development signed and sealed by a registered professional engineer identifying the infrastructure

required to connect the development to Sarasota County Public Utilities Water, Wastewater and Reclaimed Water systems. The Master Plan will include a Water Quality Plan that demonstrates how the potable water system expansion will maintain compliance with applicable drinking water quality standards; a Lift Station Optimization Plan evaluating system impacts for the entire development; an Irrigation Plan identifying the infrastructure required to supply the sites storage ponds with reclaimed water; and identification of any off-site improvements required.

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



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Palmer Ranch Master Development Order
Conceptual Master Development Plan
Map H-2
 Palmer Ranch Development of Regional Impact
 September 2017

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



0 1,500 3,000 Feet

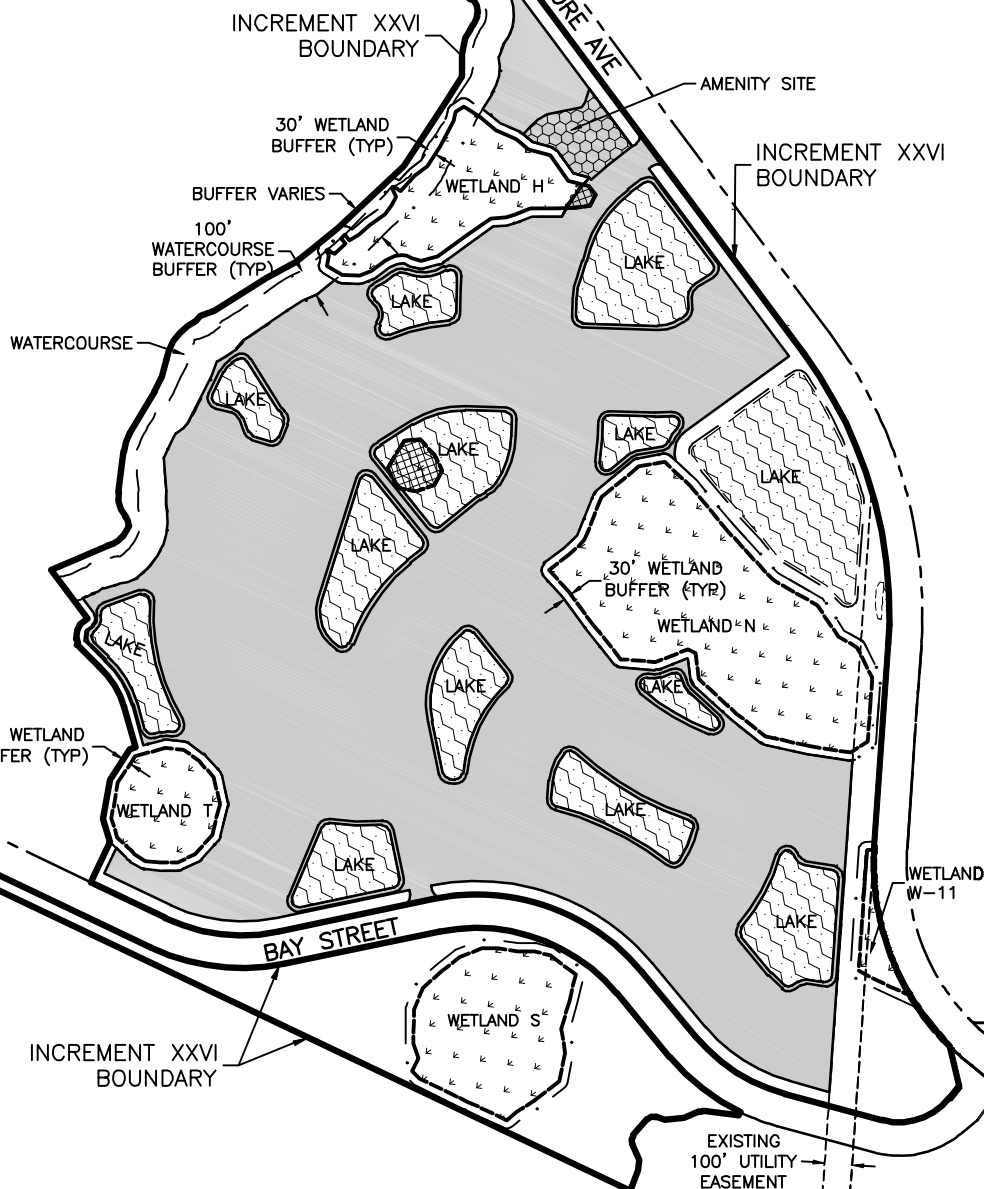
LAND USE:

GROSS AREA	202.8 AC±
RESIDENTIAL DEVELOPMENT	96.0±
LAKES	31.3 AC±
BUFFERS (OTHER OPEN SPACE)	32.9 AC±
FP&L EASEMENT	4.8 AC±
AMENITY CENTER	1.4 AC±
WETLAND & WETLAND BUFFERS	36.4 AC±
OPEN SPACE	52%±
TOTAL RESIDENTIAL UNITS	400

LEGEND:

	WETLAND
	WETLAND IMPACT
	PROPOSED DEVELOPMENT AREA
	AMENITY SITE
	LAKE
	LANDSCAPE BUFFER AND OTHER OPEN SPACE

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



PROJECT: PALMER RANCH – DRI INCREMENT XXVI (PARCEL 9D)

CLIENT: D.R. HORTON INC.



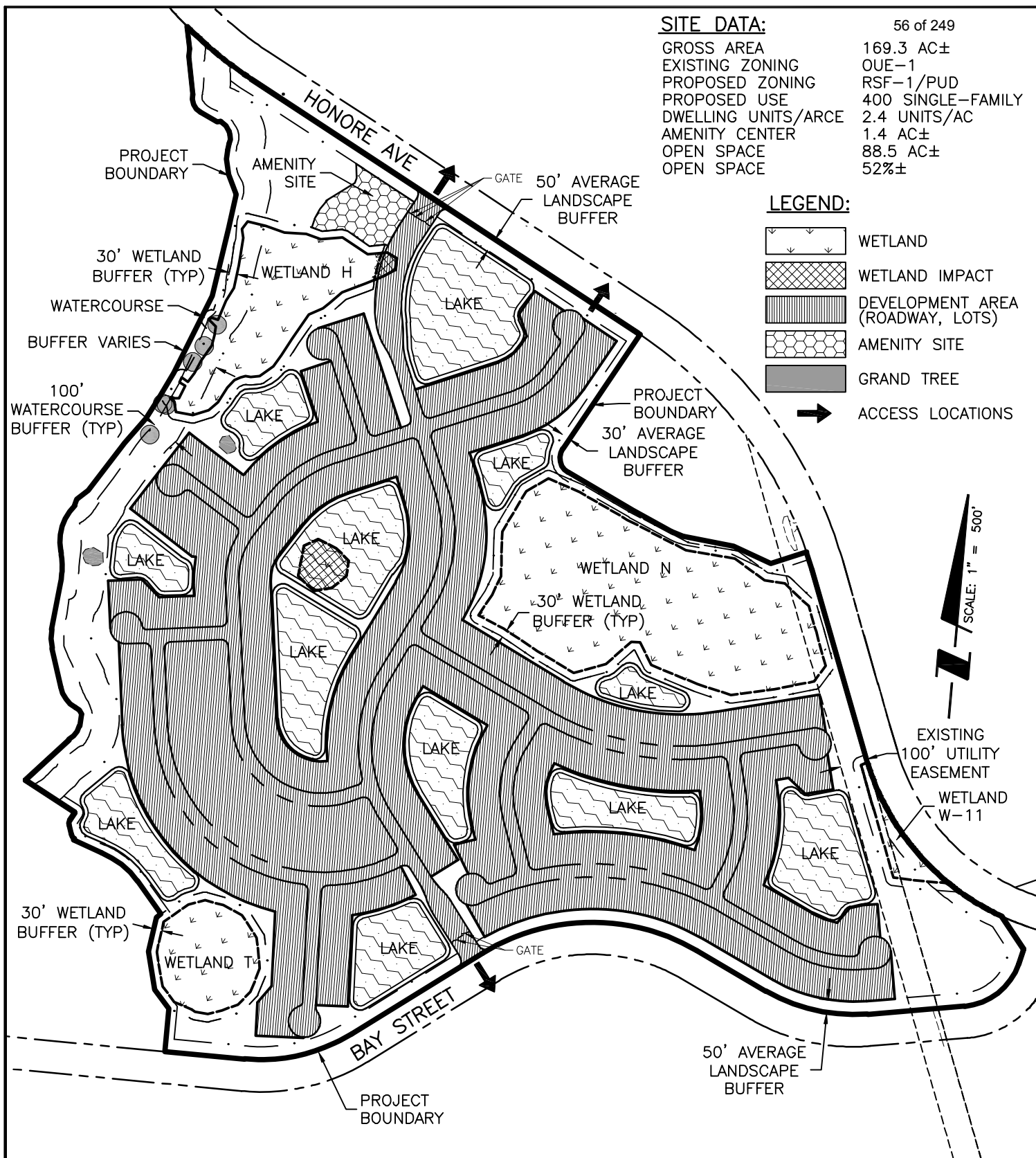
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MASTER DEVELOPMENT PLAN

SCALE:	AS SHOWN	DATE:	6/2017
SEC:	TWP: 38 S 18, 19 E	REV NO:	
PROJECT NO:	215613838	INDEX NO:	
DRWN BY/EMP NO:	DFH/89368	SHEET NO:	1 OF 1



PROJECT: PALMER RANCH PARCEL 9D REZONE

CLIENT: D.R. HORTON INC.



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BINDING DEVELOPMENT CONCEPT PLAN

SCALE:	AS SHOWN	DATE:	6/2017
SEC:	1,6	TWP:	38 S 18,19 E
PROJECT NO.	215613838	REV NO:	
DRWN BY/EMP NO.	DFH/89368	INDEX NO:	
		SHEET NO:	1 OF 2



ATTACHMENT V EXHIBIT F2

58 of 249

SCALE: 1" = 700'

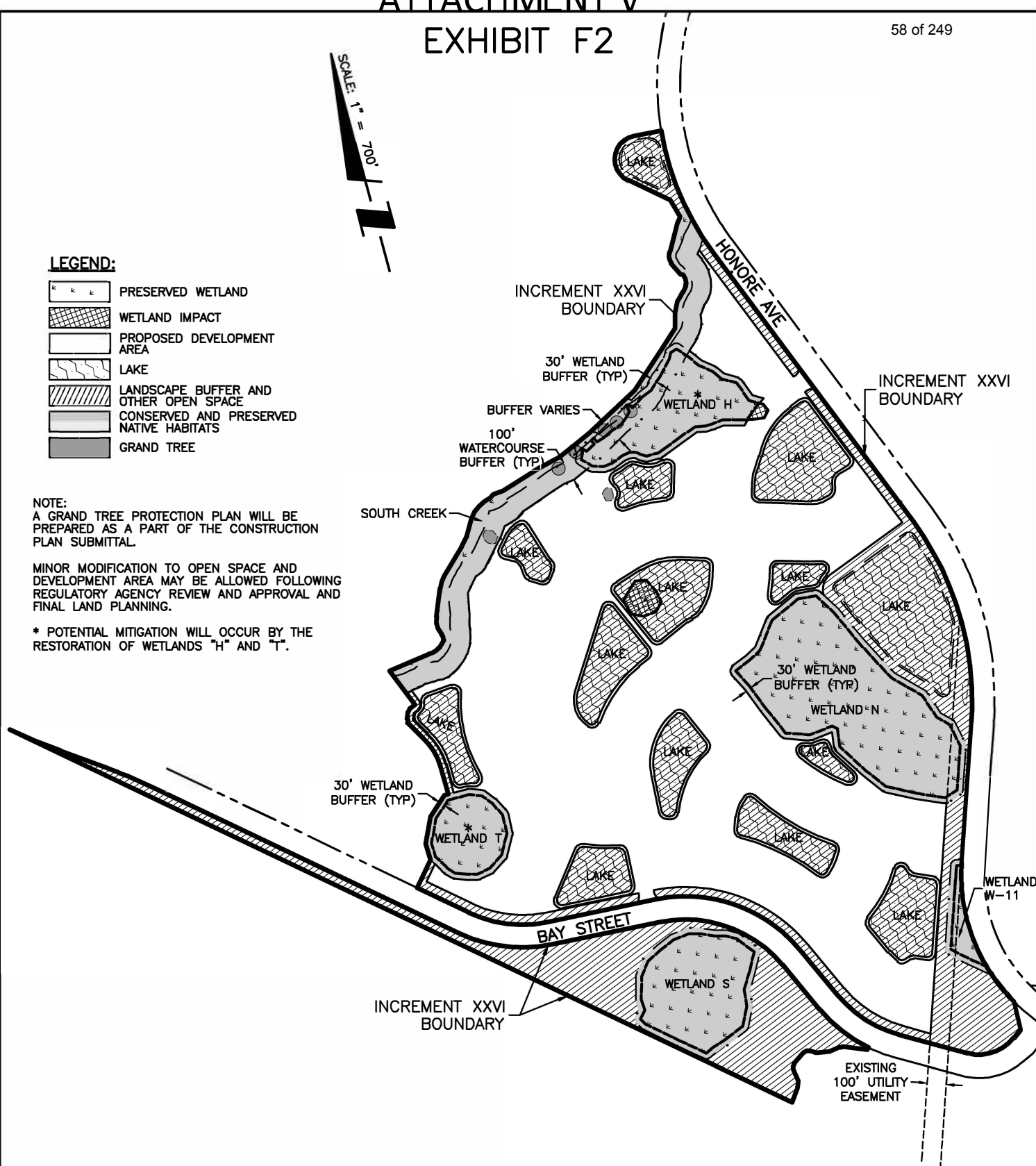
LEGEND:

-  PRESERVED WETLAND
-  WETLAND IMPACT
-  PROPOSED DEVELOPMENT AREA
-  LAKE
-  LANDSCAPE BUFFER AND OTHER OPEN SPACE
-  CONSERVED AND PRESERVED NATIVE HABITATS
-  GRAND TREE

NOTE:
A GRAND TREE PROTECTION PLAN WILL BE PREPARED AS A PART OF THE CONSTRUCTION PLAN SUBMITTAL.

MINOR MODIFICATION TO OPEN SPACE AND DEVELOPMENT AREA MAY BE ALLOWED FOLLOWING REGULATORY AGENCY REVIEW AND APPROVAL AND FINAL LAND PLANNING.

* POTENTIAL MITIGATION WILL OCCUR BY THE RESTORATION OF WETLANDS "H" AND "T".



PROJECT: PALMER RANCH – DRI INCREMENT XXVI (PARCEL 9D)

CLIENT: D.R. HORTON INC.



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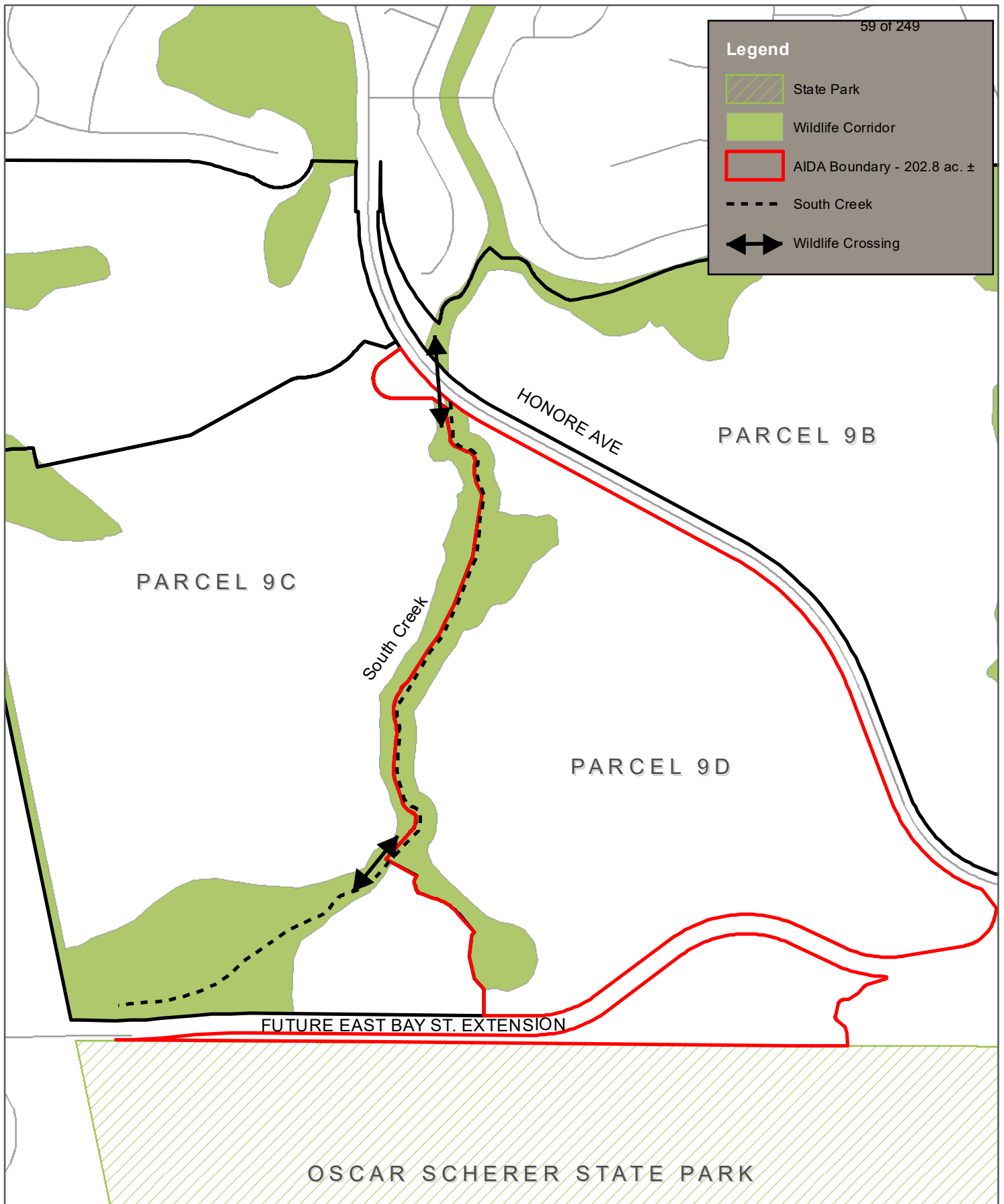
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NATIVE HABITAT PRESERVATION ALTERATION & MITIGATION PLAN

SCALE:	AS SHOWN	DATE:	6/2017
SEC:	1,6	TWP:	38 S 18,19 E
PROJECT NO.	215613838	REV NO:	
DRWN BY/EMP NO.	DFH/89368	INDEX NO:	
		SHEET NO:	1 OF 1

Legend

-  State Park
-  Wildlife Corridor
-  AIDA Boundary - 202.8 ac. ±
-  South Creek
-  Wildlife Crossing



Sec 01
Twp 38 S
Rng 18 E

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Map F-4. Wildlife Corridor Plan

Palmer Ranch Parcel 9D

Sarasota County, Florida

0 800 1,600 Feet
0 244 488 Meters



3905 Crescent Park Drive, Riverview, FL 33578 USA
Phone (+1) 813-664-4500 Fax (+1) 813-664-0440
www.cardno.com

Agenda Item

8

Consent Agenda

8

8

Consent Agenda Summary

Agenda Item #8(a) – Intergovernmental Coordination and Review

The attached report summarizes the project notifications received from various governmental and non-governmental agencies seeking federal assistance or permits for the period beginning June 1, 2017 and ending September 30, 2017.

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

Agenda Item #8(b) – 2017-2022 Comprehensive Economic Development Strategy (CEDS)

The Southwest Florida Regional Planning Council has served as the Southwest Florida Economic Development District since 1992, when the Council received its district designation from the U.S. Economic Development Administration. Counties that are members of the Council and the municipalities located within those counties are included in the Southwest Florida Economic Development District, and are designated by the U.S. Economic Development Administration as redevelopment areas and are eligible for financial assistance from the U.S. Economic Development Administration.

The primary function of the Southwest Florida Economic Development District is to create and update the Comprehensive Economic Development Strategy for the region. The Comprehensive Economic Development Strategy provides the framework by which economic development projects in the region qualify for grant funding from the U.S. Economic Development Administration. The Strategy is developed by the Strategy Committee which is comprised of a broad range of regional economic development, business, civic, education and workforce development professionals.

The following report, the 6th Edition of the region's vision for economic development, provides a description of current economic and demographic conditions of the region, an analysis of regional strengths and weaknesses and an analysis of regional industry clusters. The report also lists the economic development goals and objectives as well as the Priority Projects developed by the CEDS Committee. The report includes a plan of action that outlines the activities necessary to implement the goals and objectives of the Strategy.

The Strategy uses the Florida Chamber Foundation's Six Pillars of Florida's Future Economy as the organizing framework. The Six Pillars are: Talent Supply & Education; Innovation & Economic Development; Infrastructure & Growth Leadership; Business Climate & Competitiveness; Civic & Governance Systems; and Quality of Life & Quality Places.

RECOMMENDED ACTION: Approve the CEDS draft. Authorize staff to transmit approved CEDS to EDA

Agenda Item #8(c) – Charlotte County Comp Plan Amendment (DEO 17-3ESR)

Charlotte County DEO 17-3ESR requests to revise Future Land Use (FLU) Appendix VI: Developments of Regional Impact by amending the Tern Bay Development of Regional Impact (DRI) development rights to:

- 1) Reduce the residential dwelling units from 1,800 to 1,315 units;
- 2) Reduce the office space from 30,000 to 20,000 gross square feet;
- 3) Reduce the retail space from 140,000 to 111,500 gross square feet; and
- 4) Reduce the hotel rooms from 250 to 150 rooms

The applicant also applied for a Notice of Proposed Change to amend the Tern bay DRI Development Order to revise residential and commercial development rights. These changes were submitted through a revised Notice of Proposed Change (NOPC) in 2016. County staff determined that the NOPC was not a substantial deviation. On December 12, 2016, the Planning and Zoning Board also recommended approval of this NOPC application. All development rights within DRIs in Charlotte County are adopted in the County Comprehensive Plan; therefore, the applicant must apply for a text amendment to incorporate all proposed revisions to development rights within the Tern bay DRI into FLU Appendix Vi: Development of Regional Impact.

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

Agenda Item #8(d) – City of LaBelle Comp Plan Amendment (DEO 17-1ESR)

This is a city-initiated Large Scale Comprehensive Plan Amendment to amend the Future Land Use designation of certain properties as described in Exhibit 'A' of Ordinance 2017-5. The subject properties are generally located east of Bridge Street, south of Broward Avenue, west of Sabal Palm Court and north of Lincoln Avenue. The subject properties range in size from approximately 1/3 acre to 7 acres, totaling roughly 35.8 acres.

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

Agenda Item #8(e) – Collier County Comp Plan Amendment (DEO 17-2ESR)

Collier County DEO 17-2ESR seeks to establish a new Subdistrict in the Future Land Use Element (FLUE) text, and Future Land Use Map and Map Series of the Growth Management Plan (GMP) by;

1. Amending Policy 1.1 Urban – Commercial District to add the Logan Boulevard / Immokalee Road Commercial Infill Subdistrict name where District and Subdistrict designations are identified,
2. Amending Urban Designation provisions to add the new Subdistrict name where various Subdistricts that allow non-residential uses are listed,
3. Amending the Urban – Commercial District to add the new Subdistrict provisions,

4. Adding the title of the new Subdistrict map to the itemized Future Land Use Map Series listing, and
5. Amending the Future Land Use Map to depict the new Subdistrict, adding a new Future Land Use Map Series inset map that depicts the new Subdistrict.

The petition is proposed to allow for new commercial development, up to a maximum of 100,000 square feet of gross leasable floor area. If approved for Transmittal, a Planned Unit Development (PUD) rezone will become a companion item for consideration along with the adoption of this amendment at a later date.

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

Agenda Item #8(f) – City of Sarasota Comp Plan Amendment (DEO 17-1ESR)

The City of Sarasota Comp Plan Amendment DEO 17-1ESR amends the Utilities and Capital Improvements Chapters in order to update the Potable Water Supply Plan and Illustration CI-7 (Five-Year Schedule of Capital Improvements for Potable Water Supply Facilities). This plan is consistent with the Southwest Florida Water Management District's Regional Water Supply Plan. These amendments are mostly procedural in nature. They include updates to the plan to be consistent with changes in State Statutes, such as removing any references to 9J-5 requirements. There are also updates to data throughout the plan.

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

Agenda Item #8(g) – City of Cape Coral Comp Plan Amendment (DEO 17-2ESR)

City of Cape Coral DEO 17-2ESR is a large-scale Future Land Use Map (FLUM) amendment for a large area in Northern Cape Coral. Overall, 9,656 properties (+/- 2,865.38 acres) will be directly affected by this amendment. The purpose of the amendment is to prepare this area for the expansion of centralized utilities (water, sewer, and irrigation). In addition to the FLUM amendment, 57.13 acres (84 properties), are proposed to be amended from Urban Services Reserve Area to the Transition Area.

RECOMMENDED ACTION: Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the City of Cape Coral.

Agenda Item #8(h) – City of Cape Coral Comp Plan Amendment (DEO 17-3ESR)

City of Cape Coral DEO 17-3ESR is a large-scale Future Land Use Map (FLUM) amendment for a large area in Northwestern Cape Coral. Overall, 3 properties (+/- 50.72 acres) will be directly affected by this

amendment. The amendment changes the FLU categories of these properties from 48.18 acres of Single Family/Multi-Family by PDP (SM) and 2.54 acres of Parks and Recreation (PK) to of Mixed Use (MX).

RECOMMENDED ACTION: Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the City of Cape Coral.

Agenda Item #8(i) – Lee County Comp Plan Amendment (DEO 17-4DRI)

The requested amendments would allow a low density mixed-use development with a maximum of one dwelling unit per 2.5 acres (1,662 dwelling units) and commercial at a 0.15 floor area ratio (1,170,000 square feet). The development will be clustered on 1,662 acres, approximately 40% of the subject property. The remaining land, 2,494 acres or 60% of the property, will be for general open space conservation and restored. This conservation and restoration will have positive impacts on water quality, wildlife, downstream flooding, and groundwater resources. In addition, it will add to the already extensive conservation land within Northeast Lee County.

The subject property is approximately 4,157 acres owned by Babcock Ranch Holdings. To the north, the property abuts the Lee/Charlotte County line. To the east are 20/20 Conservation Lands, Telegraph Creek Preserve and Bob Janes Preserve. To the west, the property abuts State Road 31 (SR 31). Across SR 31 are single family homes and agricultural activities on parcels ranging in size from one acre to approximately 240 acres. To the south is County Road 78 (CR 78), North River Road. There are some single-family homes and agricultural activities on parcels ranging in size from approximately 1.4 acres to approximately 400 acres immediately abutting the subject property north of North River Road. South of North River Road are properties within the Rural future land use category and AG-2 zoning district that range in size from approximately 5 acres to over 300 acres.

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

Agenda Item #8(j) – Lee County Comp Plan Amendment (DEO 17-5ESR)

CPA2015-00010 (Apaloosa Lane): Request to designate the 59.72 +/- acre subject property from Outlying Suburban to General Interchange and a text amendment to Table 1(b), Year 2030 Allocations, to accommodate additional residential development in the General Interchange future land use category within the Daniels Parkway Planning Community.

CPA2017-00001 (Growth Management): Amend the Lee Plan to align land use and transportation policies. The amendments that deal with land use will: clarify existing requirements; reorganize the goals, objectives, and policies to group topics such as development standards, growth management, and mixed use; and provide for alternative development regulations that allow for urban forms of development within the Mixed Use Overlay. The amendments that address transportation will: reduce redundancies, align with state statutes, recognize a multi-modal transportation network; and allow for

different roadway cross sections based on location. The proposed amendments will not change allowable densities and intensities within Lee County.

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

Agenda Item #8(k) – Sarasota County Comp Plan Amendment (DEO 17-4ESR)

Sarasota County DEO 17-4ESR is a privately-initiated comprehensive plan amendment to revise the Future Land Use Map (FLUM) for +/- 19 acres, located at the northeast quadrant of Fruitville Road and Tatum Road, from Semi-Rural to Major Employment Center (MEC).

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

--- Agenda --- Item

8a

Intergovernmental Coordination and
Review

8a

8a

Project Review and Coordination Regional Clearinghouse Review

The attached report summarizes the project notifications received from various governmental and non-governmental agencies seeking federal assistance or permits for the period beginning June 1, 2017 and ending September 30, 2017.

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

Council staff reviews projects under the following four designations:

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

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

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

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

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

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

10/2017

SWFRPC #	Name1	Name2	Location	Project Description	Funding Agent	Funding Amount	Council Com
2017-17	Lee Combs	LeeTran	Lee County	FTA Grant # FL-2017-056-01 Amendment - Section 5339 Bus and Bus Facilities Forumla Grant.	FTA	\$230,993.00	Regionally Significant
2017-18	Lee Combs	LeeTran	Lee County	LeeTran - FTA Grant No. FL-2017-075-01 Section 5307.	FTA	\$3,018,330.00	Regionally Significant
2017-19	Richard Kolar	Charlotte County Transit	Charlotte County	Charlotte County Transit - FY15-16 Section 5307 funding for Operating and Capital expenses.	FTA	\$1,388,711.00	Regionally Significant
2017-20	Richard Kolar	Charlotte County Transit	Charlotte County	Charlotte County Transit - FY16-17 Section 5307 funding for Operating and Capital expenses.	FTA	\$1,441,093.00	Regionally Significant

--- Agenda --- Item

8b

2017-2022 Comprehensive Economic
Development Strategy (CEDS)

8b

8b

Comprehensive Economic Development Strategy

Southwest Florida Regional Planning Council
Economic Development District Since 1992



Charlotte, Collier, Glades,
Hendry, Lee, & Sarasota

2017
2022
5 Year Regional Plan

Southwest Florida Comprehensive Economic Development Strategy

2017–2022

September 2017

Grant Period: January 1, 2017 through December 31, 2019
This document has been prepared with financial assistance
from the U.S. Economic Development Administration (EDA)

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



Southwest Florida Regional Planning Council
1400 Colonial Blvd, Suite 1
Fort Myers, FL 33907
239-938-1813



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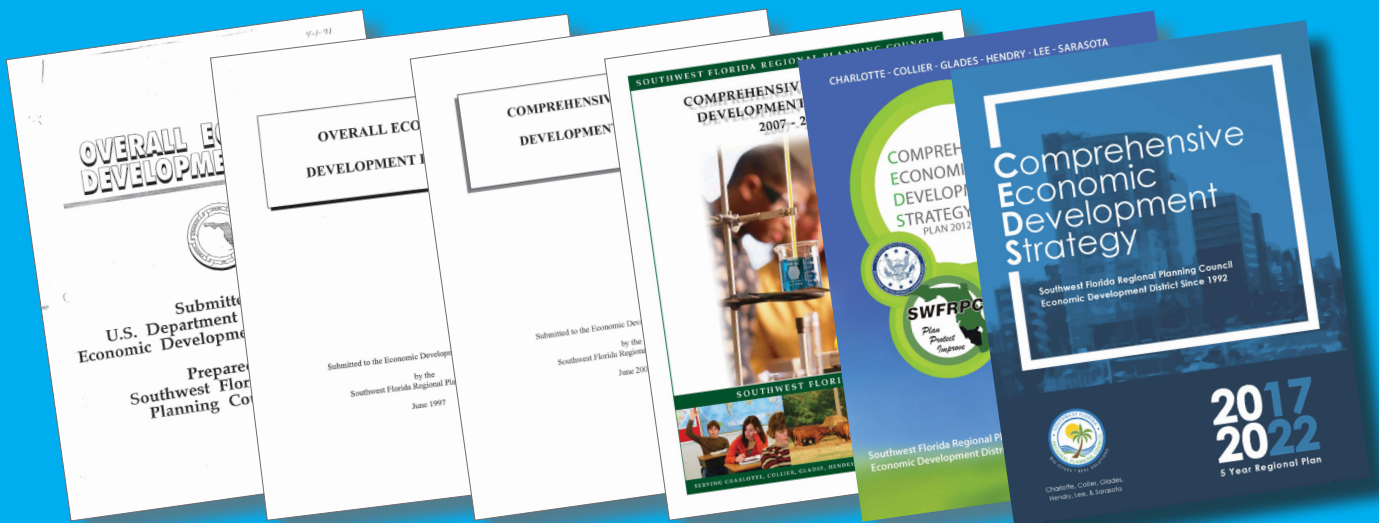
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The following report, the 6th Edition of the region's vision for economic development, provides a description of current economic and demographic conditions of the region, an analysis of regional strengths and weaknesses and an analysis of regional industry clusters. The report also lists the economic development goals and objectives as well as the Priority Projects developed by the CEDS Committee. The report includes a plan of action that outlines the activities necessary to implement the goals and objectives of the Strategy.

The Strategy uses the Florida Chamber Foundation's Six Pillars of Florida's Future Economy as the organizing framework. The Six Pillars are: Talent Supply & Education; Innovation & Economic Development; Infrastructure & Growth Leadership; Business Climate & Competitiveness; Civic & Governance Systems; and Quality of Life & Quality Places.

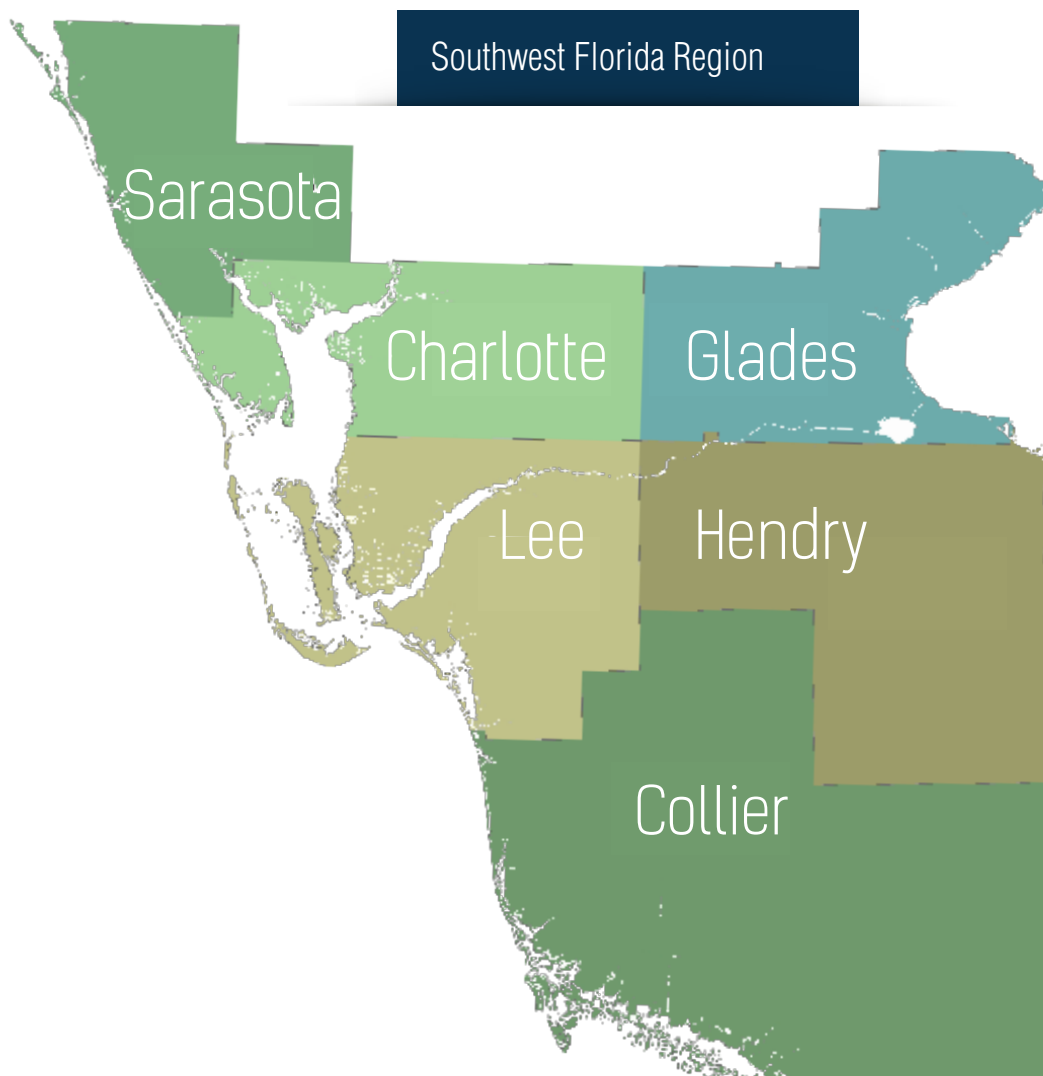


Since its designation as an Economic Development District (EDD) in 1992, the Southwest Florida Regional Planning Council has worked to promote economic development in the six-county region (Charlotte, Collier, Glades, Hendry, Lee and Sarasota). The Council has accomplished this by working closely with the cities and counties in the region and by implementing its work program that is submitted annually in the funding application to the EDA.

To further the effectiveness off the EDD, the CEDS Working Committee was established, comprising of economic development professionals and stakeholders from throughout the region. The mission of the Committee is to share information and to address problems concerning economic development whenever possible from a regional perspective. These efforts will continue and are expected to increase based on the range of projects identified in this Comprehensive Economic Development Strategy (CEDS).

The Council staff maintains the SWFRPC website and project portal where most of this information is available. For more information visit: www.swfrpc.org. The Council and its Committees will continue to facilitate and update website content related to economic development.

In addition, Council staff responds to a variety of individual requests for information from communities, businesses, individuals, public and community organizations. Council staff has continued to work closely with local economic development organizations (public and private) to assist in the implementation of their programs and projects. Staff alerts local communities and economic development organizations of available programs that will assist in meeting their economic goals.



CEDS Purpose and Process

The purpose of the CEDS is to bring together the public and private sectors for the creation of an economic roadmap that will diversify and strengthen regional economies. The CEDS analyzes the regional economy and serves as a guide for establishing regional goals and objectives, developing and implementing a regional plan of action, and identifying investment priorities and funding sources. The CEDS integrates the region's human and physical capital planning in the service of economic development. An integrated economic development planning process provides the flexibility to adapt to global economic conditions and fully utilize the region's unique advantages while maximizing economic opportunities for its residents. This is achieved by attracting the private investment that creates jobs for the region's residents. Finally, the CEDS provides a useful benchmark by which the regional economy can evaluate opportunities with other regions in the national economy.

The process of creating the CEDS requires a continuing economic development planning process developed with a broad-based and diverse public-private sector participation effort and coupled with a set of goals and objectives that solves the economic development problems of the region and that clearly define the metrics of success.

EDA regulations require that the existing CEDS be updated annually and that a new CEDS be developed at least once every five years, or whenever substantial changes in the regional economy render the existing document obsolete.

CEDS Public Workshops 2017

A critical goal of the comprehensive public engagement process implemented for the development of the CEDS is to position our region for positive change. In 2017, the Florida Chamber Foundation held two town hall meetings in Southwest Florida as a part of their Florida 2030 initiative. This meetings gathered about 70 economic development professionals and stakeholders from around the region to discuss the strengths and weaknesses of the region, as well as the region's plans for the future.

Table 1: Outreach Meetings

Charlotte	Collier	Glades
Charlotte County BOCC Meeting	Collier County BOCC Meeting	Glades County BOCC Meeting
Charlotte County Chamber of Commerce	Greater Naples Chamber of Commerce	Promise Zone Economic Development Task Force Meeting
Punta Gorda Chamber of Commerce		
Punta Gorda City Manager		
Hendry	Lee	Sarasota
Hendry County BOCC Meeting	Bonita Springs Area Chamber of Commerce	Longboat Key-Town Council Meeting
Hendry Asset Mapping	Fort Myers NRN	Venice-City Council Meeting
Hendry County Manager	Bonita Springs Mayor	Sarasota-City Council Meeting
	Cape Coral City Manager	North Port-City Council Meeting
	Bonita Springs City Council	Greater Sarasota Chamber of Commerce
		North Port City Manager
		North Port Economic Development Office

Table 2: CEDS Development Schedule 2017

April 28th	<ul style="list-style-type: none"> • Draft Plan • Review Vital Projects List • Feedback/Comments from CEDS Working Committee
July 28th	Adoption by the CEDS Working Committee
August	30 Day Public Review Period
September 21	Final Adoption by the Southwest Florida Regional Planning Council

Community and Private Sector Partners

Community and Private Sector Involvement

The Council was designated an Economic Development District (EDD) by the Economic Development Administration (EDA) in 1992. The Council has an Economic Development CEDS Working Committee that meets to share information on programs and projects. With representatives from each of the six counties in the region, the Committee discusses problems or issues of importance to the entire region. Members also share information regarding programs they have developed or utilized to resolve local issues. As a result, the Committee serves as a network allowing members of the various economic development organizations to meet and discuss situations that are similar throughout the region.

Community and the private sector input were critical to the successful development of the Southwest Florida CEDS. Throughout the development of the 2017 CEDS, staff and the CEDS Working Committee have gathered input and advice from community groups and private sector representatives throughout the six-county region.

The CEDS was made available to the public for thirty (30) days to review and comment. Input from this public comment period was taken into consideration prior to the completion of the plan.

Regional economic development planning efforts and technical assistance are handled primarily through the Council. The Council and the many economic development organizations work closely with the regional universities and colleges. Florida Gulf Coast University, Hodges University and Florida SouthWestern State College are important participants in the overall regional economic development process and provided expertise and studies. In addition, the regional economic development organizations are currently working with the universities and colleges to develop key training and degree programs to meet the future regional employment needs.

Provided below are snapshots of the region's economic development organizations:

Charlotte County Economic Development

In 2001, the Charlotte County Board of County Commissioners established the Economic Development Office (EDO) to focus on the recruitment of high impact industry to Charlotte County facilitating the creation of high skill, high wage jobs, and to help diversify the economy and tax base. Over the years, the EDO has broadened its mission to include Business Expansion and Retention as well as building an Entrepreneurial Support network to

nurture innovation and startups. The EDO staff provides support to the Economic Development Partnership; the Enterprise Charlotte Foundation; and the Charlotte County Industrial Development Authority. The Economic Development Partnership, a 501 (c) (6) organization was established in 2008 to provide a funding vehicle for businesses to invest in the long-term economic vitality of Charlotte County. The focus of the Economic Development Partnership is to expand economic development opportunities locally and to develop partnerships at the regional, state and national level that will encourage business growth.

For more information visit: <http://www.Cleared4Takeoff.com>

Collier County

Collier Business and Economic Development office is are source for Collier County to provide opportunities for unparalleled growth to new and expanding businesses.

For more information, please visit: <http://www.colliergov.net>

Greater Naples Chamber of Commerce

Presently the Greater Naples Chamber of Commerce has assumed responsibility and manages program development and growth associated with various opportunities related to relocating/starting a business and growing your business.

For more information, please visit: <http://napleschamber.org/>

Glades County Economic Development Council

The Glades County Economic Development Council (EDC), Inc. was established in 1999, and is a public private-partnership receiving funding from Glades County, the City of Moore Haven and members. The mission of the Glades County EDC is to promote new commercial and industrial development while protecting the quality of life residents enjoy.

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

Hendry County Economic Development Council

Hendry County Economic Development Council (HCEDC), incorporated in 1997, actively works to improve the economic stability and tax base of Hendry County, enhancing economic opportunities, personal income, and the quality of life of the citizens of Hendry County. HCEDC coordinates business development activities, including the creation and/or attraction of new businesses, development and expansion of minority businesses, and the encouragement of existing businesses to remain and

expand within Hendry County.

For more information visit: <http://hendryedc.com/>

Lee County Economic Development Office

The Lee County's Economic Development Office (EDO) was created to bring new companies to the area and help existing businesses grow and expand. The EDO staff also provides support to Lee County's Horizon Council, Horizon Foundation and Industrial Development Authority.

Lee County has an umbrella economic development organization called the Horizon Council. The Horizon Council consists of representatives from area businesses and local governments and is staffed by the Lee County EDO, a county agency. The Horizon Council serves as an advisory board to the Lee County Board of County Commissioners.

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

Cape Coral Economic Development

Another group that is active in Lee County is the City of Cape Coral's Economic Development Office. The staff of this office works with potential new businesses to the city and provides technical assistance as needed to new and existing businesses.

For more information visit: <http://www.capecoral.net/enus/business.aspx>

Fort Myers Economic Development Office

The Fort Myers Economic Development Office is responsible for coordinating and implementing economic development activities with the Fort Myers Regional Partnership for Economic Development and regional partners. The City recognizes its role in the regional economy of Southwest Florida as a leading urban core as a transportation, education, health care, and industrial center. Economic development and redevelopment programs offered enrich the regional economy and diverse cultural opportunities present to provide a sustainable and prosperous environment to live, work, and play in the City of Fort Myers.

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

Economic Development Corporation Sarasota County

The Economic Development Corporation of Sarasota County is the professional economic development entity for Sarasota County. It is a non-profit, public/private partnership that assists existing companies with expansions, attracts and retains quality jobs, solicits new businesses compatible with the assets and values of

Sarasota County, promotes Sarasota County's business image, and enhances Sarasota County's overall quality of life.

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

North Port Economic Development Division

The City of North Port Economic Development Division (Division) is responsible for the implementation of the City's economic development strategic plan, its marketing strategy and business attraction, retention and expansion activities. The Division also works closely with local and regional partners to promote the economic development goals and strategies of the Southwest Florida Region and its unique communities. As the largest city in Sarasota County, North Port recognizes its role as an important leader in promoting regional cooperation and collaboration even as it continues to develop new business and development opportunities within its boundaries. North Port's economic development efforts have been recognized locally and statewide because of strong support from its engaged citizenry and its elected leaders.

For more information visit: <http://cityofnorthport.com>

Southwest Florida Economic Development Alliance

The Southwest Florida Economic Development Alliance helps companies expand and grow in Southwest Florida, assisting with site location, incentives, talent attraction, process navigation, and regional data. Led by private industry, the Alliance understands what it takes to have a company be successful. The vision of the Alliance is that Southwest Florida is perceived nationally and internationally as an excellent place to do business, along with being a premier vacation and retirement location, resulting in businesses investing in the region and thereby diversifying and growing the economy. The mission of the Alliance is to be a marketing engine representing the five-county region comprising Southwest Florida to attract businesses to the region. The Alliance serves as a non-parochial economic development coordinator to site selectors, real estate consultants and targeted companies, working in collaboration with the local economic development organizations.

For more information visit: <https://swfleda.com/>

Southwest Florida Workforce Development Board

The Southwest Florida Workforce Development Board, Inc., is a public/private non-profit organization that administers and coordinates workforce related programs for the state. It operates career and service centers throughout the region, providing a single point of contact for employers and workers to connect.

For more information visit: <http://www.swflworks.org/>

FHERO (Florida Heartland Economic Region of Opportunity)

Glades, Hendry and Immokalee participate in the Florida Heartland Economic Region of Opportunity (FHERO) and the Rural Area of Critical Economic Concern. FHERO provides economic development coordination to businesses interested in expanding or relocating to inland, South Central Florida. Working with local partners within the region, as well as Enterprise Florida, Inc., Workforce Florida, Inc. and the Governor's Office of Tourism, Trade and Economic Development, FHERO will provide your company with site selection, incentives and workforce training assistance.

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

Lee County Port Authority

The Lee County Port Authority operates Southwest Florida International Airport (RSW) and Page Field (FMY) in Fort Myers, Florida. Southwest Florida International Airport served more than 8.6 million passengers in 2016 and is one of the top 50 U.S. airports for passenger traffic. Page Field provides services to corporate, commercial and private aviators and accommodated more than 108,000 aircraft operations in 2016. No ad valorem (property) taxes are used for airport operation or construction and both airports are funded solely with revenue generated from their operations.

For more information, please visit: www.flylcpa.com

Seminole Tribe of Florida

The Seminole Tribe of Florida is a federally recognized Indian tribe organized pursuant to Section 16 of the Indian Reorganization Act of 1934, as amended.

In 1957, the Department of the Interior approved the Tribe's Constitution and Bylaws, and on August 21, 1957, a majority of tribal members voted to establish the Seminole Tribe of Florida. A Tribal Council and Board of Directors were established with elected representation from each reservation community.

Tribal enrollment is about 3,800. Most tribal members live on or near one of the five reservations and tribal land. Headquarters is located on the Hollywood Reservation. The other reservations are Big Cypress, the largest reservation in area; Brighton, located on the northwest side of Lake Okeechobee; Immokalee, located east of Ft. Myers; and the Tampa Reservation. Other tribal members live on the Fort Pierce tribal land.

The ancestors of the Seminoles have lived in the land now known as Florida for countless generations. In the 1800s, the Seminoles fought three wars against the United States in order to stay in their homeland. Some were killed and thousands were captured and shipped to Indian Territory. However, a few hundred courageous men, women and children never gave up, and the Seminoles were never defeated.

To this day, the people are known as The Unconquered Seminoles. For more information visit: <http://www.semtribe.com/>

Other Local Organizations

Along with the local organizations mentioned above, there are also a number of smaller efforts that are directed to very specific areas. They include the Chambers of Commerce, the Development Authorities, the Community Redevelopment Agencies, the Enterprise Zones and the Foreign Trade Zones.

The Florida Department of Transportation's Fort Myers Urban Office (also known as the Southwest Area Office)

The Florida Department of Transportation's Fort Myers Urban Office (also known as the Southwest Area Office)

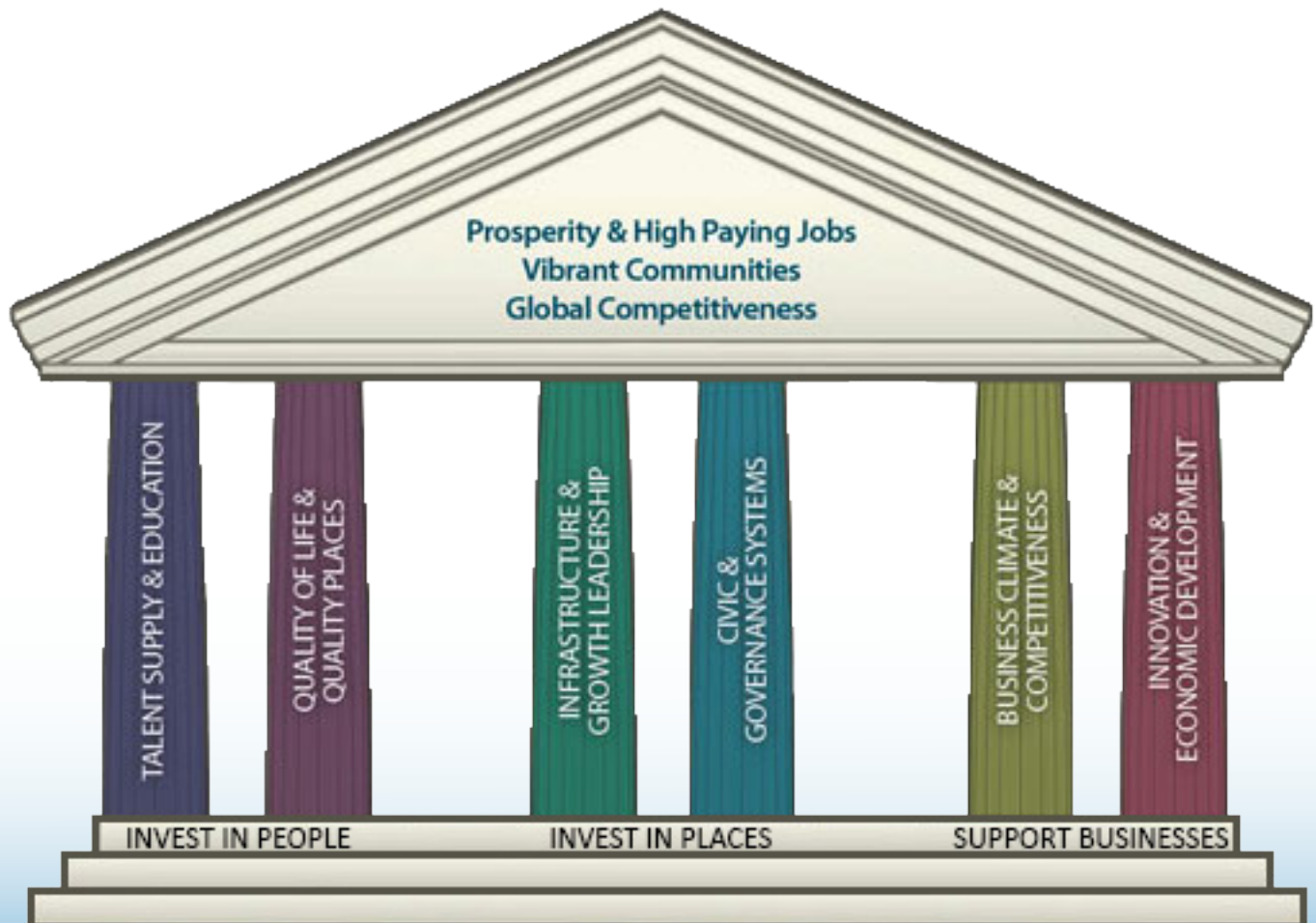
Established by Florida Statute 20.23 in 1986, the Florida Department of Transportation's Fort Myers Urban Office (SWAO) serves as the department's local point of contact for the southern counties of District One. It is responsible for providing policy, direction, local government coordination, and planning for six counties, five of which are part of the Council. In addition to the office's director, who is responsible for annual development of the five year work program for the six counties, staff includes experts in transportation planning, design, right-of-way, traffic operations, access management, and public transportation. Program management staff in SWAO initiates and administers development of joint participation and local funding agreements between the department and local governments throughout the district. Public information staff serves as liaisons with community members and as spokespersons with media. Through its long-standing relationship with local jurisdictions, SWAO sharply focuses a shared vision on multi-modal infrastructure as an economic engine geared to drive Florida competitively through the 21st century. With firsthand understanding about the region's needs, SWAO works closely with local governments and the public to establish transportation priorities, identifies federal and state funding opportunities, and assists in development of projects integral to southwest Florida's-and the state's-mobility and economic well being.

Six Pillars

The Florida Chamber Foundation created the Six Pillars Framework, an organizational framework that identifies key factors that drive Florida's future economy and helps communities, agencies and organizations speak with one voice. The Six Pillars Framework creates a united strategy that would focus on creating prosperity and high paying jobs, ensuring Florida remained globally competitive and fostering vibrant and sustainable communities. The Southwest Florida Economic Development District grouped the Pillars into three categories: Invest in People, Invest in Places, and Support Businesses.

Illustration 1: Six Pillars of Florida's Future Economy

SIX PILLARS OF FLORIDA'S FUTURE ECONOMY



CEDS Working Committee

The CEDS Working Committee met frequently during the development process of the 2012 CEDS and will continue to meet quarterly to monitor the progress of on-going projects identified in the plan. The CEDS Working Committee meets to discuss the region's economic situation, to evaluate and endorse appropriate economic development projects, to advise participating municipalities and organizations of funding opportunities and programs, and to bring matters of regional importance to the attention of the Council government officials.

Committee Structure

In compliance with United States Department of Commerce, Economic Development Administration guidelines, the CEDS Working Committee is responsible for developing, revising or replacing the CEDS. The Committee is comprised of representatives from the main economic interests in the region, including the private sector. See Table 6 below for a list of members.

First Name	Last Name	Alternate	Company	Public	Private
Lucilla	Ayer		Collier Metropolitan Organization	X	X
Kristi	Bartlett		The Greater Naples Chamber	X	X
Eric	Berglund		SWFEDA	X	X
John	Boland	Warren Baucom	Lee County EDO	X	
Dana	Brunett		City of Cape Coral EDO	X	
Ruth	Buchanan		City of North Port	X	
Laura	DeJohn		Johnson Engineering, Inc		X
Rita	Effing	Greg Blurton	Lee County Public Schools	X	
Tiffany	Esposito		Bonita Springs Chamber of Commerce	X	X
Doug	Gyure		S4J Manufacturing Services, Inc.		X
Bob	Herrington		Charlotte County-Punta Gorda Metropolitan Planning Organization	X	X
Mark	Huey	Joan McGill	Economic Development Corp of Sarasota County	X	
Matt	Johnson		City of Fort Myers	X	
Jace	Kenter		Collier County EDO	X	
Brent	Kettler		Hendry County EDC	X	
Lois	Knox		FGCU Sm. Bus. Dev. Center	X	
Ellen	Lindblad		Lee County Port Authority, SWFL International Airport	X	X
Jeff	Maultsby		Sarasota County - Office of Business and Economic Development	X	
Lucienne	Pears	Kay Tracy	Charlotte County EDO	X	
Gina	Reynolds		FHERO	X	X
Pat	Riley		Alliance of Educational Leaders	X	X
Brian	Rist		The Smart Companies, Inc.		X
Don	Scott		Lee County MPO	X	X
Beth	Sterchi		Prestige Printing		X
Jim	Wall		South Florida Workforce Development Board	X	
Christopher	Westley		FGCU - Mod II-13	X	
Tracy	Whirls		Glades County EDC	X	

Planning Organization History and Management

The SWFRPC was created by an Interlocal Agreement dated November 8, 1973, amended October 28, 1980, between Charlotte, Collier, Glades, Hendry, Lee and Sarasota Counties, and by Chapter 186.505, Florida Statutes. In accordance with Florida Statutes, the agency is directed by a Council (currently 37 members) composed of 26 county commissioners and municipal elected officials, 7 gubernatorial appointees from all counties within the region including an elected school board member, and 4 ex-officio (non-voting) gubernatorial appointees representing the Florida Department of Transportation, the Florida Department of Environmental Protection, and water management districts.

The Council is designated Regional District 9 and serves as a regional information clearinghouse. The Council works within the six-county region to develop and maintain area-wide goals, strategies, and actions, and assists in implementing a variety of local, state and federal programs. The Council serves as an advocate for the region with State and Federal agencies, including the Legislature and Congress. In addition, the Council works with its members and partners to develop and maintain region-wide goals, objectives and policies and assists in implementing local, state and federal programs.

In 2012, the Council identified economic development as a top priority, along with grant work, data/demographics, regional planning and emergency management programs. The Council established a Strategy Committee specifically to work on economic development issues and to provide oversight to the CEDS Working Committee, charged with producing a CEDS.

Economy

The economy in Southwest Florida has recovered from the collapse of the housing bubble and financial crisis. Population growth has been significant and Southwest Florida is one of the fastest growing regions in one of the fastest growing states in the nation.

The state's economic growth has outperformed the national economy every year since 2013 and the strong economic growth of Southwest Florida's cities are fueling Florida's bright economic outlook. In fact, Forbes magazine listed Cape Coral-Fort Myers as the number 1 fastest growing cities of 2017; North Port-Sarasota-Bradenton was listed number 6.

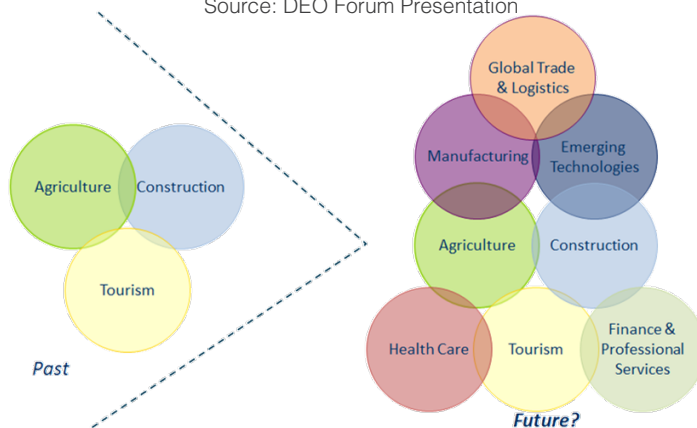
Historically, Southwest Florida's economy has been heavily dependent on tourism, construction, and agriculture. The area's competitive advantages include its weather, beaches, natural resources, recreational opportunities, favorable business climate and relatively low cost of living. This has created a large tourism base for the economies of the coastal communities. Construction has played an

important role in the overall Southwest Florida economy and accommodated migration to and job growth for the area. Agriculture continues to be an important component of the overall regional economy, especially in the inland, rural communities. However, this lack of industry diversification was a key weakness for the region during the last economic downturn. It is important that Southwest Florida improve its position in other industries to develop a more resilient economy. Health care and distribution/logistics are two particular industries that the region could gain a competitive advantage.

Key challenges facing the regional community include the need to improve infrastructure necessary for competitive educational systems, transportation networks, workforce housing, and communication systems. Despite the relatively low-unemployment rates within the coastal counties, the rural non-coastal counties continue to have high unemployment and poverty rates. The unemployment rates in Glades and Hendry Counties stem from the need for the unemployed to acquire new skills and training to be competitive in the regional economy. New economic development projects, such as the Glades County Regional Training Center, aim to shorten the skills gap.

Illustration 2: Changing Industry Composition

Source: DEO Forum Presentation



Employment Growth

In July 2015, Naples was voted the top US city for job growth by Forbes magazine and Cape Coral was ranked third in the nation. Florida is beating all other states in adding professional and business jobs, and this is due in great part to Collier and Lee County's accelerated job growth.

A report by Florida's Department of Economic Opportunity shows that jobs in Collier County have increased in many areas such as in the information industry and business services, with manufacturing jobs increasing 9%. Leisure and hospitality jobs increased 7.9% in Lee County, the second highest increase in that sector in the state. Resurgence in the housing market is creating jobs in the construction industry as well.

In 2015 Governor Rick Scott's office recognized Collier County as the number one area in Florida for job growth in the business and professional sectors.

In 2015, the healthcare, education and retail trade industries were well represented at the top of the list. The healthcare industry is represented by Lee Health (10,900 employees), NCH Hospitals (7,000 employees) and Charlotte Regional Medical Center (3,950 employees). The education industry is represented by Lee County School District (10,600 employees), Collier County Public Schools (7,041 employees) and Charlotte County School District (2,140 employees). The retail trade industry is represented by Publix Super Markets (6,968 employees), Walmart Supercenter (3,792 employees), Winn-Dixie (2,248 employees) and Palm Automotive (2,656 employees).

Key employers in Southwest Florida include biofuels, healthcare, technology, apparel design, and sugar production, the Southwest Florida employers are the driving force behind this region's success. A few examples of some key employers in Southwest Florida include: Algenol Biofuels, Arthrex, Inc., Chico's FAS, Fox Electronics, Gartner, Inc., Hertz, Inc., Shaw Development, U.S. Sugar Corporation, and 21st Century Oncology, all of whom have their Global Headquarters in Southwest Florida.

Business Friendly Environment

Consistently ranked one of the best states for business, Florida is committed to keeping regulatory requirements and business taxes low. That, along with a strong economy and zero personal state income tax, makes it a great place to do business.

As part of the Southwest Florida Regional Economic Development Alliance, Charlotte, Collier, Lee, Glades, and Hendry Counties are all actively seeking to attract new companies and expand existing businesses in the area. According to the Alliance, this area boasts an international reputation for being not only a premiere vacation and retirement destination, but also an excellent place for business due to its growing economy and high standard of living. County and municipal incentive programs in these counties reimburse employers for expanding, relocating and creating jobs.

Health Care

From medical equipment and medical supplies manufacturing to the expanding healthcare industry, Southwest Florida is filled with opportunity for companies pioneering new innovations in this ever-growing industry.

Based in part on the large population of retirees in Southwest Florida, medical services have been (and will continue

to be) an ever-present need, creating opportunities for economic development and higher wage employment throughout the six-county region. A shift-share analysis was conducted for the region from 2015-2040 (this can be found in Appendix A). Among all 2 digit NAICS code industries, health care and social assistance had the largest share total by more than a 2:1 ratio of the next highest industry. Advanced research facilities, new and expanding hospital systems, and specialized training programs ensure that Southwest Florida will remain on the leading edge of healthcare's technological evolution.

Southwest Florida has some of the finest hospitals, physicians and healthcare facilities in the country including The Children's Hospital of Southwest Florida, the only comprehensive child healthcare facility between Tampa and Miami that provides vital healthcare for the region's children, from infancy through age 18. Provided below are the region's major healthcare facilities:

Charlotte County

Bayfront Health Punta Gorda
Bayfront Health Port Charlotte
Englewood Community Hospital
Fawcett Memorial Hospital

Collier County

Physician's Regional Medical Center
Naples Community Hospital
North Collier Hospital - NCH Healthcare System

Glades/Hendry Counties

Hendry Regional Medical Center

Lee County

Cape Coral Hospital
Lee Memorial Health System
Lee Memorial Hospital
Golisano Children's Hospital of Southwest Florida
Gulf Coast Hospital
Gulf Coast Medical Center
Health Park Medical Center
Lehigh Regional Hospital

Sarasota County

Englewood Community Hospital
Florida Hospital
Highlands Regional Medical Ctr
Sarasota Memorial
Peace River North Port Health Park

Financial Resources

The availability of financial resources to fund business ventures in the six counties makes Southwest Florida an impressive pro-business environment. A number of

financial resources are available for the establishment or expansion of business ventures in the area, including:

- Angel Funds
- Bank Financing
- Bond Financing (Industrial Development Authorities)
- Business Incubators/Consortiums
- Finance Companies
- Grants
- Import/Export Financing
- Investment Banks
- Leasing
- Public Offerings
- Small Business Loans
- Venture Capital

According to Enterprise Florida, the State has the nation's 2nd largest accounting industry, 3rd largest insurance industry, and 4th largest financial services industry. Throughout Florida, more than 851,000 total workers are employed in the finance and professional services industries.

The global competitiveness of Florida's essential value-added service providers is reflected in the fact that Florida's service exports to other countries are valued at over \$38.5 billion a year. Because of our prime location in the state, businesses in Southwest Florida's six counties are perfectly positioned to take advantage of the growing global marketplace.

As we enter a new era of intra-regional cooperation, Southwest Florida offers exciting growth opportunities for financial services businesses, as well as the chance to collaborate with other business sectors to help create a more dynamic regional economy.

Agriculture

Southwest Florida's farmers, growers and ranchers are among the state's most progressive producers and represent a major economic sector to the region's and state's economy. According to the Census of Agriculture, Southwest Florida has a total of 1,446,582 acres of agricultural land (37.8% of the region).

Economic Impacts

The total market value of Southwest Florida agricultural products sold equals over \$1 billion. Nearly \$500 million of that is from Hendry County (third highest county in the State). The region has an estimated 2,467 farms. 84.1% of that value comes from crop sales, while the other 15.9% comes from livestock sales. 27% of the Hendry County sales came from livestock, no other county in the region has higher than 8% (all data is from the 2012 Census of Agriculture). The major agricultural commodities produced in Southwest Florida include citrus, cattle, sugarcane, vegetables and ornamentals.

The University of Florida Institute of Food and Agricultural Sciences (IFAS) Extension estimated that the agriculture, natural resources, and food industries employed 189,694 workers and accounted for over \$9.5 billion value added in SWFL in 2014. That would account for 21.7% of workers and 16.3% of value added in the region. Those industries total 76.3% of workers and 82.3% of value added in Hendry County.

Critical Part of Florida Economy

IFAS further estimated that total agricultural output for the State was over \$155 billion in 2014 and the industry employed over 1.565 million workers. They further estimate that agriculture is either directly or indirectly responsible for 19.2% of State employment. In addition to its production of food and fiber, Florida Agriculture Commissioner Adam Putnam cites agriculture's values in water conservation and aquifer recharge, habitat protection and other natural resources conservation. He describes this centuries-old industry as a "critical pillar" of Florida's economy. Southwest Florida has been and is projected to remain one of the state's most critical agriculture production regions.

Education

Southwest Florida's economy depends on preparing today's students for jobs that haven't even been invented. To that end, top university and public schools leaders have committed themselves as a unified group to improve students' academic performance and career preparation.

This is a powerful start to aligning the region in order to be a player in the global workforce, today and into the future. Southwest Florida's education leaders intend to create a seamless web of educational opportunities; model regional educational cooperation to enhance quality and opportunity and to contribute to higher graduation rates and increased levels of job placements within SWFL; and strengthen ties with economic and workforce development in traditional and non-traditional ways to increase regional sustainable economic prosperity.

As can be seen in the Demographics section, the educational attainment of SWFL's workforce has significantly increased in recent years, thanks in part to the work of Florida Gulf Coast University (FGCU) and Florida SouthWestern State College (FSW). In Appendix A, Illustration A-2a, you can also see that the region's high school graduation rate has steadily increased over the last ten years.

Southwest Florida Demographics

Population

Like much of Florida, the Southwest Florida Region has experienced considerable population growth in the last few decades. Between 1980 and 2016, the region's population grew by 187 percent (see Illustration 3). During the same time frame, Florida's population grew by 107 percent, while total United States population grew by only 47 percent.

While population growth decreased from 2007-2009, the population has been steadily increasing since. (see Illustration 4).

Illustration 3: SWFL Population 1970-2015

Source: BEBR

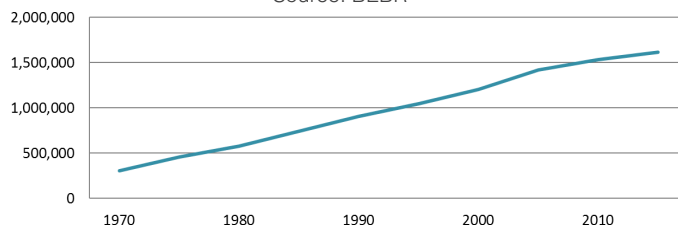
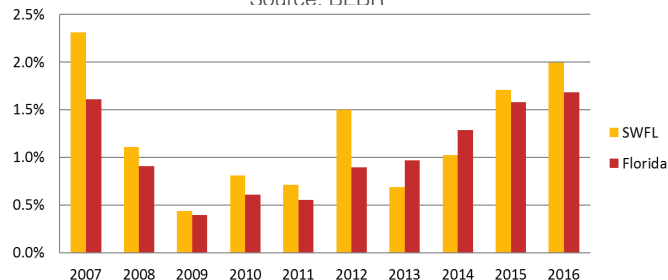


Illustration 4: Population Growth Rates

Source: BEBR

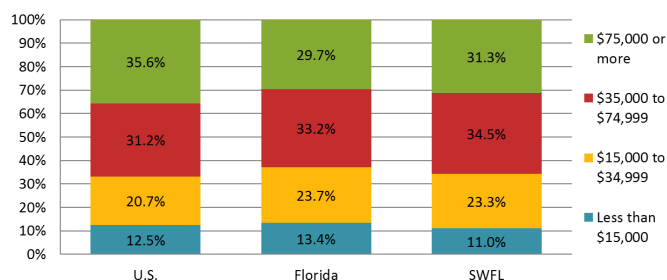


Income & Poverty

The median household income in the Southwest FL Region was \$50,443 according to 2015 five-year Census estimates. 11.0% of households have annual incomes below \$15,000, while 31.3 percent have incomes of \$75,000 or more (see Illustration 5). 13.9% of the population lives in poverty. (The poverty threshold, defined by the Census Bureau, varies depending on household size and other factors. In 2015, the threshold for a family of four, with two children, was \$24,250.) Poverty is much higher in the region's rural communities. Hendry County has a poverty rate of 25.8% and Glades County has a 22.1% rate.

Illustration 5: Household Income

Source: census.gov 2015



Unemployment Rate

In 2016, the region's unemployment rate was the lowest it has been since 2007 (4.7%). The unemployment rate reached its high point at 12.1% in 2010 and has steadily decreased every year since. Despite the region's overall recovery, Hendry County still has the highest unemployment rate in the State at 9.0%. (See Illustration 6)

Illustration 6: Avg Annual Unemployment Rate

Source: FL DEO

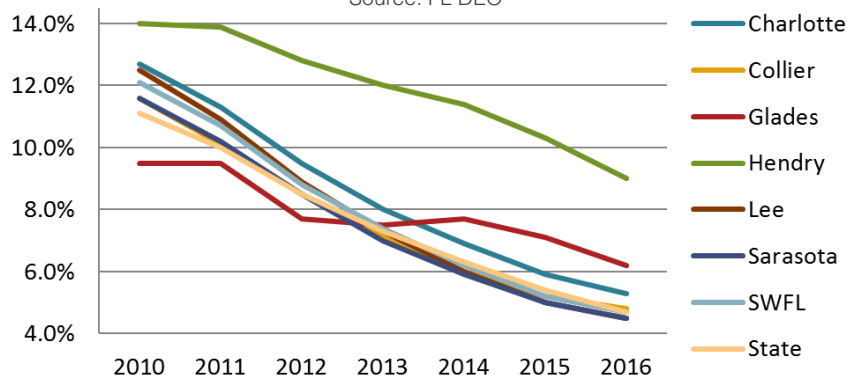


Table 4: Avg Annual Unemployment Rate

2010	12.1%
2011	10.7%
2012	8.8%
2013	7.4%
2014	6.2%
2015	5.2%
2016	4.7%

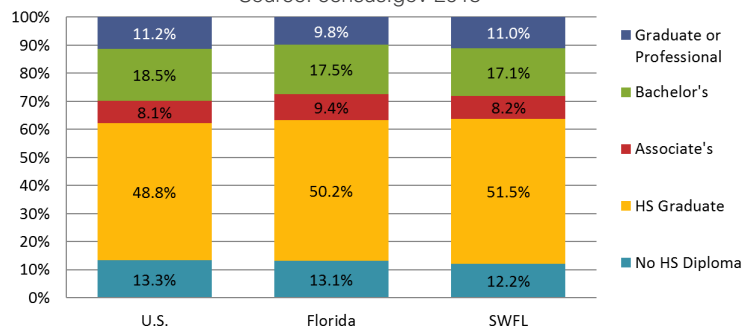
Source: FL DEO

Educational Attainment

According to 2015 Census estimates, 12.2% of adults aged 25 or older in our region do not have a high school diploma or equivalent (18.1% in 2009), while 28.1% hold a degree at the bachelor's level or higher (19.5% in 2009). These numbers show that there has been a vast improvement of the region's educational system over the last few years. Southwest Florida's educational attainment percentages are now comparable to the State as a whole and the rest of the nation. (See Illustration 7)

Illustration 7: Educational Attainment Population 25 & Over

Source: census.gov 2015

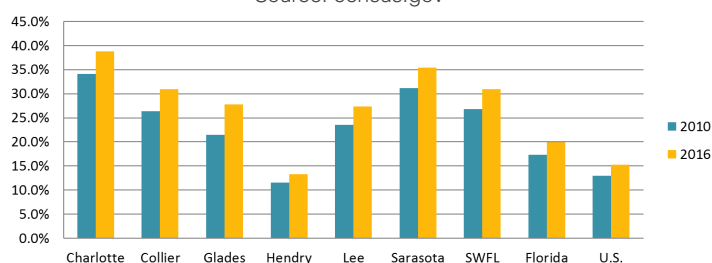


Elderly Population

According to the U.S. Census's 2016 estimates, 30.0% of Southwest Florida's residents are aged 65 years and over. This is 11% higher than the State estimate (19.9%) and more than twice the U.S. estimate (15.2%). The region's elderly population has grown 4.1% increase since 2010. The region's estimate is growing at a higher rate than the State (2.6% increase since 2010) and nation (2.2%). Charlotte County has the highest elderly population percentage in the region (38.8%). Hendry County, at 13.3%, is the only county in the region under 27%. Hendry County is also SWFL's only county below the national average.

Illustration 8: Population Age 65+

Source: census.gov



Geography

Southwest Florida is a diverse region located along the Gulf of Mexico. The region links together Florida's central urban corridor. The western coastal communities, southern metropolitan areas, and interior agricultural lands form patchwork of vibrant coastal cities; suburban communities along I-75, and rural farm towns.

There are six counties comprising the region: Charlotte, Collier, Glades, Hendry, Lee and Sarasota (see Illustration 11). The total area (land and water) of the region is 6,663 square miles and a land area of 5,986 square miles. Four of the counties border the Gulf of Mexico, with a total shoreline of 4,515 miles, and comprise a large portion of the region's urban area. Two counties are bounded by Lake Okeechobee, with a total of 135 miles of shoreline, the second largest freshwater lake in the United States.

The region includes world class beaches and significant tourism. The regional climate is very temperate with summer high temperatures averaging in the low to mid nineties and winter low temperatures averaging in the low to mid fifties. Average annual rainfall is approximately 55 inches.

Infrastructure

The lifestyle enjoyed by a community and its ability to

attract and sustain economic development is predicated on the quality of its public facilities and infrastructure. Indeed, as regions across the country and world are interconnected in a globally competitive economy it is critical for the Southwest Florida Region to develop, expand and maintain multi-modal transportation systems and telecommunication infrastructure to support a prosperous and globally competitive economy.

The World Economic Forum in its Global Competitiveness Report 2016-2017 makes the distinct point: "Extensive and efficient infrastructure is critical for ensuring the effective functioning of the economy."

The Global Competitiveness Report also stresses the importance of transportation networks. "Effective modes of transport, including quality roads, railroads, ports and air transport, enable entrepreneurs to get their goods and services to market in a secure and timely manner and facilitate the movement of workers to the most suitable jobs... Finally, a solid and extensive telecommunications network allows for a rapid and free flow of information, which increases overall economic efficiency by helping to ensure that business can communicate and decisions are made by economic actors taking into account all available relevant information."

In its report, Growth and Renewal in the United States: Retooling America's Economic Engine, McKinsey Global

Institute notes that building 21st-century infrastructure is a key imperative to advance sustainable GDP growth in the US.

Although the 2016-2017 Global Competitiveness Report ranked the U.S. 12th out of 138 countries in quality of overall infrastructure. The American Society of Civil Engineers gave the U.S. a D+ in their 2017 Infrastructure Report Card. They further stated that there is currently close to \$2 trillion 10 year investment gap in infrastructure spending. The 2017 Infrastructure Report Card gave the State of Florida a C.

One troubling trend relates to the relatively low rate of broadband penetration in the country. With 32.5 subscribers out of 100, the United States ranks 15th in the world, effectively placing limits on economic activity (according to the Organisation for Economic Co-operation and Development's 2016 data). According to the SWFRPC's 2013 Broadband Study, 86% of surveyed residents and 90% of surveyed businesses in Charlotte, Collier, and Lee Counties have internet connections.

Having come out of one of the deepest national recessions, the region's leadership both public and private will need to come together to focus on making strategic investment decisions to fund existing and future infrastructure systems holistically. This will require coordinated economic development, land use, infrastructure, water and natural-resources decision-making.

Water

The Southwest Florida Region has abundant water resources. The bays, inlets, estuaries, rivers, lakes and streams in the region provide a valuable contribution to the area's economy. These waters are essential to tourism, recreation, commercial fishing, and the aesthetic characteristics of the region.

Freight, Logistics and Passenger Operations

Airports

The majority of the Southwest Florida's scheduled airline passenger and shipping service are provided by regional facilities such as the Southwest Florida International Airport, Charlotte County Airport, and the Sarasota/Bradenton International Airport. Other smaller facilities such as the Naples Airport also support limited commercial passenger service. There are a number of additional airports that accommodate charter and general aviation traffic and include: Page Field in Lee County; Buchan Field and Venice Airport in Sarasota County; the Labelle Airport and Airglades Airport in Hendry County; and the Marco Island, Everglades City, and Immokalee Regional Airports in Collier County.

Southwest Florida International Airport (RSW) is a

commercial service airport located in Fort Myers. The airport served more than 8.6 million passengers in 2016 and is one of the top 50 U.S. airports in passenger traffic. In addition to passengers, the airport serves as an important cargo facility for Southwest Florida. In 2016 more than 32 million pounds of freight moved through RSW. Page Field General Aviation Airport (FMY) serves as a reliever facility to RSW. The airport accommodates a significant amount of corporate and business-related traffic, as well as recreational and flight training activity.

Southwest Florida International Airport is an important contributor to the region's social and economic well being. The Florida Department of Transportation (FDOT) conducted a Statewide Aviation Economic Impact Study began in April 2013 and was completed in August 2014. The study showed that Southwest Florida International Airport (RSW) contributed nearly \$4.3 billion to the local economy from airport and related-airport activities and accounted for 45,562 jobs. The study also examined the economic impacts of Page Field (FMY), the general aviation and reliever airport operated by the Lee County Port Authority. The FDOT study showed Page Field's contribution was \$109.3 million in 2016 and that the airport is responsible for more than 1,101 jobs.

The Punta Gorda Airport has been booming in recent year. In 2016, the Airport served 1,098,115 total passengers. This is over a 500% increase from the 182,423 passengers that the airport had in 2010. According to a 2017 analysis by Voltaire Aviation Consulting, the Airport is responsible for 3,618 FTE jobs with \$110.4 million in annual labor income with \$353.2 million in annual economic output in the Southwest Florida region. Western Michigan University (WMU) will further benefit the aviation industry in Charlotte County. WMU will launch pilot training (aviation flight science) and aviation maintenance technology programs, each leading to a bachelor's degree, beginning fall 2017.

Naples Municipal Airport is home to flight schools, air charter operators and corporate aviation and non-aviation businesses as well as fire/rescue services, mosquito control, car rental agencies and the Collier County Sheriff's Aviation Unit. All funds used for the airport's operation, maintenance and improvements are generated from activities at the airport or from federal and state grants; the airport receives no property tax dollars. During 2016, the airport accommodated more than 95,000 takeoffs and landing. FDOT values the airport's economic impact to the community at more than \$283 million annually.

Freight & Logistics

Trucking and the movement of goods and freight play critically important roles in the regional, state, and global economy. According to FDOT, 77% of freight in Florida is carried exclusively by truck. Trucks are the dominant mode of transportation for businesses shipping goods into

and out of the Southwest Florida region.

Enterprise Florida addresses logistics and distribution as big business in Florida, where the broader wholesale trade, transportation and logistics industry employs more than half a million Floridians. Of those, some 99,000 residents work at companies specifically providing logistics & distribution services. Nearly every major global logistics integrator already has a presence in the state, including the headquarters for Ryder System, Inc., Landstar System Inc., CEVA Logistics U.S., Inc. and other top logistics companies. As the Western Hemisphere's commercial gateway, Florida's logistics & distribution industry is poised to grow further with the completion of the Panama Canal expansion in 2016 and the numerous infrastructure developments and upgrades underway around the state.

The Florida Chamber Foundation's Florida Trade and Logistics Study indicates several trends will position Florida for a larger, more commanding role as a trade hub in the next decade. Florida currently has more than 55,000 companies exporting goods and services in the global marketplace and the Florida Chamber is leading the effort to expand Florida's trade and export opportunities. We are committed to substantially increasing the number of both domestic and international exports as we work toward making Florida a global hub for trade and investment.

Southwest Florida has taken many steps towards building a strong logistics and distribution industry. In 2015, Chaney Brothers opened a 345,000 square foot distribution center in Charlotte County. With Chaney Brothers, as well as Walmart, Budweiser, and Blue Bell distributions centers already in place, the County is looking to build a distribution hub near the Punta Gorda Airport. The County's proximity to the Port Manatee, along with widening of the Panama Canal, makes it a competitive distribution location.

Glades County is also looking to expand its logistics industry. The America's Gateway Logistics Center is a nearly \$8 million, 770 acre, project that is currently in the final step of its first phase. Strategically located in the center of the State, America's Gateway will be able to reach four major ports and four major air cargo operations within 2.5 hours drive time. The Center also includes a Business and Commerce Park. The Park's first tenant, Love's Travel Stop, opened an \$11 million facility in 2017.

Rail Service

Seminole Gulf Railroad continues to operate freight service to Southwest Florida via one short-rail line using connections with the CSX line in Arcadia. There is no intermodal terminal in Southwest Florida where containers and trailers on flatcars can be loaded and unloaded. Since Southwest Florida has no water based port facilities, the lack of intermodal access means that there are few alternatives to the highway system for most types of shipment goods into and out of the region.

Eco-Tourism

Florida contains a diversity of natural and cultural wonders. Although national and state parks and forests abound throughout the state, many of Florida's private landowners also have the potential to show off some of Florida's unique natural and cultural attractions. Nature based tourism is a comparatively new industry in Florida, and it is rich with potential benefits for Florida's landowners and business operators. Relatively few businesses have taken advantage of nature as a tourism opportunity and opened their lands to visitors. However, the businesses that have, offer valuable lessons for other businesses potentially interested by sharing their resources with visitors.

Big Water Heritage Trail

The Big Water Heritage Trail is a driving heritage trail that identifies, links, and marks sites of historical, cultural, natural, recreational and educational importance to the area. The Big Water Heritage Trail encompasses five counties surrounding Lake Okeechobee in Florida. The trail's name is derived from the Seminole word for Okeechobee, which means "Big Water". To view the brochure, please visit: www.swfrpc.org

Energy

Electrical Power

Currently within the Southwest Florida Region, there are five companies that supply electric service to the area. These companies are:

1. Glades Electric Cooperative;
2. Lee County Electric Cooperative;
3. Florida Power and Light Company;
4. Peace River Electric Cooperative; and
5. Clewiston Electric Utilities.

The cooperatives purchase power from the Florida Power and Light Company and Seminole Electric Cooperative. Glades Electric Cooperative provides power to the majority of Glades and Hendry Counties. The Peace River Electric Cooperative provides power to a small section of rural Sarasota County. In addition, the Clewiston Electric Company provides electricity to its incorporated area in Hendry County. Lee County Electric Cooperative purchases its power from the Seminole Electric Cooperative, a generation and transmission utility located in Palatka, Florida

B. SWOT Analysis

Early in 2017, 66 stakeholders in the SWFL regional economy attended town hall meetings held by the Florida Chamber Foundation in Lee and Sarasota Counties to add input to their Florida 2030 plan. The Chamber Foundation asked the attendees to evaluate the state of their community. This information was used to create a SWOT analysis for SWFL. Attendees were asked to classify aspects of the community into one of four categories:

- Strength & Improving
- Weakness but Improving
- Strength but Weakening
- Weakness & Getting Worse

Workforce/Affordable Housing:

Housing affordability stands out as the biggest weakness in the region based on the surveys. 84% of attendees classified housing affordability as “Weakness & Getting Worse”. Overall, 89% viewed it as a weakness and 92% believe it is weakening/getting worse. More participants agreed on affordable housing than any other category. Workforce housing was constantly brought up as a key weakness of the region during other outreach meetings for the CEDS update. On April 20, 2017 the SWFRPC held an Affordable Housing Workshop featuring a speaker from the Florida Housing Coalition to educate elected officials and other stakeholders on the workforce/affordable housing issue.

Table 5: Workforce/Affordable Housing					
Category	Percent	Votes	Category	Percent	Votes
Strength & Improving	3%	2	Strength	11%	8
Strength but Weakening	8%	5	Weakness	89%	59
Weakness but Improving	5%	3	Improving	8%	5
Weakness & Getting Worse	84%	56	Weakening	92%	61

Transportation:

Transportation is another perceived weakness of the region. 52% saw transportation as “Weakness & Getting Worse”; with 83% categorizing it as a weakness, and 64% see it as weakening. Transportation was another issue that continually came up as a key weakness of the region during other outreach meetings for the CEDS update. A Vital Project in the 2018-2022 CEDS Plan is the Regional Transportation Plan that seeks to improve transportation between counties. The SWFRPC is currently having discussions with the region’s Metropolitan Planning Organizations (MPOs) and the Florida Department of Transportation (FDOT) to create the plan and associated maps.

Table 6: Transportation					
Category	Percent	Votes	Category	Percent	Votes
Strength & Improving	4%	3	Strength	17%	11
Strength but Weakening	12%	8	Weakness	83%	55
Weakness but Improving	31%	21	Improving	36%	23
Weakness & Getting Worse	52%	34	Weakening	64%	42

Water Infrastructure:

Water infrastructure is the final category that is viewed as “Weakness & Getting Worse” (43%). 69% see it as a weakness and 60% think it’s getting worse. SWFL experienced issues with releases and storage in Lake Okeechobee in 2016. The State government responded in 2017 with Senate Bill 10, which expedites the design and construction of a reservoir to reduce high-volume discharges from Lake Okeechobee and includes \$33 million for FY17-18 implementation.

Table 7: Water Infrastructure					
Category	Percent	Votes	Category	Percent	Votes
Strength & Improving	14%	4	Strength	31%	10
Strength but Weakening	17%	5	Weakness	69%	21
Weakness but Improving	26%	8	Improving	40%	12
Weakness & Getting Worse	43%	13	Weakening	60%	19

Public Safety:

Public safety is seen a strength of the region. 56% classified it as “Strength and Improving”. 86% viewed it as a strength and 63% see it improving (the only category to have both strength and improving voted higher than 50%). According to the research web site BackgroundChecks.org there are six Southwest Florida cities that ranked among the top 50 safest in the state in 2016: Punta Gorda (#2), Marco Island (3), Cape Coral (14), Naples (19), Venice (24), and North Port (31).

Table 8: Public Safety

Category	Percent	Votes	Category	Percent	Votes
Strength & Improving	56%	17	Strength	86%	27
Strength but Weakening	30%	9	Weakness	14%	4
Weakness but Improving	7%	2	Improving	63%	20
Weakness & Getting Worse	7%	2	Weakening	37%	11

Quality of Life: Economic Prosperity:

Quality of Life was also voted “Strength and Improving” (36%), however voters overall were split 50-50 on whether it was a strength or weakness. Quality of life was seen as improving by 68% of participants. Quality of life Vital Projects in the CEDS plan include the Fort Myers Riverfront Redevelopment Project, Warm Mineral Springs, and West Villages.

Table 9: Quality of Life: Economic Prosperity

Category	Percent	Votes	Category	Percent	Votes
Strength & Improving	36%	24	Strength	50%	33
Strength but Weakening	14%	9	Weakness	50%	33
Weakness but Improving	32%	21	Improving	68%	45
Weakness & Getting Worse	18%	12	Weakening	32%	21

Talent Pipeline:

Stakeholders heavily agreed that the talent pipeline was a “Weakness, but Improving” with a 72% vote (the most agreeable category other than affordable housing). Although 81% view it as a weakness, an overwhelming 89% see it improving. This speaks to the ongoing education initiatives in the region in including Florida Gulf Coast University (FGCU) and Florida SouthWestern State College (FSW). The recent announcement that Western Michigan University will be offering programs in Charlotte County will further improve the talent pipeline. The Glades County Regional Training Center is a CEDS Vital Project that will further improve the talent supply in SWFL. The educational attainment statistics in Illustration 10 show the improvement in the region’s talent pool.

Table 10: Talent Pipeline

Category	Percent	Votes	Category	Percent	Votes
Strength & Improving	16%	11	Strength	19%	13
Strength but Weakening	3%	2	Weakness	81%	54
Weakness but Improving	72%	48	Improving	89%	59
Weakness & Getting Worse	9%	6	Weakening	12%	8

Health & Wellness:

41% of participants saw health & wellness as a “Weakness but Improving”, however a clear consensus wasn’t reached on whether it is a strength or weakness (52% weakness). Voters were much more agreeable on if health & wellness was improving or weakening (78% improving). Lee Memorial Hospital and HealthPark Medical Center have been named two of the top 50 hospitals in the nation by Healthgrades.

Table 11: Health & Wellness

Category	Percent	Votes	Category	Percent	Votes
Strength & Improving	37%	11	Strength	48%	15
Strength but Weakening	11%	3	Weakness	52%	16
Weakness but Improving	41%	13	Improving	78%	24
Weakness & Getting Worse	11%	3	Weakening	22%	7

Arts, Culture, Heritage, Sense of Place:

Arts, culture, heritage, and sense of place are seen as “Weakness but Improving” by 55% of participants. 84% see it as weakening and 68% see it as a weakness. Much of the population boom in SWFL comes from people moving from out-of-State. This has made it more difficult for the coastal communities to develop that heritage and sense of place in the past.

Table 12: Arts, Culture, Heritage, Sense of Place

Category	Percent	Votes	Category	Percent	Votes
Strength & Improving	29%	9	Strength	32%	10
Strength but Weakening	3%	1	Weakness	68%	21
Weakness but Improving	55%	17	Improving	84%	26
Weakness & Getting Worse	13%	4	Weakening	16%	5

Economic Development:

Economic development is another area that stakeholders see as a “Weakness but Improving” (58%). Overall, 71% see it as a weakness and 78% see it improving. There are several CEDS Vital Projects in the Economic Development Pillar including the Immokalee Culinary Arts and Production Campus, Charlotte County Incubator, Americas Gateway Logistics Center, Southwest Florida International Airport Improvements, and AirGlades Airport Development. A Regional Economic Development Opportunity Map is another key project that the Economic Development District is focused on.

Table 13: Economic Development

Category	Percent	Votes	Category	Percent	Votes
Strength & Improving	20%	13	Strength	30%	20
Strength but Weakening	10%	7	Weakness	71%	47
Weakness but Improving	58%	38	Improving	78%	51
Weakness & Getting Worse	13%	8	Weakening	23%	15

Governance: Responsive Government:

Participants also voted responsive government in the “Weakness but Improving” category (57%). It was a weakness in the eyes of 84% of participants, but 70% see it improving. The SWFL Promise Zone is a Vital Governance Project. The Promise Zone is a federal designation given to the region’s rural communities (Hendry County, Glades County, and Immokalee in Collier County). The Promise Zone brings local governments together to address key issues in those communities such as high poverty and unemployment.

Table 14: Governance: Responsive Government

Category	Percent	Votes	Category	Percent	Votes
Strength & Improving	13%	9	Strength	17%	11
Strength but Weakening	3%	2	Weakness	84%	55
Weakness but Improving	57%	38	Improving	70%	46
Weakness & Getting Worse	27%	18	Weakening	30%	20

Business Climate: Regulations:

Regulations are seen as “Weakness but Improving” by 48% of the stakeholders. It was considered a weakness by 66% of voters and improving by 69% of voters.

Table 15: Business Climate: Regulations

Category	Percent	Votes	Category	Percent	Votes
Strength & Improving	21%	14	Strength	34%	23
Strength but Weakening	13%	9	Weakness	66%	44
Weakness but Improving	48%	32	Improving	69%	45
Weakness & Getting Worse	18%	12	Weakening	31%	21

NOTE: Water Infrastructure, Health & Wellness, Public Safety, and Arts, Culture, Heritage, & Sense of Place were only discussed and voted on in the Lee County meeting (the Lee County meeting featured stakeholders from all six counties in the region).

Survey Conclusions:

The town hall meeting participants clearly saw affordable housing, transportation, and water infrastructure as weaknesses of the region. Public safety was considered a strength. The participants saw many strong opportunities for improvement including quality of life, talent pipeline, and arts and culture. Overall, 89% of the stakeholders stated they were optimistic about Florida’s future.

Additional Areas of Consideration:

Outside of the town hall meetings, potential growth in the healthcare/medical device and distribution/logistics industries are considered to be great opportunities for the region. The addition of Western Michigan University to the region’s already growing educational network is another cause for optimism. The region’s airport capabilities are an existing strength that only project to grow stronger over time. The region’s climate and beaches may be its greatest strength as it is the primary driver of SWFL’s tourism industry.

designated as a Federal Promise Zone by the White House. This includes Hendry County, Glades County, and the Immokalee community in Collier County. This designation was awarded due to the area’s high poverty and unemployment rates. The Promise Zones designation will allow these communities to receive preferential consideration for federal grant programs, state and federal liaisons to assist in navigating federal programs/agencies, technical assistance from federal agencies, an allocation of VISTA volunteers to assist in capacity building activities. The Promise Zone is a tremendous opportunity to address the needs of Southwest Florida’s most economically distressed communities.

Industry Diversification is another current weakness of the region. Southwest Florida’s economy is currently dependent on tourism, construction, and agriculture. However, as noted above, there is reason to believe the regional economy can diversify in the near future. Potential climate change and changes in funding structures are external threats that could have adverse impacts on the regional economy.

In 2016, Southwest Florida’s rural communities were

Goals and Objectives

Vision Statement: Increase industry diversification in Southwest Florida by developing a talented workforce, recruiting new businesses, and marketing the region's business friendly environment while enhancing the region's high quality of life.

Invest in People

1. Talent Supply & Education

Goal 1.1: Provide sufficient funding and encourage flexibility to allow regional stakeholders to address local needs in education, training and workforce development.

Objective 1.1.1: Adequate funding shall be available to provide education and training.

Objective 1.1.2: Build a sufficiently skilled workforce to meet future employment demands.

Objective 1.1.3: Become a national leader in providing financial resources to support workforce training and skill development programs

Goal 1.2: Ensure educational systems and workforce training that support innovation and creativity.

Objective 1.2.1: Review policies and rules to identify barriers to innovation and creativity in schools.

Objective 1.2.2: Support the growth and expansion of universities and institutions of higher learning and programs that complement economic development and diversification.

Objective 1.2.3: Encourage institutions of higher learning to develop cooperative and integrated curriculums that enhance and increase the productivity of the local work force and attract industries and skilled workers.

2. Quality Of Life & Quality Places

Goal 2.1: Protect natural resources to support quality environment and eco-tourism.

Objective 2.1.1: Provide for connectivity of targeted conservation and preservation lands on both public and private lands.

Objective 2.1.2: Increase conservation lands by supporting local government incentives through Comprehensive Plan provisions, tax incentives, and other innovative programs to encourage landowners to participate in conservation programs.

Objective 2.1.3: encourage the preservation of sensitive natural resources, including beaches, wetlands, estuaries, clean air and water, historic

resources, scenic vistas and other unique natural resources.

Goal 2.2: Develop projects that improve the region's quality of life.

Objective 2.2.1: Integrate alternative modes of travel, including walkability, in new and existing communities.

Objective 2.2.2: Promote safe, healthy built environments and ensure access to high quality healthcare, including primary, specialty, and ancillary services.

Goal 2.3: Increase the supply of workforce housing in the region.

Objective 2.3.1: Identify appropriate workforce housing definitions and standards for each individual community in the region.

Objective 2.3.2: Encourage the development of workforce housing with local governments and developers.

Objective 2.3.3: Expand housing options that support the local workforce by planning development near employment and transportation centers.

Goal 2.4: Expand arts and cultural identity.

Objective 2.4.1: Encourage the development of diverse cultural facilities, through public, private, or public/private partnerships, that meet the needs of the residents and visitors of Southwest Florida.

Objective 2.4.2: Promote arts and culture into the social and economic fabric of the region.

Invest in Places

3. Infrastructure & Growth Leadership

Goal 3.1: Develop transportation systems to support a prosperous, globally competitive economy while minimizing impacts to the natural environment.

Objective 3.1.1: Develop a plan for the design and funding of a multimodal, interconnected transportation system that sustains local liveability and serves regional hubs for global, national, and state distribution of goods and movement of people.

Objective 3.1.2: Anticipate and meet the expanding mobility needs of residents, businesses, and visitors.

Objective 3.1.3: Ensure that future infrastructure is planned with minimal impact to natural resources.

Goal 3.2: Promote available ready-sites and buildings

Objective 3.2.1: Develop an interactive, regional opportunity map that identifies and highlights ready-sites

Objective 3.2.2: Support up-to-date infrastructure and adaptive reuse of buildings.

4. Civic & Governance Systems

Goal 4.1: Improve public/private/civic cooperation, collaboration, and communication of the Region's economic strategies.

Objective 4.1.1: Cooperate on a regional communications, marketing, and programming plan to strengthen and promote a sense of regional identity, expand opportunities, and increase youth retention.

Goal 4.2: Improve regional coordination of economic development, land use, infrastructure, water and natural resource decision making.

Objective 4.2.1: Coordinate local government comprehensive planning and regional strategic planning with capital improvement projects to further Regional goals.

Goal 4.3: Support the region's growing elderly population.

Objective 4.3.1: Cooperate with state entities and other social service providers to encourage the establishment of programs and facilities that assist the elderly population of the region.

Support Businesses

5. Business Climate & Competitiveness

Goal 5.1: Develop projects and programs that support existing and new business.

Objective 5.1.1: Support business retention and expansion efforts that target high growth companies.

Objective 5.1.2: Support the implementation of land use and zoning regulations that encourage the attraction, retention and expansion of business that diversify the economic base.

Goal 5.2: Increase investment in business development and placement in the Region.

Objective 5.2.2: Monitor and advocate for the elimination of internal processes and regulatory policies that are unreasonable barriers to economic growth, duplicative in nature or otherwise adversely impact small businesses disproportionately.

Objective 5.2.1: Establish a clearinghouse that combines resources and initiatives of all business development initiatives of local jurisdictions in the region to incorporate one regional effort to educate and assist businesses locate and grow.

Objective 5.2.3: Maintain competitive incentives to attract and retain diverse employers.

Goal 5.3: Monitor CEDS Performance Measures.

Objective 5.3.1: Create a regional data collection repository by industry and county.

Objective 5.3.2: Establish and evaluate performance measure criteria.

6. Innovation & Economic Development

Goal 6.1: Provide funding for ongoing economic development activities.

Objective 6.1.1: Establish funding mechanisms for ongoing economic development activities.

Goal 6.2: Provide technical assistance and use new technology to promote job growth.

Objective 6.2.1: Identify technical assistance programs that are available on a regional scale and facilitate the delivery of technical assistance to the region's workforce through technology.

Goal 6.3: Build seamless information technology infrastructure.

Objective 6.3.1: Identify opportunities for public/private coordination of information, and establish protocol for integrating information technology infrastructure for the region.

Goal 6.4: Encourage alternative energy production and green product industries.

Objective 6.4.1: Establish a work group including representatives from all the alternative energy initiatives of local jurisdictions in the region to incorporate one regional effort.

Objective 6.4.2: Quantify the renewable energy resources existing in the region and determine feasibility of developing the region's energy production further, including the potential for exporting power produced by renewable energy in the Region to the State's coastal grids.

Goal 6.5: Brand the region as a hub to attract and retain entrepreneurs.

Objective 6.5.1: Complete an asset map of the region identifying incubators; entrepreneurial support services; venture capital organizations; and urban centers that provide live/work opportunities.

Objective 6.5.2: Promote and support co-work spaces, incubators accelerators and accessible capital funds.

Objective 6.5.3: Support entrepreneur leaders and the entrepreneur ecosystem.

Objective 6.5.4: Support a strong network of entrepreneur support organizations.

Each Pillar Becomes a Target Area in the Plan

Plan of Action

The plan of action implements the goals and objectives of the CEDS in a manner that:

1. Maximizes effective development and workforce growth consistent with any applicable State or local workforce investment strategy-Talent Supply & Education
2. Obtains and utilizes adequate funds and other resources-Innovation & Economic Development
3. Fosters effective transportation access, promotes the use of technology in economic development, including access to high-speed telecommunications-Infrastructure & Growth Leadership
4. Promotes economic development and opportunity-Business Climate & Competitiveness
5. Balances resources through sound management of physical development-Civic & Governance Systems
6. Enhances and protects the environment-Quality of Life & Quality Places

The Southwest Florida Economic Development District (EDD) will coordinate CEDS projects and activities with economic development entities in the region as well as state and other appropriate agencies and entities. In addition, staff will assist in project development by providing technical assistance in grant preparation, needs analysis, and intergovernmental and public coordination of activities. The plan of action implements the goals and objectives of the CEDS in a manner that cooperates and aligns the CEDS with the State's economic development priorities.

The following actions shall occur:

- The CEDS Committee shall meet quarterly to monitor status of regional projects,
- The SWFRPC shall monitor status of regional coordination,
- The SWFRPC shall report on performance measures,
- The SWFRPC and CEDS Committee will recommend new regional projects,
- County Economic Development staff, FHERO (Florida Heartland Economic Region of Opportunity), and Workforce staff shall track key indicators, and
- SWFRPC shall convene meetings, compile project status and report to EDA.

SWFRPC staff, functioning as the EDD staff, will continue to coordinate the CEDS plans by participating in the

economic development activities in the region, as well as on local and statewide levels; and by fostering public-private partnerships.

State Economic Development Priorities

In developing the CEDS and assessing the Goals, Objectives, Programs and Projects, the CEDS Committee remained cognizant of the State-wide economic development efforts of the Florida Chamber of Commerce. The end result is a CEDS that is consistent with, and furthers the efforts of, The Florida 2030 Project.

As illustrated by the Programs and Projects adopted as part of the CEDS, Southwest Florida's economic development objectives parallel the State's goals to: attract and retain globally competitive businesses; create and retain high paying jobs; and maintain a high quality of life throughout Florida.

In addition to being coordinated with Florida's economic development priorities and programs, the CEDS was coordinated with the Regional Economic Development Agencies and Workforce Board.

Performance Measures

1. Number of Jobs Created After Implementation of the Comprehensive Economic Development Strategy
 - a. Total Employment in Initial Year- by County and Region
 - b. Total Employment in Each Year- by County and Region
2. Number and Types of Public Sector Investments Undertaken in the Region
 - a. EDA Sponsored Investments
 - b. Significant State and Local Investments
3. Number of Jobs Retained in the Region
 - a. Number of Jobs Retained as a Result of Federal Investments
 - b. Number of Jobs Retained as a Result of Select State and Local Investments
4. Amount of Private Sector Investment in the Region After Implementation of the Comprehensive Economic Development Strategy
5. Changes in the Economic Environment of the Region
 - a. Housing Costs
 - b. Educational Attainment
 - c. Age Cohort Growth in Workforce Age
 - d. Change in Commercial & Residential Building Permits
 - e. Change in Wages & Income
 - f. Change in Employment by Industry

E. Strategic Projects, Programs & Activities

95 of 249

Priority Projects Under Each Pillar

Project Ranking Criteria

Methodology

Development of the 2017-2022 project list was a collaborative effort involving the CEDS Working Committee, localities, other agencies responsible for economic development initiatives. Staff solicited projects for inclusion in the Five Year Plan from the CEDS Working Committee, the Seminole Tribe of Florida, the 23 local governments throughout the region, and other agencies known to have active economic and/or community development projects in the region. The SWFRPC included a comprehensive public outreach campaign to educate and engage local residents to provide input into the CEDS process. Additionally, SWFRPC staff reviewed a number of existing plans, strategies, and regional economic development studies for additional proposed projects.

In order to ensure consistency with the State DEO Five Year Strategic Plan and the Six Pillars framework, staff had to utilize various methods to determine the final Vital Projects list. Deviation from the ranking criteria was necessary due to the many different assumptions and interpretations of the Oversight Committee and the CEDS working Committee. The ranking system was not as useful as expected. Therefore, staff made the final determinations based on regional support, EDA's investment priorities, and project readiness. The CEDS Working Committee was committed to six vital program areas that embraced almost all of the identified projects submitted by the localities in the region. Additionally, these program areas aligned well with the Six Pillars framework. Staff was able to further translate findings from the ranking list and capture regional importance from the substantial input gathered at the various meetings held throughout the region resulting in the final economic project categories below. The CEDS Working Committee as well as the Strategy Committee approved the Vital Project List

The Oversight Committee and CEDS Working Committee used the criteria listed below to evaluate the 53 projects included in the 2017-2022, Five Year CEDS Plan. These criteria were applied to each project to calculate a score, and the highest scoring projects were assigned to the Vital Project List. The CEDS Working Committee forwarded the proposed Vital Project List to the CEDS Working Committee for approval, with final approval granted by the SWFRPC.

1. Project is in accord with U. S. EDA's Investment Policy Guidelines

- a. Meets at least four of the Investment Priorities including 1, 2, 3, (8 points)
 - b. Meets three of the Investment Priorities (6 points)
 - c. Meets two of the Investment Priorities (4 points)
 - d. Meets one of the Investment Priorities (2 points)
 - e. Meets none of the Investment Priorities (0 points)
2. Project demonstrates positive regional significance (positive multi- jurisdictional impacts)
 - a. Project will likely impact the majority of the region's planning area (8 points)
 - b. Project will likely impact at least two to three counties (4 points)
 - c. Project not likely to impact more than one county (0 points)
 3. Project will lead to private investment and new tax revenues
 - a. Contributes to private investment and new tax revenue (6 points)
 - b. Contributes to private investment or new tax revenues (3 points)
 - c. No/Insufficient information (0 points)
 4. Project Readiness
 - a. Engineering, costs, & approval substantially complete; site control and funding sources identified (6 points)
 - b. Preliminary engineering, costs, scope developed (4 points)
 - c. Feasibility study completed (2 points)
 - d. Feasibility study in progress (1 point)
 - e. Early planning stage (0 points)

The 2017-2022 Project list includes 53 individual projects, representing the priorities of the SWFRPC localities and the various agencies involved in economic development related activities in the SWFRPC Region. The following is a discussion of the methodology followed in developing this list of vital projects.

Economic Project Categories

Projects identified as economic development opportunities for the Region have been divided into the following three groups based on strategic fit and technical readiness. They are as follows:

VITAL PROJECTS

Top prioritized projects strategically fitting the Region's goals as well as the EDA's (or another major funding source's) goals and are technically ready to implement.

IMPORTANT PROJECTS

Projects that are deemed important due to potential impact and importance to the region, but aren't technically ready to implement.

FUTURE PROJECTS

Projects on the horizon that are expected to be developed further within the next five years. This list is an overview of potential projects; new projects may arise at any time.

Table 16: Vital Projects

Vital Project	Lead Organization	Status
Charlotte County Incubator	Charlotte County	In Progress
Murdock Village	Charlotte County	In Progress
Expansion of the Immokalee/Naples Business Development Center to include Incubators/Accelerators	Collier County	In Progress
Fort Myers Riverfront Redevelopment Project	Fort Myers/CRA/ Lee County	In Progress
Logistics Center (America Gateway Logistics - Phase 1)	Glades County	In Progress
Develop Material Handling Industry of America (MHIA) Training Center for Logistics/manufacturing	Glades/Hendry Counties	In Progress
AirGlades Airport Development	Hendry County	In Progress
Warm Mineral Springs	City of North Port	Pre-planning
Southwest Florida International Airport Improvements	Lee County Port Authority	In Progress
Repositioning the talent delivery system in the Southwest Florida Region	SWF Workforce Development Board	In Progress
Regional Transportation Plan	SWFRPC/MPOs	In Progress
Regional Economic Development Opportunity Map	SWFRPC/Economic Development Directors	In Progress
Promise Zone	SWFRPC	In Progress
West Villages	City of North Port	In Progress
Charlotte Harbor Redevelopment Catalyst Project	Charlotte County	In Progress
SWFL Enterprise Center Commercial Kitchen	SWFL Enterprise Center	Planning
Multi-Family Housing for Essential Service Employees	Hendry County Area Housing Commission	Planning
Four Corners Stormwater/Water Quality Project	Hendry County Public Works	In Progress
Wastewater Infrastructure on US27/SR80	Hendry County Public Works	Planning
Tiger Village	Promise Area Community Development Corporation	Planning
47th Terrace Improvements	City of Cape Coral	Planning
Academic Village	City of Cape Coral	Planning
Bimini Basin	City of Cape Coral	Planning
Burnt Store Rd. City Parcel	City of Cape Coral	Planning
Cape Coral UEP & Fiber Optic	City of Cape Coral	Planning
Festival Park	City of Cape Coral	Planning
Kismet Industrial Park	City of Cape Coral	Planning
Seven Islands	City of Cape Coral	Planning
Completed		
Establish partnerships for the creation of a Regional Economic Development Agency to promote centralized data and regional marketing efforts	Regional EDO's/FGCU	Completed
Regional Pre-Machining Training	SWF Workforce Development Board/I-Tech/Immokalee	Completed
CNC Training	SWF Workforce Development Board/I-Tech/Immokalee	Completed
Create an Ad-Hoc Committee to evaluate and recommend legal & regulatory reform to address government efficiency.	SWFRPC	Completed
Prepare a regional plan and identify place-making projects that improve the quality of life	SWFRPC	Completed

Table 17: Important Projects

Important Projects	Program	Status
GrowFL - Economic Gardening	Regional Entrepreneurial Support	In Progress
Identify solutions to "food deserts"	Industry Cluster Development	In Progress
Regional Industry Cluster Study	Industry Cluster Development	Pre-Planning
VA Clinic & Development of Veteran's Investment Zone	Regional Innovation	In Progress
Widening of Sumter Boulevard as a hurricane evacuation route – City of North Port	Regional Infrastructure	In Progress
Road Bond Project – City of North Port	Regional Infrastructure	In Progress
Water Expansion Pilot Program – City of North Port	Regional Infrastructure	Pre-Planning
Punta Gorda Interstate Airport Park	Innovation & Economic Development	In Progress
Downtown & Central Fort Myers Redevelopment (CRA)	Industry Cluster Development	In Progress
Future Makers- Southwest Florida Community Foundation	Innovation & Economic Development	In Progress
Regional Broadband Plan (Collier, Charlotte and Lee)	Regional Infrastructure	Completed 2013
Eastern Immokalee Sidewalk Project	Regional Infrastructure	Pre-Planning
Immokalee Sidewalk Improvement Project	Regional Infrastructure	Pre-Planning
Eleven Bridge Replacements Project-Collier County	Regional Infrastructure	Pre-Planning
Immokalee Stormwater Improvement Program	Regional Infrastructure	Pre-Planning
SR 29 (Main Street) Improvements-Immokalee	Regional Infrastructure	Pre-Planning

Table 18: Future Projects

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

F. Disaster & Economic Recovery^{98 of 249} & Resiliency

Introduction

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

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

What is Economic Resilience?

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

Human-made or natural disasters affecting the District may be short-term events such as forest fires and the resulting floods, or long-term situations such as drought and climate change. The recent national recession is an example of an economic disaster that is affecting the District as shown by declining population, labor force, jobs, and wealth. Primary effects of these events are disruptions to the base regional economy, community and natural environment.

Pre-Disaster Preparedness

State and Local Plans

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

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

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

Post-Disaster Planning and Implementation

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

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

- Develop and/or implement a recovery timeline;
- Implement a recovery plan (long-term recovery);
- Utilize a post-disaster window of opportunity;
- Prioritize redevelopment focus;
- Assist with historic preservation and restoration;
- Reduce disaster vulnerability through land use and development regulations;

- Address post-disaster redevelopment planning for various types of infrastructure and public facilities; and
- Assist communities with improved and alternate projects.

CEDS Goals and Objectives - Building the Pillars - Resiliency

1. Talent Supply & Education

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

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

Trend Analysis: The age distribution of Southwest Florida's population is generally older than the U.S., presenting a potential challenge for future workforce availability. Only one county in the SWFL region (Hendry) has a median age lower than the national population. Median age in Southwest Florida's other counties ranges from eight to twenty years older than U.S. median. The early-mid career population (age 25-44) in SWFL is 19.7% of the region's total population, compared to 26.3% for the U.S. population. In 1999, Southwest Florida's age 25-44 cohort accounted for 25.3% of the region's total population. Southwest Florida's age 25-44 population has shown signs of growth lately, but still remains below where it was before the 2008 recession.

SMART Goal #1: Achieve average annual population growth rate of at least 2.0% (1990s level) in the age 25-44 cohort between 2022 and 2027.

SMART Goal #2: Achieve average annual labor force growth rate of at least 3.0% during 2022 and 2027 (historical average leading up to 2008 recession was 3.4%).

- b. SWOT Finding: Areas of the Southwest Florida suffer high unemployment which undermines workforce competitiveness in some parts of the region.

Trend Analysis: There are over 30,000 unemployed people in Southwest Florida (May 2017). While the region's overall unemployment rate of 3.9% is comparable to state and U.S. rates, it varies considerably within the region. Three counties in Southwest Florida have unemployment rates that are above state and national levels, including Hendry (6.6%), Glades (4.9%), and Charlotte (4.4%). Re-employment through education and skill development would provide a significant

boost to labor availability in Southwest Florida.

SMART Goal #1: Every county in Southwest Florida will have an unemployment rate that is lower than the U.S. unemployment rate by 2035.

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

Objective 1.3.2: Create new employment centers in rural areas with high unemployment.

2. Innovation & Economic Development

Goal 2.5: Diversify the Southwest Florida Economy

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

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

SMART Goal #1: Grow non-tourism export base at a rate fast enough to reduce share of Hospitality & Tourism from current 19.9% of total traded cluster employment in Southwest Florida to the region's historical average of 17.4% by 2035.

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

Trend Analysis: Employment in the Medical Devices cluster has nearly tripled in SWFL since 2007, growing from 474 jobs to more than 1,400 jobs. During that time Southwest Florida has increased its share of total state employment in the Medical Devices cluster from three percent to nine percent. While that pace of growth in Southwest Florida is unlikely to be sustainable, the Southwest Florida Region should strive for job growth in Medical Devices at a fast enough pace to continue diversifying the regional economy, reducing reliance on tourism and construction.

SMART Goal #2: Achieve average annual employment growth of five percent in the Medical Devices cluster between 2022 and 2027.

Objective 2.5.1: Create a Medical Devices cluster intermediary organization.

1400 Colonial Blvd, Suite 1
Fort Myers, FL 33907

Ph. 239.938.1813
Fax. 239.938.1817

www.swfrpc.org



Agenda Item

8c

Charlotte County 17-3ESR

8c

8c



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 17-3ESR). 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.

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 17-3ESR	No	No	No	(1) Not regionally significant (2) Consistent with SRPP

RECOMMENDED ACTION:

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

6/2017

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.

CHARLOTTE COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 17-3ESR)

Summary of Proposed Amendment

Charlotte County DEO 17-3ESR requests to revise Future Land Use (FLU) Appendix VI: Developments of Regional Impact by amending the Tern Bay Development of Regional Impact (DRI) development rights to:

- 1) Reduce the residential dwelling units from 1,800 to 1,315 units;
- 2) Reduce the office space from 30,000 to 20,000 gross square feet;
- 3) Reduce the retail space from 140,000 to 111,500 gross square feet; and
- 4) Reduce the hotel rooms from 250 to 150 rooms

The applicant also applied for a Notice of Proposed Change to amend the Tern bay DRI Development Order to revise residential and commercial development rights. These changes were submitted through a revised Notice of Proposed Change (NOPC) in 2016. County staff determined that the NOPC was not a substantial deviation. On December 12, 2016, the Planning and Zoning Board also recommended approval of this NOPC application. All development rights within DRIs in Charlotte County are adopted in the County Comprehensive Plan; therefore, the applicant must apply for a text amendment to incorporate all proposed revisions to development rights within the Tern bay DRI into FLU Appendix VI: Development of Regional Impact.

The amendment also makes changes to the Housing, Hurricane Preparedness, and Transportation sections of the Development Order that were also adopted in the NOPC. RPC staff coordinated with County staff on these changes during the NOPC process.

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 17-3ESR

Growth Management Plan

Comprehensive Plan Amendment

MIXED USE: COMMERCIAL / OFFICE / HOTEL / RESIDENTIAL
(*) DENOTES ALTERNATIVE WELCOME CENTER

RESIDENTIAL USE: PLATTED AND DEVELOPED

RESIDENTIAL USE: (*) DENOTES ALTERNATIVE SPA AND TENNIS CLUB SITE

COUNTRY CLUB

RESIDENTIAL USE: GOLF / OPEN SPACE / PUBLIC USE

COMMERCIAL/OFFICE

MAIN BOULEVARD

ADDITIONAL RIGHT-OF-WAY

CONSERVATION AREA

CONSERVATION AREA COASTAL

LAND USE

UNITS

LAND USE CODE

Residential: Single Family

475 DU

210

Residential: Condominiums

840 DU

230

Recreation: Golf Course

27 Holes

430

Recreation: Tennis Club

8 Courts

491

Office: General

20,000 sq. ft.

710

Retail: Shopping Center

111,500 sq. ft.

820

Hotel

150 Rooms

310

Welcome Center

5,000 sq. ft.

—

- Notes:
- Minor adjustments may be proposed to this Land Use plan pursuant to subsection 380.06(19)2, Florida Statutes.
 - Final acreage will vary based on detailed site planning and permitting.
 - Additional lakes and stormwater facilities may encroach into wetland buffers and other open space areas as required to provide hydrologic connection.

- Fixed Development Criteria
- Maximum number of residential units shall not exceed 1,315. No multi-family building shall exceed seven stories over parking.
 - Conservation Area Coastal shall be a minimum of 865 acres. The 865 acres of wetland preservation areas; a minimum of 205 acres of upland preservation areas and buffers areas subject to further additions, a project total of 295.0 acres of impervious surface leaving a project total of 1,483 acres of open space (all natural pervious and all vegetated pervious surfaces).
 - Location of access points to Burnt Store Road.

- Variable Development Criteria
- Types and mix of single-family and multi-family units within the individual residential development pods.
 - Stormwater lake locations and configurations.
 - Golf fairway locations and configurations.
 - Development pod boundaries.
 - Internal road alignment and access.
 - The maximum acreage of impervious surface shall be modified by the future water management district permit modification.

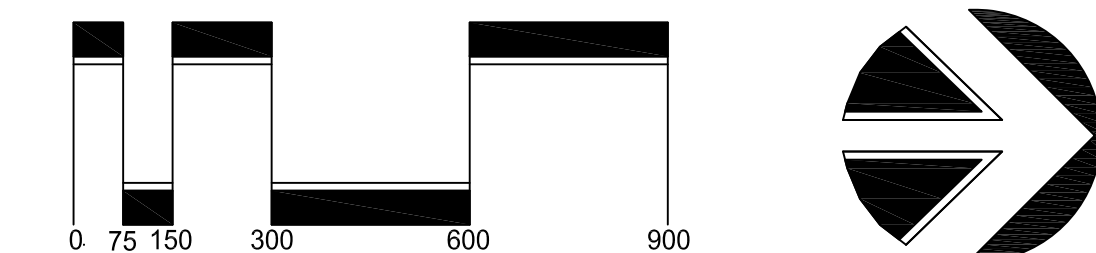
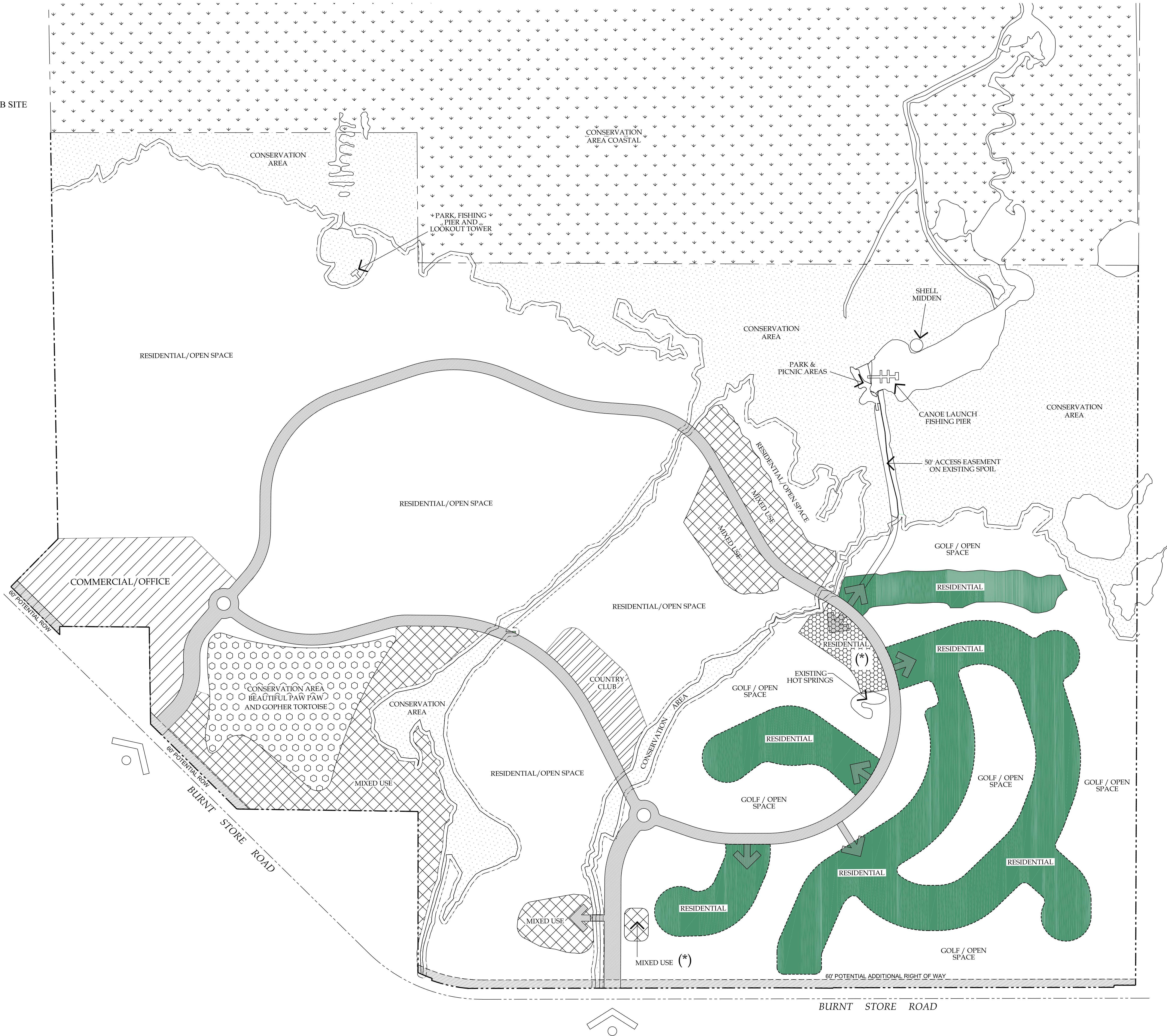
- Existing Platting and Dwelling Units Summary
- Number of single family platted lots: Total of 231 platted lots
 - Number of existing single family homes constructed: Total of 29 Single Family Homes
 - Number of multi-family platted lots: Total of 5 platted lots
 - Number of existing multi-family units constructed: 5 Multi-Family Units | 10 Units Total

TERN BAY

COUNTRY CLUB RESORT

LAND USES

TERN BAY CDD ACQUISITIONS, LLC
NOVEMBER 2016



REVISED
MAP H

Agenda Item

8d

City of LaBelle DEO 17-1ESR

8d

8d

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 CITY OF LABELLE

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the City of LaBelle 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 the City of LaBelle

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

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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,
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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.

CITY OF LABELLE COMPREHENSIVE PLAN AMENDMENT (DEO 17-1ESR)

RECEIVED: FEBRUARY 10, 2017

Summary of Proposed Amendment

This is a city-initiated Large Scale Comprehensive Plan Amendment to amend the Future Land Use designation of certain properties as described in Exhibit 'A' of Ordinance 2017-5. The subject properties are generally located east of Bridge Street, south of Broward Avenue, west of Sabal Palm Court and north of Lincoln Avenue. The subject properties range in size from approximately 1/3 acre to 7 acres, totaling roughly 35.8 acres.

This amendment has been prompted by several inquiries regarding development of some of the subject properties for multi-family residential housing. The current Residential Future Land Use designation allows for a maximum residential density of three units per acre, making it economically unfeasible to develop this type of housing. Through discussions with local realtors and developers, Staff has analyzed the area to change the Future Land Use designation to allow for a residential density that can support the development of multi-family residential units. Staff is recommending a Future Land Use designation of Outlying Mixed Use, which would allow up to sixteen dwelling units per acre.

The subject properties fall between a substantially developed commercial corridor to the west (Bridge Street) and a single family residential neighborhood to the east. The majority of the properties are unique in size when compared to the typical lot sizes of the surrounding residential lots. The subject properties are situated between intense land uses to the west and a residential neighborhood to the east that can be described as somewhat rural in character. To the north, the subject properties largely abut residentially zoned properties that are similar in size to those parcels east of the subject boundary and similarly, the properties south, between Seminole Avenue and Lincoln Avenue are more consistent in size with surrounding single family residential lots.

County staff finds that the subject properties can remain consistent with the principals of land use planning as they serve as a transition between the commercial properties to the west and the single family residential properties to the east and north. In this regard, development as multi-family housing is an ideal use to separate the commercial uses from the single family neighborhood to the east. As a residential use, multi-family housing can provide continued compatibility with the adjacent residential development.

The single family area south of the amendment area, between Seminole Avenue to the north and Lincoln Avenue to the south is proposed to remain in the Residential Future Land Use category. These properties are largely separated from the surrounding commercial and industrial designated properties by streets, and with the exception of the western edge, do not abut the existing larger parcels, reducing their likelihood of aggregation into a larger development parcel. Additionally, these properties are separated from the industrially-zoned properties to the south by Lincoln Avenue and as properties along Lincoln Avenue develop, buffers will be required along the street frontage that will maintain a separation of these two uses. The County finds that impacts to these properties will remain minimal and that compatibility issues can be addressed as the subject properties or those to the south develop.

County staff is recommending the Outlying Mixed Use Future Land Use category as the logical designation for the subject properties. This category encourages the use of variety in housing types in locations appropriate to serve as a transition to lower density residential areas. While this category does allow for limited commercial uses, the subsequent rezoning of the subject properties (upon adoption of the amendment) will limit development to residential uses (staff will recommend rezoning to R-3, multi-family residential). Additionally, this category establishes density according to parcel size. The smaller the parcel, the higher the density (up to 8 acres allows 16 units per acre) so if aggregation of property was to occur, the number of residential units per acre would decrease, significantly reducing the potential for large mass structures that might adversely impact the surrounding area. The combination of density limits and other development requirements such as parking, height limits and water management encourage a creative and innovative form of development in order to maximize the density potential of a given property.

Regional Impacts

The subject parcels are currently designated Residential with a maximum density of 3 dwelling units per acre. The proposal would give these parcels an Outlying Mixed Use FLUC with a maximum density of 16 dwelling units per acre for parcels smaller than 8 acres (the largest parcel in the proposal is 7 acres). This change would allow an additional 465 dwelling units on 35.8 acres. This is below the Hendry County DRI threshold of 500 units, which the RPC uses to determine regional significance.

FDOT reviewed the proposed amendments and determined that they would result in a net decrease of daily trips. The amendments are not expected to adversely impact State and Strategic Intermodal System (SIS) transportation facilities. FDOT also encouraged the City to consider multimodal (pedestrian, bicycle, and transit) transportation connections.

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

Extra-Jurisdictional Impacts

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

Conclusion

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

Recommended Action

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



Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

RACHEL D. CONE
INTERIM SECRETARY

June 5, 2017

Ms. Shellie Johnson, AICP
Consulting City Planner
City of LaBelle
Post Office Box 458
LaBelle, Florida 33975

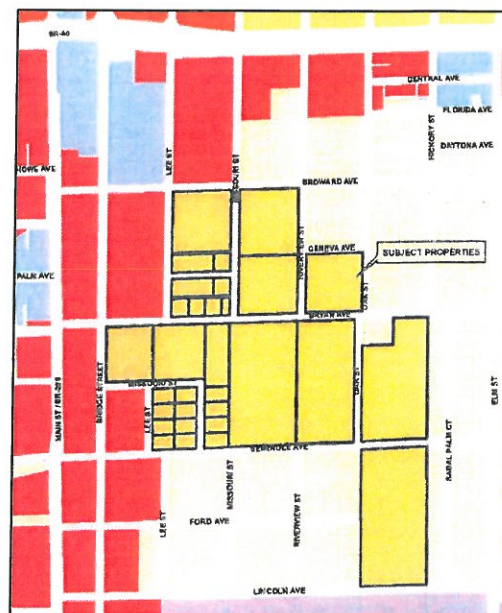
RE: LaBelle 17-1ESR Proposed Comprehensive Plan Amendment (Expedited State Review Process) – FDOT Technical Assistance Comments

Dear Ms. Johnson:

The Florida Department of Transportation (FDOT), District One, has reviewed LaBelle17-1ESR Proposed Comprehensive Plan Amendment (CPA). The proposed CPA package was transmitted by the City Commission in accordance with the requirements of Florida Statutes Chapter 163. FDOT offers the following technical assistance comments.

The CPA proposes to amend approximately 35.8± acres on the City's Comprehensive Plan Future Land Use (FLU) Map, from Residential (RES) to Outlying Mixed Use (OMU). The CPA consists of 31 adjacent parcels, generally located east of Bridge Street, south of Broward Avenue, west of Sabal Palm Court and north of Lincoln Avenue. The parcels range in size from approximately 1/3 acre to 7 acres.

According to Policy 1.3.1 of the City of LaBelle Comprehensive Plan, the Adopted RES FLU category allows for residential development up to three dwelling units (DUs) per gross acre. It also allows for non-residential development up to 0.30 floor area ratio (FAR), which would generate approximately 19,632 daily trips or 1,797 p.m. peak-hour trips.



According to Policy 1.3.2 of the City of LaBelle Comprehensive Plan, the Proposed OMU FLU category allows for residential development up to 16 DUs per gross acre on 70% of the subject properties. It also allows for non-residential development up to 0.75 FAR on 30% of the subject properties. The proposed OMU FLU category would generate

approximately 17,904 daily trips or 1,627 p.m. peak-hour trips; resulting in a net **decrease** of 1,728 daily trips or 170 p.m. peak hour trips.

The following table summarizes the trip generation potential for the currently adopted and proposed land uses for the 35.8± acres, and the change in trips as a result of the proposed amendment.

TRIP GENERATION COMPARISON

Scenario	Land Use Designation	Maximum Allowed Density / Intensity	Land Use Code	Size of Development		Daily Trips ¹	PM Peak Hour Trips ¹
				Acres	Allowed Development		
Adopted	RES	3 DUs/Acre	210	35.80	107	1,118	112
	NON-RES	0.30 FAR	820		467,834 sf	18,514	1,685
Proposed	OMU-RES	16 DUs/Acre ²	220	35.80	400 DUs	2,548	238
	OMU-COM	0.75 FAR ³	820		350,875 sf	15,356	1,389
Change in Trips						-1,728	-170

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

2. Applied to 70% of the gross area per Policy 1.3.2.

3. Applied to 30% of the gross area per Policy 1.3.2.

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 Strategic Intermodal System (SIS) transportation facilities. *However, FDOT does offer the following technical assistance comment, which is not grounds for objection.*

FDOT Technical Assistance Comment #1:

The new projects and developments which fall under the proposed CPA are expected to serve residential uses with minor non-residential uses. As noted in the CPA package, Comprehensive Plan FLU Element Goal 1 ensures that development is planned in a manner that is both sustainable and improves upon the quality of life. In continuation of this Goal, FDOT notes that the proposed amendment does not include information regarding multimodal (pedestrian, bicycle and transit) connections, both internally and to Downtown LaBelle. These types of alternatives to the personal automobile aid in reducing vehicle trips on nearby SIS facilities, including SR 29 and SR 80, and promotes healthy, safe, and economically viable communities that encourages improved quality of life.

FDOT offers several initiatives to assist the City in creating quality developments while protecting future mobility on the regional roadway network. These include "Complete Streets"¹, modern roundabouts², and a commitment to bicycle and pedestrian safety³.

¹ <http://www.flcompletestreets.com/>

² <http://www.dot.state.fl.us/rddesign/Roundabouts/Default.shtm>

³ <http://www.alerttodayflorida.com/>

Ms. Shellie Johnson
City of LaBelle 17-1ESR Proposed CPA – FDOT Technical Assistance Comments
June 5, 2017
Page 3 of 3

FDOT welcomes the opportunity to partner with, and provide technical assistance to the City of LaBelle to create multimodal transportation facilities to serve all users.

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

Sincerely,



Sarah Catala
SIS/Growth Management Coordinator
FDOT District One

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

MAPS

City of LaBelle

DEO 17-1ESR

Growth Management Plan

Comprehensive Plan Amendment

BRYAN AVENUE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT
EXISTING FUTURE LAND USE

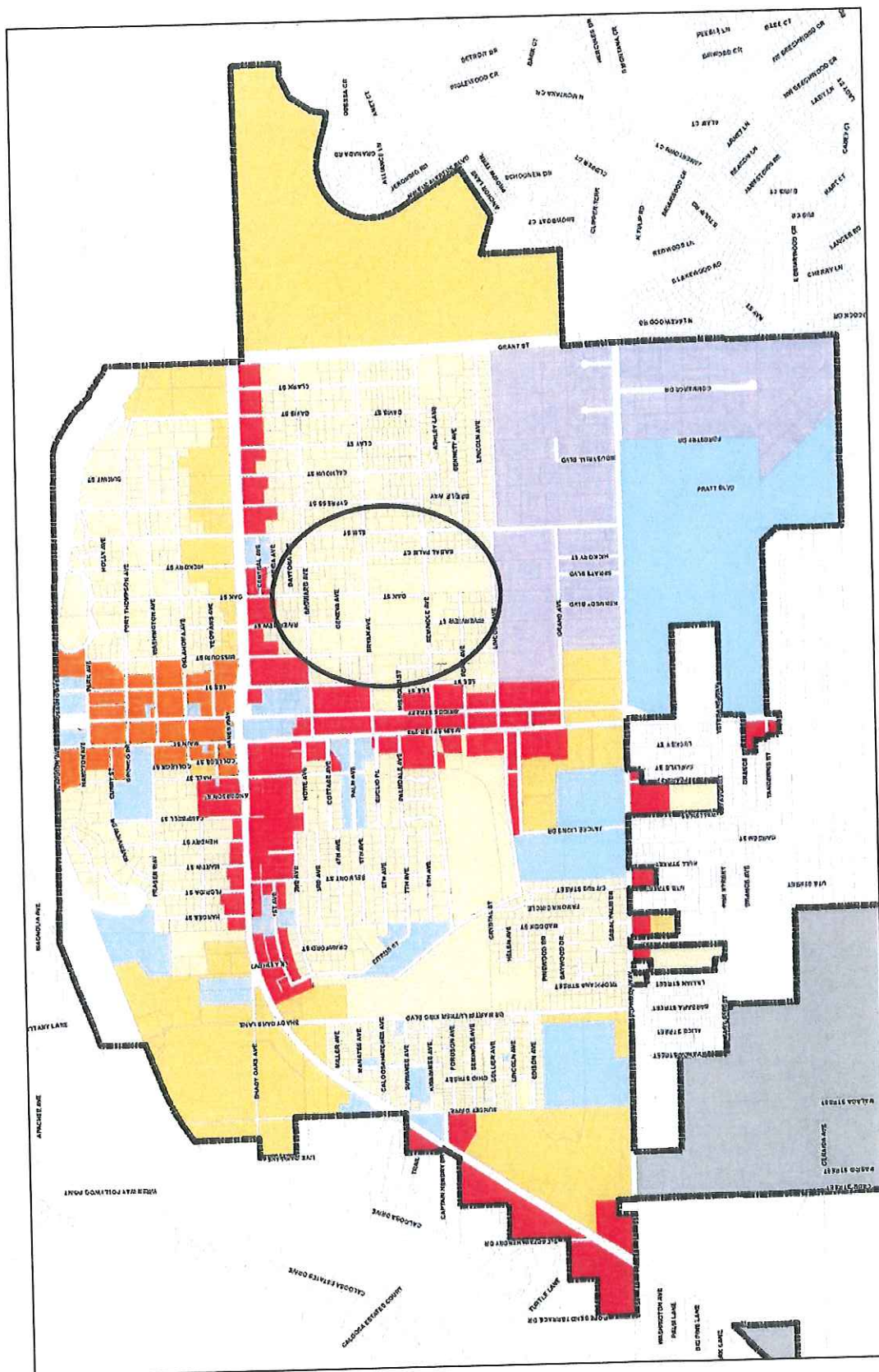
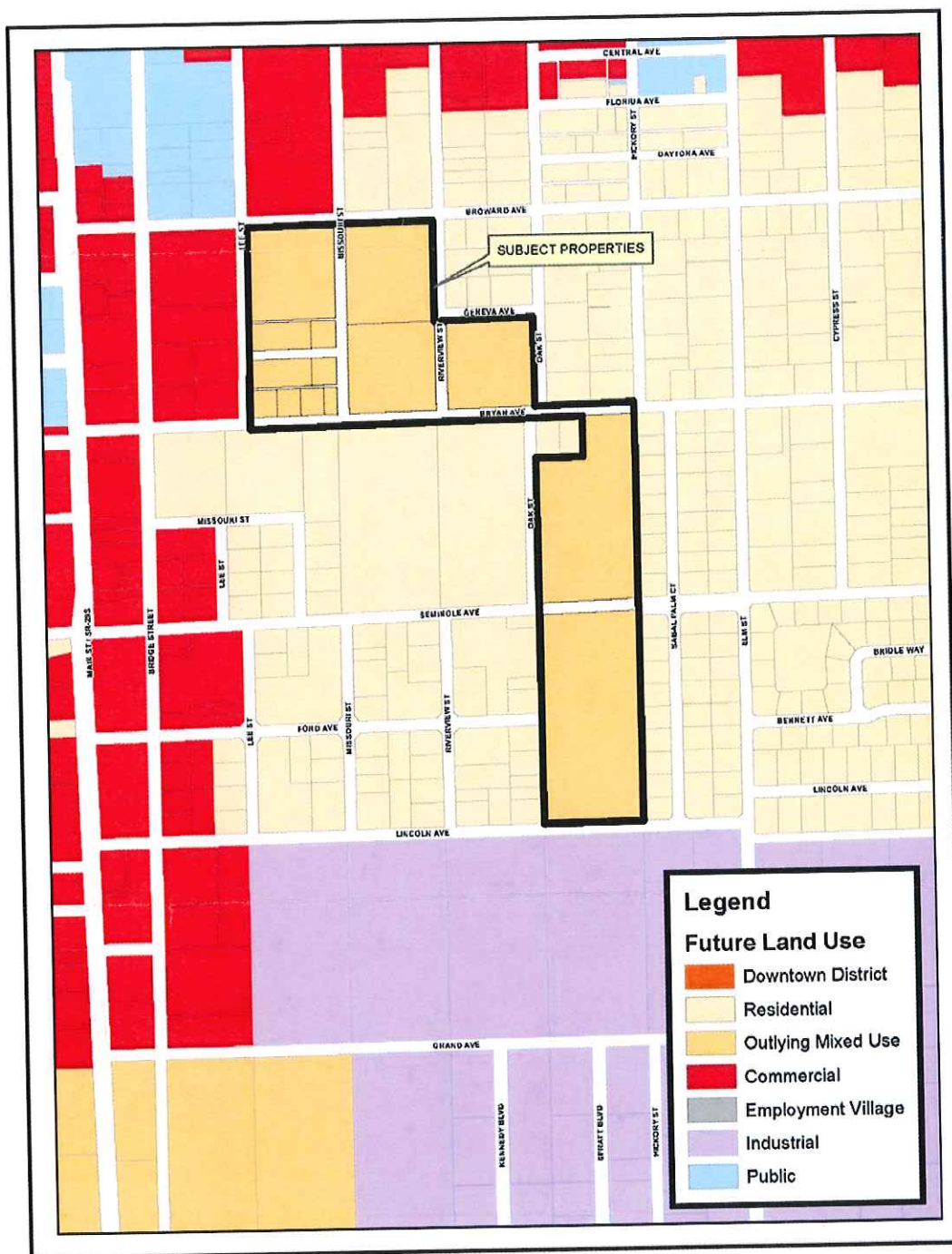


EXHIBIT A

BRYAN AVENUE AREA MAP AMENDMENT



Agenda Item

8e

Collier County DEO 17-2ESR

8e

8e

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 COLLIER COUNTY

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Collier 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 Collier County

06/2017

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 17-2ESR)

Summary of Proposed Amendment

Collier County DEO 17-2ESR seeks to establish a new Subdistrict in the Future Land Use Element (FLUE) text, and Future Land Use Map and Map Series of the Growth Management Plan (GMP) by;

1. Amending Policy 1.1 Urban – Commercial District to add the Logan Boulevard / Immokalee Road Commercial Infill Subdistrict name where District and Subdistrict designations are identified,
2. Amending Urban Designation provisions to add the new Subdistrict name where various Subdistricts that allow non-residential uses are listed,
3. Amending the Urban – Commercial District to add the new Subdistrict provisions,
4. Adding the title of the new Subdistrict map to the itemized Future Land Use Map Series listing, and
5. Amending the Future Land Use Map to depict the new Subdistrict, adding a new Future Land Use Map Series inset map that depicts the new Subdistrict.

The petition is proposed to allow for new commercial development, up to a maximum of 100,000 square feet of gross leasable floor area. If approved for Transmittal, a Planned Unit Development (PUD) rezone will become a companion item for consideration along with the adoption of this amendment at a later date.

The 18.64-acre subject property is currently undeveloped and zoned A, Rural Agricultural district. The current Future Land Use designation is Urban Mixed Use District, Urban Residential Subdistrict, and allows single-family residential development; recreation and open space uses; institutional uses, e.g., child care facilities, churches and places of worship, assisted living facilities, adult care facilities, nursing homes, social and fraternal organizations, public and private schools; a variety of agricultural uses; and essential services. The current zoning, and existing and planned land uses, in the area immediately surrounding the Subdistrict property are primarily suburban- and estate-type residences or residential lots in all directions. The amount of existing and zoned commercial space found within a 3-mile radius of the proposed Subdistrict totals 2,212,630 sq. ft. on 275.15 acres.

Based on data and analysis submitted for the amount of existing and potential commercial development within the study area for the subject property, County staff believes the need for the full range of commercial development contemplated by this amendment has not been demonstrated. County staff recommended that the Collier County Planning Commission forward the petition, as submitted, to the Board of County Commissioners with a recommendation not to approve for transmittal to the Florida Department of Economic Opportunity. However, County staff recommended approval with revisions to the Subdistrict text that would limit commercial uses to those for which supportable demand has been demonstrated.

Regional Impacts

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

FDOT has provided technical assistance comments on the amendments (attached). The segments of I-75 from CR 896/Pine Ridge Road to the Lee/Collier County Line are projected to exceed LOS Standards in the long-term (2040) without the project. The Collier 2040 Long Range Transportation Plan (LRTP) identifies I-75 from north of Golden Gate Parkway to the Lee/Collier County Line as Needed Highway improvement for new 4-Lanes (Express (Toll) Lanes with slip-ramp locations connecting to general purpose lanes.) FDOT's technical assistance comments state that the estimated 295 daily trips added do not adversely impact I-75, encourage concepts such as Complete Streets and modern roundabouts, and encourages multi-modal transportation.

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 (with County staff revisions) is not regionally significant.

Recommended Action

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



Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

RACHEL D. CONE
INTERIM SECRETARY

June 5, 2017

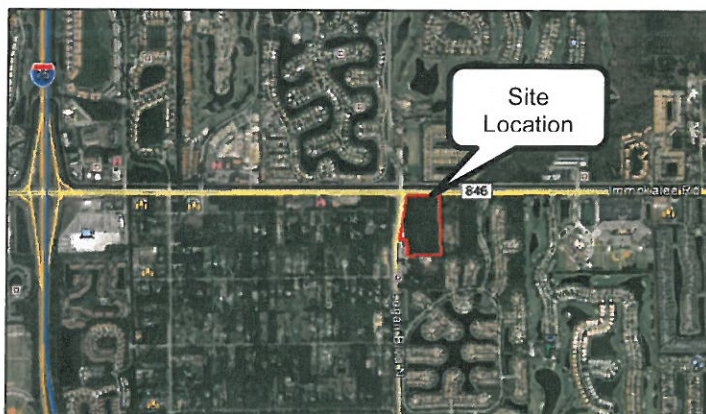
David Weeks, AICP
Growth Management Manager
Collier County
2800 N. Horseshoe Drive
Naples, Florida 34104

RE: Collier County 17-2ESR Proposed Comprehensive Plan Amendment (Expedited State Review Process) – FDOT Technical Assistance Comments

Dear Mr. Weeks:

The Florida Department of Transportation (FDOT), District One, has reviewed the Collier County 17-2ESR Proposed Comprehensive Plan Amendment (CPA). The CPA proposal package was transmitted under the Expedited State Review process by the Collier County Board of County Commissioners in accordance with the requirements of Florida Statutes Chapter 163. FDOT offers the following technical assistance comments.

The Collier County 17-2ESR Proposed CPA (locally known as PL-20160001100/CP-2016-2) proposes to amend the Collier County Growth Management Plan (GMP), to establish the Logan Boulevard/Immokalee Road Commercial Infill Sub-district. The proposed sub-district encompasses approximately 18.6+/- acres, and is generally located on the southeast corner of the intersection of Immokalee Road and Logan Boulevard. I-75, the nearest State roadway and Strategic Intermodal System (SIS) facility is located approximately 1.3 miles west of the amendment site. In order to establish the sub-district, text and map amendments are required, as summarized below.



- **Future Land Use (FLU) Map:** Change the 18.6+/- acres from the Urban Mixed Use District, Urban Residential Subdistrict (UMUS/URS), to the Urban Commercial District (UCD), Logan Boulevard/Immokalee Road Commercial Infill Subdistrict, allowing a maximum of 100,000 square feet (SF) of gross floor area for uses as allowed in the C-4, General Commercial, zoning district.

- **Future Land Use (FLU) Element:** Create a new Logan Boulevard/Immokalee Road Commercial Infill Subdistrict under the Urban Commercial District (UCD) FLU category, and establish the uses allowed under the proposed sub-district.

PL-20160001100/CP-2016-2 (Map and Text Amendment)

The currently adopted UMUS/URS FLU designation allows up to 16 dwelling units (DUs) per acre, resulting in 297 single family residential DUs. The 297 DUs generate approximately 2,859 daily trips or 280 p.m. peak hour trips. The proposed Logan Boulevard/Immokalee Road Commercial Infill Subdistrict would generate approximately 6,791 daily trips or 599 p.m. peak hour trips; resulting in a net increase of 3,932 daily trips or 319 p.m. peak hour trips. The following table summarizes the trip generation potential for the adopted and proposed land uses, as well as the change in trips as a result of the amendment.

TRIP GENERATION COMPARISON

Scenario	Land Use Designation	Maximum Allowed Density / Intensity	Land Use Code	Size of Development		Daily Trips ¹	PM Peak Hour Trips ¹
				Acres	Allowed Development		
Adopted	UMUS/URS	16 DUs/Acre	210	18.60	297 DUs	2,859	280
Proposed	UCD ²	NA	820	18.60	100,000 sf	6,791	599
Change in Trips						+3,932	+319

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

2. Logan Boulevard/Immokalee Road Commercial Infill Subdistrict

As seen in the following tables, a planning level analysis was prepared to establish whether State roadways in the vicinity of the project will operate at their adopted level of service (LOS) standards during the existing (2016), short-term (2022), and long-term (2040) horizon year conditions.

YEAR 2016 EXISTING ROADWAY CONDITIONS

Roadway	From	To	SIS/E-SIS?	LOS Std. ¹	2016 Daily Conditions				
					No. of Lanes	Service Volume	Volume ²	LOS	Acceptable?
I-75	CR 896 (Pine Ridge Rd)	CR 846 (Immokalee Rd)	Yes	D	6	111,800	80,453	C	Yes
I-75	CR 846 (Immokalee Rd)	Lee County Line	Yes	D	6	111,800	97,041	D	Yes

1. Adopted LOS Standard obtained from Collier County.

2. 2016 Volumes obtained from 2016 RCI Database.

YEAR 2022 SHORT-TERM HORIZON ROADWAY CONDITIONS

Roadway	From	To	2022 Daily Conditions (E+C)								
			No. of Lanes ¹	LOS Std. ²	Service Volume	Back-ground Volume ³	Project Distribution ⁴	Project Trips	Total Volume	LOS	Acceptable?
I-75	CR 896 (Pine Ridge Rd)	CR 846 (Immokalee Rd)	6	D	111,800	89,307	7.5%	295	89,602	C	Yes
I-75	CR 846 (Immokalee Rd)	Lee/Collier County Line	6	D	111,800	107,007	7.5%	295	107,302	D	Yes

1. Number of Lanes (based on E+C Condition) obtained from 2015 FDOT District One LOS Spreadsheet
2. Adopted LOS Standard obtained from Collier County
3. The short-term planning horizon year 2022 background volume was obtained based on interpolation between 2016 and 2040 volumes.
4. Project Trip Distribution was obtained from the traffic study provided by the Applicant.

YEAR 2040 LONG-TERM HORIZON ROADWAY CONDITIONS

Roadway	From	To	2040 Daily Conditions								
			No. of Lanes ¹	LOS Std. ²	Service Volume	Back-ground Volume ³	Project Distribution ⁴	Project Trips	Total Volume	LOS	Acceptable?
I-75	CR 896 (Pine Ridge Rd)	CR 846 (Immokalee Rd)	6	D	111,800	115,869	7.5%	295	116,164	F	No
I-75	CR 846 (Immokalee Rd)	Lee/Collier County Line	6	D	111,800	136,904	7.5%	295	137,199	F	No

1. Number of Lanes from 2040 District One Regional Planning Cost Feasible Model
2. Adopted LOS Standard obtained from Collier County
3. The long-term planning horizon year 2040 background volume was obtained based on a combination of model volumes and historical trend analysis.
4. Project Trip Distribution was obtained from the traffic study provided by the Applicant

Based on the planning level analysis, the segments of I-75 from CR 896/Pine Ridge Road to Lee/Collier County Line are expected to operate at acceptable levels of service (LOS) under existing (2016) and short-term (2022) conditions. However, these segments are projected to exceed LOS Standards in the long-term (2040), without the project. The Collier 2040 Long Range Transportation Plan (LRTP) identifies I-75 from north of Golden Gate Parkway to the Collier/Lee County Line as a Needed Highway improvement for new 4-Lanes (Express (Toll) Lanes with slip-ramp locations connecting to general purpose lanes). As a result of the planning level analysis, FDOT offers the following technical assistance comments, which are not grounds for objection:

FDOT Technical Assistance Comment #1:

The approximately 295 daily trips being added to I-75 account for approximately 0.26% of the adopted LOS Standard service volume, which does not adversely impact I-75.

FDOT Technical Assistance Comment #2:

The new development associated with the Logan Boulevard/Immokalee Road Commercial Infill Subdistrict FLU category is expected to serve non-residential uses. In an effort to

Mr. David Weeks, AICP
Collier County 17-2ESR Proposed CPA – FDOT Technical Assistance Comments
June 5, 2017
Page 4 of 4

reduce personal automobile trips on State and SIS transportation facilities, minimizing potential transportation impacts, State roadways are planned, designed and constructed in harmony with the surrounding land use characteristics. This context sensitive approach promotes healthy, safe, and economically viable communities that encourages quality of life, incorporating all modes of transportation. FDOT offers several initiatives to assist the County in creating quality developments while protecting future mobility on the regional roadway network. These include "Complete Streets"¹, modern roundabouts², and a commitment to bicycle and pedestrian safety³. FDOT welcomes the opportunity to partner with, and provide technical assistance to Collier County, to create multimodal transportation facilities to serve all users.

FDOT Technical Assistance Comment #3

Collier Area Transit (CAT) provides bus service along Immokalee Boulevard, east of I-75 via route 27. Per the CAT route map for route 27, the nearest transit stop to the site is approximately one-mile west, at Oaks Boulevard. FDOT encourages and supports a collaborative planning environment between development, local government, and the Department in an effort to promote multimodal connectivity between existing and future development areas. FDOT supports this type of collaboration as enhanced transit facilities promote transit usage, and can help with the reduction of automobile dependency on the local and regional roadway network.

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

¹ <http://www.flcompletestreets.com/>

² <http://www.dot.state.fl.us/rddesign/Roundabouts/Default.shtm>

³ <http://www.alerttodayflorida.com/>

MAPS

Collier County

DEO 17-2ESR

Growth Management Plan

Comprehensive Plan Amendment

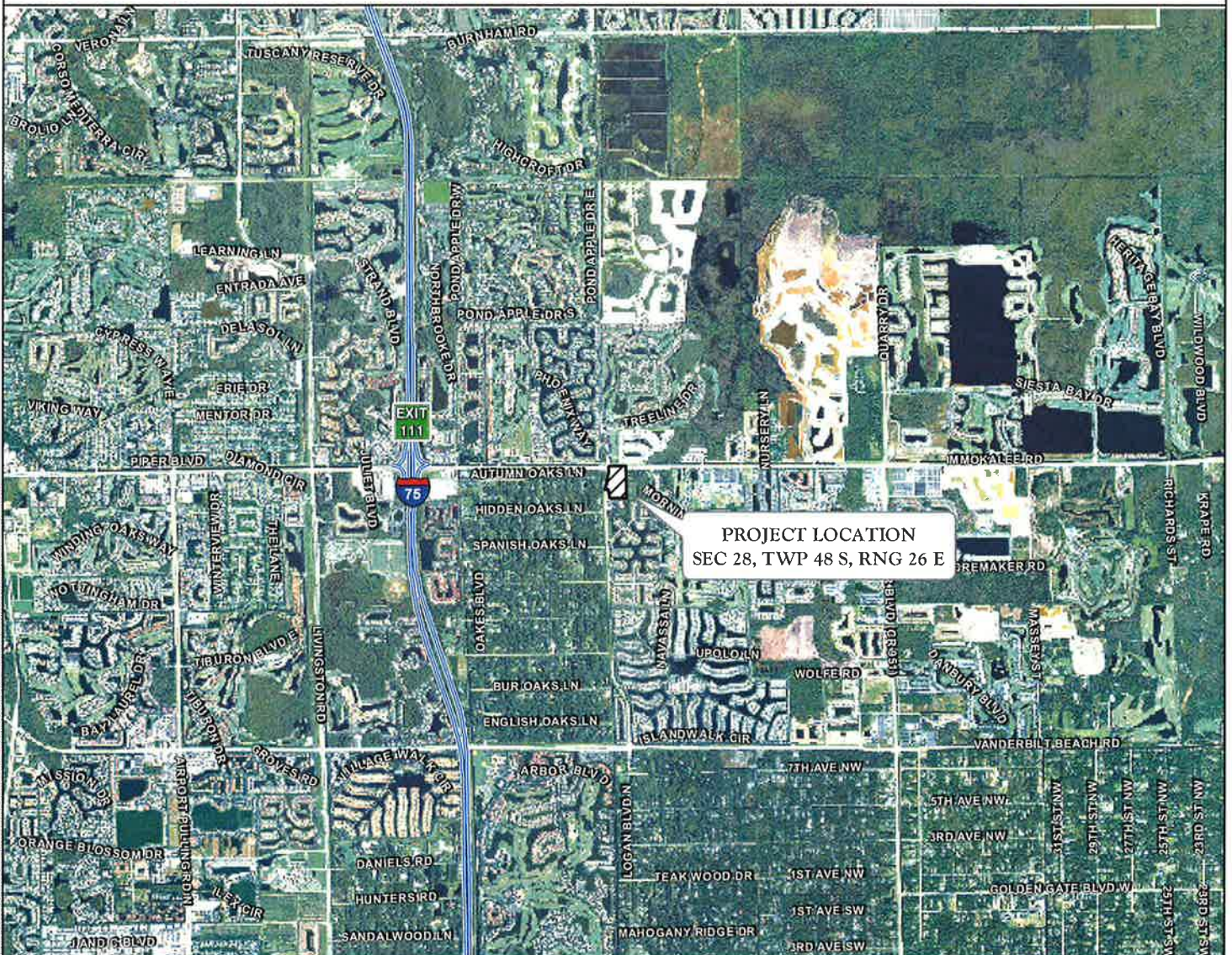
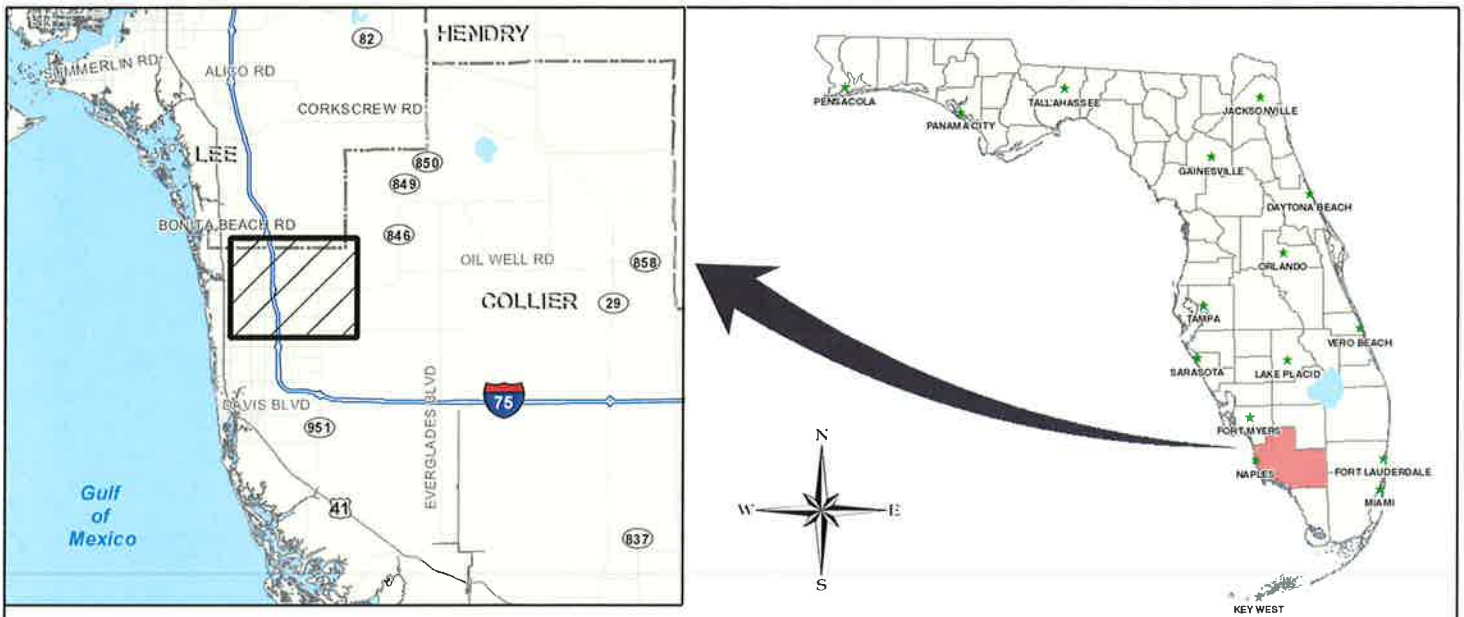


FIGURE 1. PROJECT LOCATION MAP
LOGAN BOULEVARD / IMMOKALEE ROAD
COMMERCIAL INFILL SUBDISTRICT

DRAWN BY	DA TE
T.S.	6/17/16
REVIEWED BY	DA TE
S.J.	6/17/16
REVISED	DA TE



PASSARELLA
 & ASSOCIATES



Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents from any and all claims arising in any way from the content or provision of the data.

Logan Blvd/Immokalee Rd Commercial Infill Subdistrict

Exhibit I: Existing Future Land Use Map
September 2016

Stantec Consulting Services Inc.
6900 Professional Parkway East
San Jose, CA 95128
tel 941.907.6700
fax 941.907.6911



Prepared by: E.E.S. 06/27/16



Disclaimer: Stantec assumes no responsibility for data supplied in this format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of this data.

Logan Blvd/Immokalee Rd Commercial Infill Subdistrict

Exhibit J: Proposed Future Land Use Map

October 2016

Stantec Consulting Services Inc.
6600 Professional Parkway East
Sarasota, FL 34249
tel 941.907.6920
fax 941.907.6911

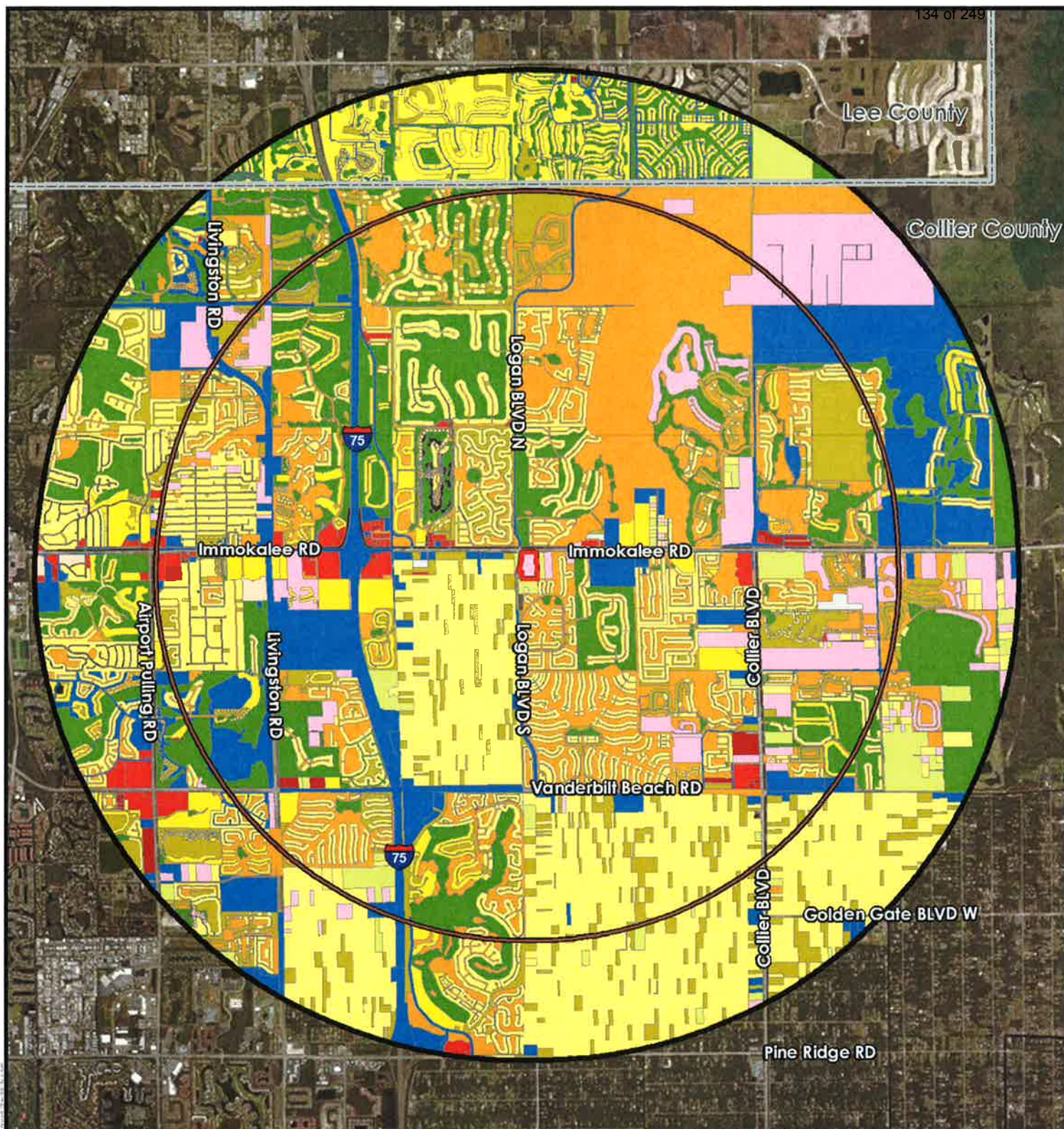
0 250 500 Feet



Prepared by: EES 10/11/16

Lee County

Collier County



LEGEND



3 mi Buffer

4 mi Buffer

Project Boundary

Existing Land Use

- Recreation / Conservation / Open Space
- Agricultural
- Commercial
- Vacant Commercial
- Public Facilities
- Single Family Residential

- Multi-Family Residential
- Vacant Residential
- Industrial
- Miscellaneous
- Non-Agricultural Acreage
- Assisted Living

Earthstar Geographics LLC Earthstar Geographics SIO ©



--- Agenda --- Item

8f

City of Sarasota DEO 17-1ESR

8f

8f

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 CITY OF SARASOTA

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the City of Sarasota 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</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 (3) Procedural

RECOMMENDED ACTION:

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

06/2017

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

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

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

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

Regional Planning Council Review

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

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

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

CITY OF SARASOTA COMPREHENSIVE PLAN AMENDMENT (DEO 17-1ESR)

RECEIVED: JUNE 1, 2017

Summary of Proposed Amendment

The City of Sarasota Comp Plan Amendment DEO 17-1ESR amends the Utilities and Capital Improvements Chapters in order to update the Potable Water Supply Plan and Illustration CI-7 (Five-Year Schedule of Capital Improvements for Potable Water Supply Facilities). This plan is consistent with the Southwest Florida Water Management District's Regional Water Supply Plan. These amendments are mostly procedural in nature. They include updates to the plan to be consistent with changes in State Statutes, such as removing any references to 9J-5 requirements. There are also updates to data throughout the plan.

Regional Impacts

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

Extra-Jurisdictional Impacts

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

Conclusion

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

Recommended Action

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

Exhibit C

Attachment 1 - Illustration CI-7										
Five-Year Capital Improvements Plan (FY 2017-21)										
Potable Water Supply Plan										
Project Number	Project Name and Description	Funding Source	Reappropriations	2016-17	2017-18	2018-19	2019-20	2020-21	Total	
Administration										
112	Concrete block building for a materials warehouse with 2nd floor offices and converting current LS office for storage use	User Fees	-	1,750	-	-	-	-	1,750	
Distribution System										
113 L-O-S 03006	Water transmission and distribution main upgrade/replacement/extension	User Fees	5,696	1,500	1,000	4,200	2,400	2,400	17,196	
113a L-O-S 001819	Water transmission and distribution main upgrade/replacement/extension. (Osprey Ave. - Phase 5, Bay to Novus)	User Fees	-	700	-	-	-	-	700	
113b L-O-S 001391	Water transmission and distribution main upgrade/replacement/extension. (St. Armand's Parking Garage)	User Fees	-	500	-	-	-	-	500	
114 L-O-S 116	Water transmission and distribution main relocation/upgrade to accommodate proposed roadway/drainage projects	User Fees	-	-	530	1,220	490	580	2,820	
117 03038	WTP Maintenance / Replacement / Rehabilitation including Tank, Wall & Slab Repairs	User Fees	-	-	-	300	-	-	300	
118 03054	Cross Connection Control - Residential Loan Program	User Fees	250	-	500	-	-	-	750	
	Utilities Administration Remodeling Phase 1 - East Side, Phase 2 = A/C Restrooms, NE Exterior Hall, Phase 3 - Conversion of store room to Offices	User Fees	246	-	-	-	-	-	246	
Water Treatment Plant										
120 03067	Relocation of Filter Housings at Water Treatment Plant	User Fees	75	-	-	-	-	-	75	
121 03072	Replace existing isolation valve in the high service manifold piping. Construct tie-in to Verna raw water line for emergency water line	User Fees	433	-	-	-	-	-	433	
122 001818	Install Sand Filters at RO WTP for Verna Raw Water Quality Improvement	User Fees	2	2,000	-	-	-	-	2,002	
123 03046	Install VFDs on High Service Pumps 1 & 3 and replace antiquated RO Plant 480 V MCC with updated switchgear	User Fees	-	410	-	-	-	-	410	
Source of Supply: Verna Well Field and Downtown Wells										
125 L-O-S 03048	Verna 30" Raw Water Main Reliability Improvements - Verna to WTP	User Fees	-	-	-	-	-	1,000	1,000	
Reclaimed Water System Expansion										
147 L-O-S 03073	Reclaimed Water Transmission and Distribution Main Upgrade/Replacement/Extension	User Fees	-	-	-	300	-	-	300	
148 03035	Reclaimed Water Main Relocation/Upgrade to accommodate proposed Roadway/Drainage Projects.	User Fees	-	250	250	100	250	250	1,100	
	Total		6,702	7,110	2,280	6,120	3,140	4,230	29,582	

NOTE: The completion of the above projects are not anticipated to significantly increase the operating costs of the Water and Sewer Enterprise Fund except for the additional dollars in debt service on the Bonds issued to finance them. Dollars are in millions.

Agenda Item

8g

City of Cape Coral DEO 17-2ESR

8g

8g

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 CITY OF CAPE CORAL

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the City of Cape Coral Comprehensive Plan (DEO 17-2ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

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

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

6/2017

COMMUNITY PLANNING ACT

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Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

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

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CITY OF CAPE CORAL COMPREHENSIVE PLAN AMENDMENT (DEO 17-2ESR)

RECEIVED: JUNE 1, 2017

Summary of Proposed Amendment

City of Cape Coral DEO 17-2ESR is a large-scale Future Land Use Map (FLUM) amendment for a large area in Northern Cape Coral. Overall, 9,656 properties (+/- 2,865.38 acres) will be directly affected by this amendment. The purpose of the amendment is to prepare this area for the expansion of centralized utilities (water, sewer, and irrigation). In addition to the FLUM amendment, 57.13 acres (84 properties), are proposed to be amended from Urban Services Reserve Area to the Transition Area. The proposed Future Land Use (FLU) changes are summarized in the following table:

Current FLU	Proposed FLU	Acreage
Single Family/Multi-Family by PDP (SM)	Single-Family Residential (SF)	2,686.04
SM	Multi-Family Residential (MF)	63.16
Commercial Activity Center (CAC)	SF	29.39
CAC	MF	29.66
No FLUMA: Reserve Area	No FLUMA: Transition Area	57.13

With utilities finally or imminently present, the amendment will reflect development patterns that will exist at buildout. The amendment will provide direction for future growth within the area. Existing residential character within the subject properties would be retained. The total amount of dwelling units in the subject properties would increase by 1,337 net units.

Regional Impacts

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

Extra-Jurisdictional Impacts

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

Conclusion

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

Recommended Action

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

MAPS

City of Cape Coral

DEO 17-2ESR

Growth Management Plan

Comprehensive Plan Amendment

CITY OF CAPE CORAL

Department of
Community Development
Planning Division











NORTH 2 WEST
LU16-0012

Legend

-  Subject Properties
-  SM to MF
-  SM to SF

Future Land Use

FLU

-  NA
-  SF
-  SM
-  CAC
-  PIRD
-  CP
-  PF
-  PK
-  PR
-  Canals/Lakes



April 27, 2016

0 870 1,740 2,610 3,480 Feet





This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may result due to the improper use of the information presented on this map. This map is not intended for construction, navigation or engineering calculations. Please contact the Department of Community Development with any questions regarding this map product.

CITY OF CAPE CORAL

Department of
Community Development
Planning Division



NORTH 2 EAST AREA
LU16-0012

Legend

-  SM to MF
-  SM to SF
-  SM to SF
-  Subject Area

Future Land Use

FLU

-  SF
-  SM
-  MF
-  MX
-  CAC
-  PIRD
-  CP
-  I
-  PF
-  PK
-  Canals/Lakes




October 5, 2016

0 530 1,060 1,590 2,120 Feet

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149 of 249
CITY OF CAPE CORAL
 Department of
 Community Development
 Planning Division
NORTH 2 EAST CENTRAL
 LU16-0012

Legend


 Subject Properties

 SM to SF

Future Land Use

FLU

 SF

 SM

 MF

 CAC

 PIRD

 CP

 PF

 PK

 Canals/Lakes



April 27, 2016

0 560 1,120 1,680 2,240 Feet

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LEGEND

 Subject Properties

 SM to MF

 SM to SF

Future Land Use

 SF


 SM

 MF

 CAC

 PIRD

 CP

 PF

 PK

 Canals/Lakes



October 3, 2016

0 580 1,160 1,740 2,320 Feet

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CITY OF CAPE CORAL

Department of
Community Development
Planning Division

CAC AREA
LU16-0012

Legend

- CAC to MF
- CAC to SF
- Subject Area

Future Land Use

FLU

- SF
- SM
- CAC
- PIRD
- PF
- Canals/Lakes



October 5, 2016

0 200 400 600 800 Feet

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Agenda Item

8h

City of Cape Coral DEO 17-3ESR

8h

8h

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



P: 239.938.1813 | F: 239.938.1817
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LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS CITY OF CAPE CORAL

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DEO 17-3ESR	No	No	No	(1) Not Regionally Significant (2) Consistent with SRPP

RECOMMENDED ACTION:

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

8/2017

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CITY OF CAPE CORAL COMPREHENSIVE PLAN AMENDMENT (DEO 17-3ESR)

RECEIVED: AUGUST 2, 2017

Summary of Proposed Amendment

City of Cape Coral DEO 17-3ESR is a large-scale Future Land Use Map (FLUM) amendment for a large area in Northwestern Cape Coral. Overall, 3 properties (+/- 50.72 acres) will be directly affected by this amendment. The amendment changes the FLU categories of these properties from 48.18 acres of Single Family/Multi-Family by PDP (SM) and 2.54 acres of Parks and Recreation (PK) to of Mixed Use (MX).

The surrounding area to the North, South and East has a SM FLUC and is proposed for Single Family (SF). The surrounding area to the West is Natural Resource/Preservation (PRES). Old Burnt Store Rd is being widened to provide additional traffic capacity for the area. The subject property would be used to implement the Seven Islands Vision Plan, which includes 995 dwelling units, 70,000 square footage of commercial space, a marina, and park uses. The site is in the Urban Services Transition and Reserve area. Utilities will be provided as part of the North 2 Utility Expansion Program, which is anticipated to begin late 2017.

Regional Impacts

Council staff recommends that the City follow the technical assistance comments provided by FDOT (attached). The comments encourage the development of a multimodal strategy to facilitate the use of alternative local transportation systems and encourage the use of initiatives such as Complete Streets and modern roundabouts. Council staff also recommends that the City implement any recommendation that FWC may have in regards to wildlife and listed species.

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

Extra-Jurisdictional Impacts

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

Conclusion

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

Recommended Action

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



Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

MIKE DEW
SECRETARY

August 23, 2017

Wyatt Daltry, AICP, CFM
Planning Team Coordinator
Department of Community Development
City of Cape Coral
1015 Cultural Park Boulevard
Cape Coral, Florida 33990

RE: City of Cape Coral 17-3ESR Proposed Comprehensive Plan Map Amendment, Expedited State Review Process – FDOT Technical Assistance Comments

Dear Mr. Daltry:

The Florida Department of Transportation (FDOT), District One, has reviewed the Cape Coral 17-3ESR Proposed Comprehensive Plan Map Amendment (CPA), locally known as LU17-0002. The proposed CPA package was transmitted by the City Council in accordance with the requirements of Florida Statutes Chapter 163. FDOT offers the following technical assistance comments.

LU17-0002 is an amendment to the City of Cape Coral Comprehensive Plan, Future Land Use (FLU) Map. The proposed amendment area encompasses approximately 50.72± acres, generally located along the west side of Old Burnt Store Road North, south of Tropicana Parkway West and north of Embers Parkway West, in the City of Cape Coral, Florida. The City-initiated FLU Map Amendment proposes to amend the City's FLU designation from 48.18± acres of Single Family / Multi-family by PDP (SM) and 2.54± acres of Parks and Recreation (PK) to 50.72± acres of Mixed Use (MX).

According to the currently adopted FLU designation of SM, the maximum development that can occur on the 48.18± acres is 770 multi-family dwelling units (16 DUs/Acre), which would result in 4,790 daily trips or 441 p.m. peak hour trips. The remaining 2.54± acres of PK are open space, and do not generate additional trips.



The proposed FLU designation of MU allows for residential and commercial developments. The maximum residential development that can occur on the 50.72± acres are 811 multi-family dwelling units (16 DUs/Acre). Although the MU FLU designation allows for commercial development at maximum intensity of 1.0 FAR, the City of Cape Coral staff assumed a 0.25 FAR for the commercial development.¹ Based on this assumption, the maximum commercial development that can occur on the 50.72± acres is 552,340 square feet (SF) of commercial development. The proposed amendment would generate approximately 25.662 daily trips or 2,347 p.m. peak hour trips, *resulting in a net increase of 20,872 daily trips or 1,906 p.m. peak hour trips.*

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

TRIP GENERATION COMPARISON FOR CAPE CORAL 17-3ESR (LU17-0002)

Scenario	Land Use Designation	Maximum Allowed Density / Intensity	Land Use Code	Size of Development		Daily Trips ¹	PM Peak Hour Trips ¹
				Acres	Allowed Development		
Adopted	SM	16 DUs/Acre ²	220	48.18	770 DUs	4,790	441
Adopted	PK	NA	NA	2.54	NA	NA	NA
Proposed	MU	16 DUs/Acre ²	220	50.72	811 DUs	5,038	464
Proposed	MU	0.25 FAR ³	820		552,340 sf	20,624	1,883
Change in Trips						+20,872	+1,906

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

2. Per Policy 1.15 (b) of the Cape Coral Comprehensive Plan, FLU Element.

3. Based on the information provided in the staff report, page 9, and further discussion with Cape Coral staff.

As seen in the following tables, a planning level analysis was prepared to establish whether State roadways in the vicinity of the project will operate at their adopted level of service (LOS) standards during the existing (2016), short-term (2022), and long-term (2040) horizon year conditions.

¹ Per discussions with City staff, and as mentioned in the staff report, it has been Cape Coral's long-standing practice to utilize a FAR of 0.25 for land use analyses for non-residential and mixed use FLU Map Amendments. The average FAR for non-residential development in Cape Coral is 0.20 FAR, and the most intense FAR for an existing building site in Cape Coral is 0.45 FAR. The City recognizes that the 0.25 FAR impact assumption is much lower than the highest possible FAR allowable in the FLU map classification; however, the City considers the 0.25 FAR as a more realistic FAR. The City also noted that it is Cape Coral's concern that utilizing a maximum FAR roughly 5 times the observed FAR average in Cape Coral could lead to inefficient infrastructure spending and infrastructure spending.

YEAR 2016 EXISTING ROADWAY CONDITIONS

Roadway	From	To	SIS/E-SIS?	LOS Std. ¹	2016 Daily Conditions				
					No. of Lanes	Service Volume	Volume ²	LOS	Acceptable?
SR 78/Pine Island Rd	CR 765/CR 884/Burnt Store Rd	Chiquita Blvd.	No	C	4	39,795	16,100	C	Yes

1. Adopted LOS Standard obtained from the City of Cape Coral.
2. 2016 Volumes obtained from 2016 FDOT District One LOS Spreadsheet.

YEAR 2022 SHORT-TERM HORIZON ROADWAY CONDITIONS

Roadway	From	To	2022 Daily Conditions (E+C)								
			No. of Lanes ¹	LOS Std. ²	Service Volume	Back-ground Volume ³	Project Distribution ⁴	Project Trips	Total Volume	LOS	Acceptable?
SR 78/Pine Island Rd	CR 765/CR 884/Burnt Store Rd	Chiquita Blvd.	4	C	39,795	20,380	8.71%	1,818	22,198	C	Yes

1. Number of Lanes (based on E+C Condition) obtained from 2016 FDOT District One LOS Spreadsheet.
2. Adopted LOS Standard obtained from the City of Cape Coral.
3. The short-term planning horizon year 2022 background volume was obtained based on interpolation between 2016 and 2040 volumes.
4. Project Trip Distribution was obtained from District One Regional Planning Cost Feasible Model.

YEAR 2040 LONG-TERM HORIZON ROADWAY CONDITIONS

Roadway	From	To	2040 Daily Conditions								
			No. of Lanes ¹	LOS Std. ²	Service Volume	Back-ground Volume ³	Project Trip Distribution ⁴	Project Trips	Total Volume	LOS	Acceptable?
SR 78/Pine Island Rd	CR 765/CR 884/Burnt Store Rd	Chiquita Blvd.	4	C	39,795	33,219	8.71%	1,818	35,037	C	Yes

1. Number of Lanes from 2040 District One Regional Planning Cost Feasible Model.
2. Adopted LOS Standard obtained from the City of Cape Coral.
3. The long-term planning horizon year 2040 background volume was obtained based on the 2040 model.
4. Project Trip Distribution was obtained from District One Regional Planning Cost Feasible Model.

Based on the planning level analysis, the segment of SR 78/Pine Island Road from CR 765/CR 884/Burnt Store Road to Chiquita Boulevard is expected to operate at acceptable Level of Service (LOS) conditions during all years. FDOT does offer two (2) technical assistance comments:

FDOT Technical Assistance Comment #1:

FDOT notes that there are no transit facilities that currently serve the proposed CPA area. In an effort to reduce local trips on SR 78/Pine Island Road, which is also an evacuation route for the Pine Island Community, FDOT encourages the development of a multimodal

Mr. Wyatt Daltry
City of Cape Coral 17-3ESR Proposed CPA – FDOT Technical Assistance Comments
August 23, 2017
Page 4 of 4

strategy to facilitate the use of alternative local transportation systems (pedestrian, bicycle and transit use) that connect residential and non-residential uses without affecting the larger network. The use of multimodal transportation alternatives such as pedestrian and bicycle paths/trails and a robust transit network can help to decrease overall passenger vehicle trips on local and State/Strategic Intermodal System (SIS) roadways.

FDOT Technical Assistance Comment #2:

The new trips associated with the proposed CPA (LU17-0002) are expected to serve residential and nonresidential developments. In an effort to reduce personal automobile trips on State and Strategic Intermodal System (SIS) transportation facilities, and minimize potential transportation impacts, State roadways are planned, designed and constructed in harmony with the surrounding land use characteristics. This context sensitive approach promotes healthy, safe, and economically viable communities that encourages quality of life, incorporating all modes of transportation. FDOT offers several initiatives to assist the City of Cape Coral in creating quality developments while protecting future mobility on the regional roadway network. These include "Complete Streets"², modern roundabouts³, and a commitment to bicycle and pedestrian safety⁴. FDOT welcomes the opportunity to partner with, and provide technical assistance to the City of Cape Coral, to create multimodal transportation facilities to serve all users.

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

² <http://www.flcompletestreets.com/>

³ <http://www.dot.state.fl.us/rddesign/Roundabouts/Default.shtm>

⁴ <http://www.alerttodayflorida.com/>

MAPS

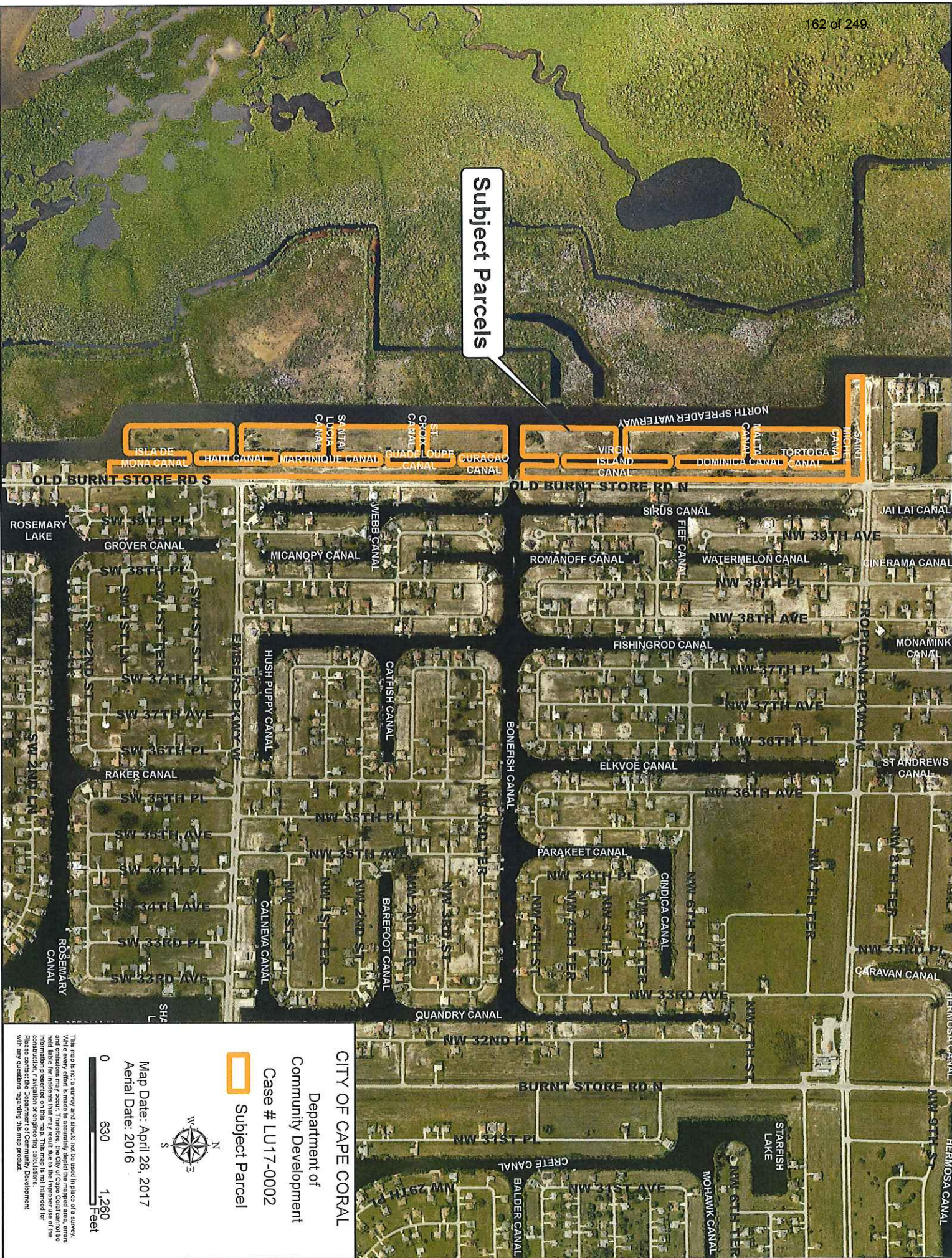
City of Cape Coral

DEO 17-3ESR

Growth Management Plan

Comprehensive Plan Amendment

Subject Parcels



CITY OF CAPE CORAL

Department of
Community Development

Case # LU17-0002

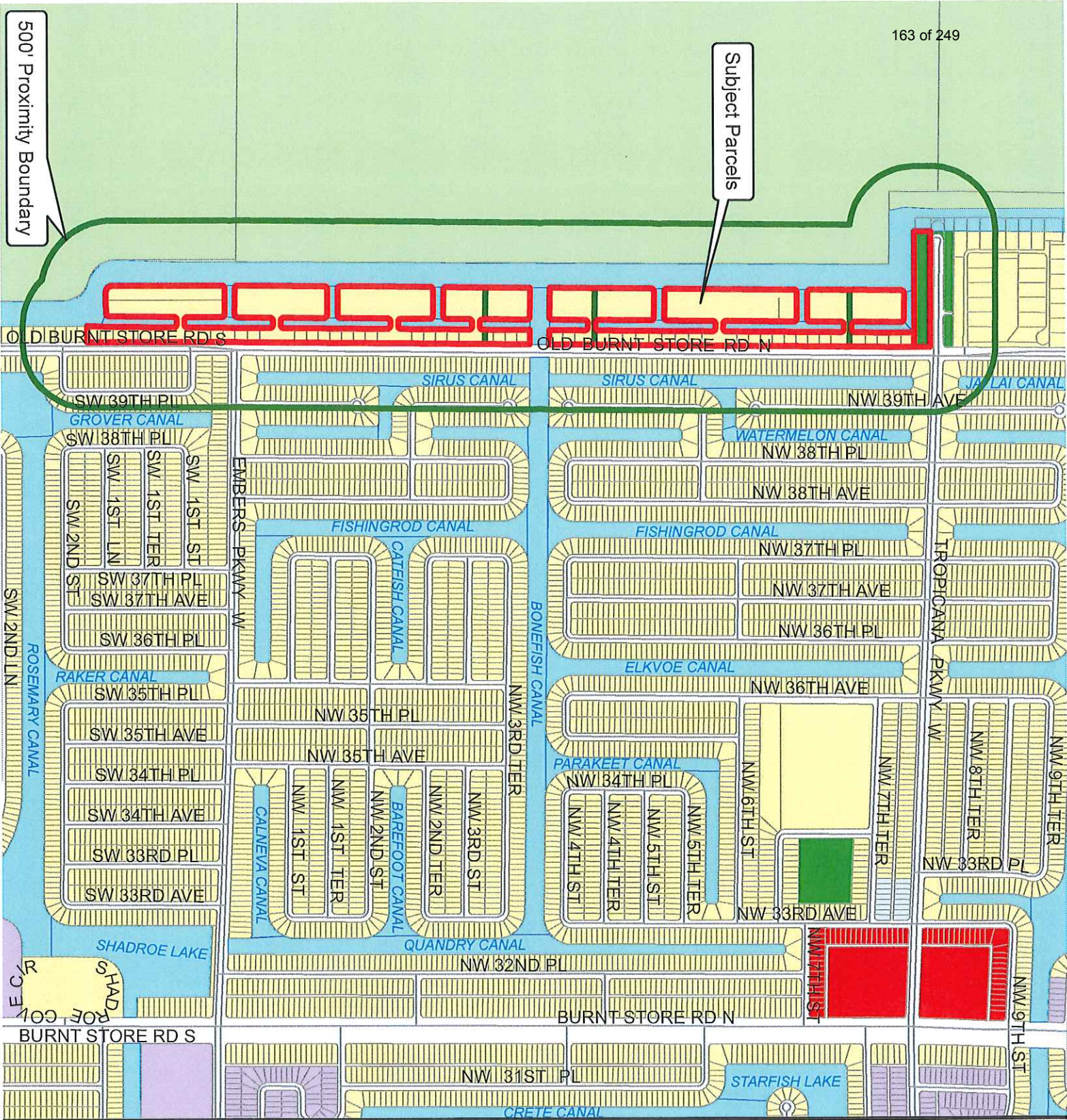
Subject Parcel

Map Date: April 28, 2017
Aerial Date: 2016

0 630 1,260
Feet



This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held responsible for any errors or omissions. This map is not intended for construction, navigation or engineering calculations. Please contact the Department of Community Development with any questions regarding this map product.



CITY OF CAPE CORAL

Department of
Community Development
Planning Division

FUTURE LAND USE MAP 500 Proximity Boundary

Case No. LU17-0002

Legend

Subject Parcels

500' Boundary

Future Land Use

SM

CAC

CP

PF

PK

PR

Canals/Lakes



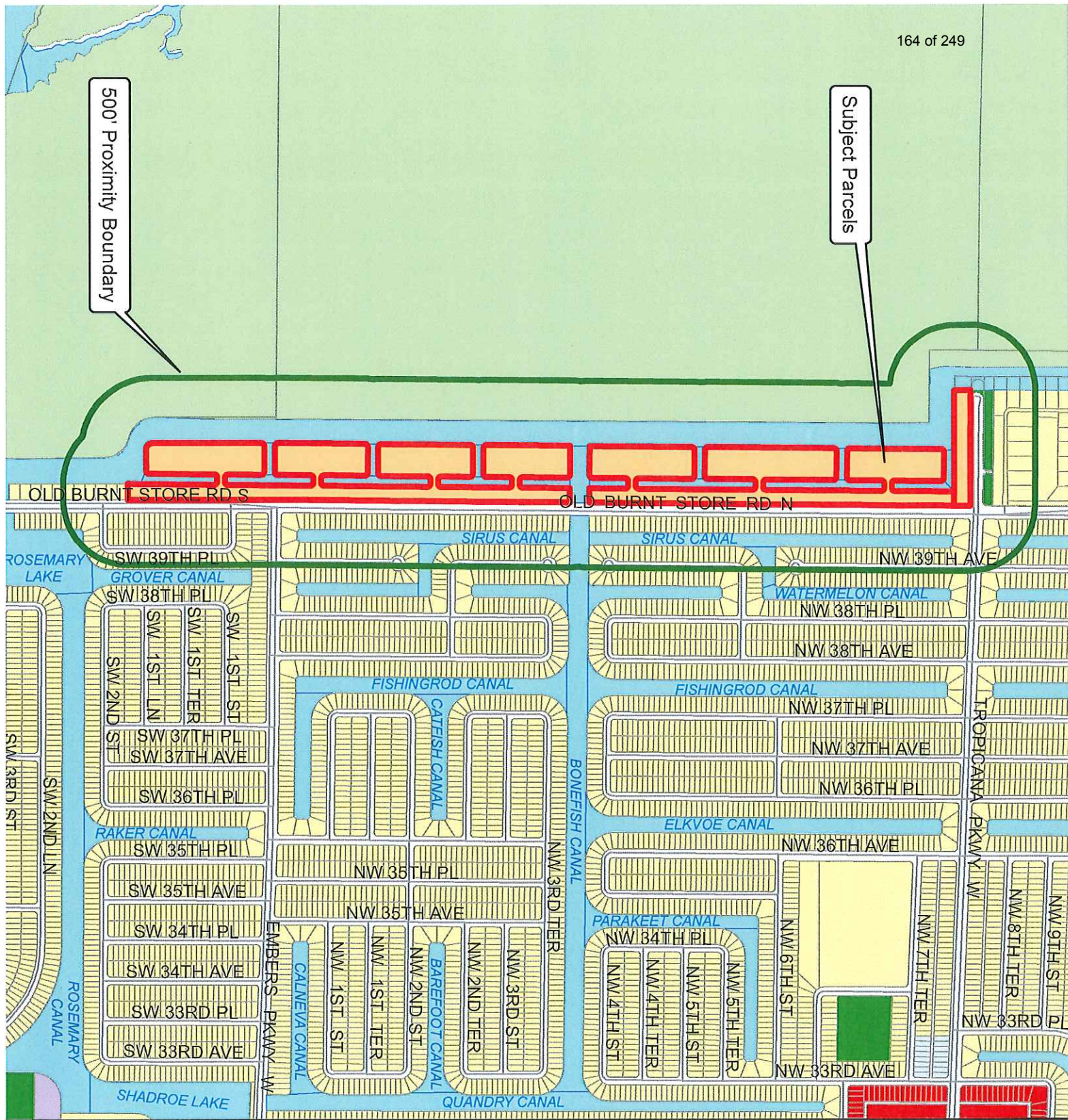
APRIL 28, 2017



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500' Proximity Boundary

Subject Parcels



CITY OF CAPE CORAL

Department of
Community Development
Planning Division

FUTURE LAND USE MAP 500' Proximity Boundary

Case No. LU17-0002

Legend

 Subject Parcels – MX

 500' Boundary

Future Land Use

 SM

 CAC

 CP

 PF

 PK

 PR

 Canals/Lakes



MAY 4, 2017

0 410 820 1,230 1,640
Feet

This map is not a survey and should not be used in place of a survey. The City of Cape Coral is not responsible for any errors, omissions, and inaccuracies that may result from the use of this map. The information presented on this map is for informational purposes only and is not intended for construction, navigation or engineering calculations. Please contact the Department of Community Development with any questions regarding this map product.

Agenda Item

8i

Lee County DEO 17-4DRI

8i

8i

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 amendments to the Lee County Comprehensive Plan (DEO 17-4DRI). These amendments were developed in accordance with the Community Planning 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

<u>Proposed</u>				
<u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 17-4DRI	Yes	Yes	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

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 that has all or part of its jurisdiction included within the metropolitan planning area of a metropolitan planning organization (M.P.O.) pursuant to s. 339.175 shall prepare and adopt a transportation element consistent with ss. 163.3177(6)(b). Local governments that are not located within the metropolitan planning area of an M.P.O. shall address traffic circulation, mass transit, and ports, and aviation and related facilities consistent with this subsection, except that local governments with a population of 50,000 or less shall only be required to address transportation circulation.
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 economy).

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. Three copies (one paper and two electronic) of the proposed 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.

Proposed amendments, which previously were subject to the Development of Regional Impact Review process, pursuant to Chapter 380.06, Florida Statutes (F.S.), must follow the State Coordinated Review process pursuant to Section 163.3184(4), F.S."

Within 30 days of receipt of a complete amendment undergoing the State Coordinated Review process, the reviewing agencies must send comments directly to the DEO. Within 60 days after receipt of complete amendment, DEO issues the Objection, Recommendation and Comments Report to the local government.

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".

The DEO has sixty days to conduct its own review and determine compliance with state law after receipt of the proposed plan. 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, F.S.) FOR DETAILS.

LEE COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 17-4 DRI) Received: June 13, 2017

Proposed Amendment

Lee County DEO 17-4DRI (Babcock) proposes both map amendments and text amendments to the Lee County Comprehensive Plan:

Map Amendments: Amend Map 1, the Future Land Use Map, to change the future land use category of the 4,157-acre property from Density Reduction/Groundwater Resource (DR/GR) and Wetlands to New Community and Wetlands; and amend Map 4, to remove the subject property from the Private Recreational Facilities Overlay.

Text Amendments: Amend Objective 1.6, Policy 1.6.1, Goal 35; and update Table 1(a) to reflect the revised maximum density in the New Community future land use category and Table 1(b) to accommodate commercial uses in the Northeast Lee County Planning Community.

Project Summary

The requested amendments would allow a low density mixed-use development with a maximum of one dwelling unit per 2.5 acres (1,662 dwelling units) and commercial at a 0.15 floor area ratio (1,170,000 square feet). The development will be clustered on 1,662 acres, approximately 40% of the subject property. The remaining land, 2,494 acres or 60% of the property, will be for general open space conservation and restored. This conservation and restoration will have positive impacts on water quality, wildlife, downstream flooding, and groundwater resources. In addition, it will add to the already extensive conservation land within Northeast Lee County.

The subject property is approximately 4,157 acres owned by Babcock Ranch Holdings. To the north, the property abuts the Lee/Charlotte County line. To the east are 20/20 Conservation Lands, Telegraph Creek Preserve and Bob Janes Preserve. To the west, the property abuts State Road 31 (SR 31). Across SR 31 are single family homes and agricultural activities on parcels ranging in size from one acre to approximately 240 acres. To the south is County Road 78 (CR 78), North River Road. There are some single-family homes and agricultural activities on parcels ranging in size from approximately 1.4 acres to approximately 400 acres immediately abutting the subject property north of North River Road. South of North River Road are properties within the Rural future land use category and AG-2 zoning district that range in size from approximately 5 acres to over 300 acres.

Development of Regional Impact

The Applicant coordinated directly with the Department of Economic Opportunity (DEO) regarding the proposed amendment and its relationship to the existing DRI approval to confirm additional DRI review was not required by this request. On September 16, 2016, the Florida Department of Economic Opportunity (DEO) issued a Clearance Letter (Babcock Lee County CL; DEO File Number CL-09-2017-001). DEO determined that the proposed Babcock

development located in Lee County ("Babcock Lee County development") may be processed pursuant to the State Coordinated Review process set forth in Section 163.3184(4), F.S., in lieu of being processed as a substantial deviation to the Charlotte County Babcock Ranch Community Development of Regional Impact (DRI) pursuant to Section 380.06(19), F.S. Furthermore, discussions with the applicant's transportation consultant has stated a cumulative Babcock Ranch (Charlotte and Lee County portions) will be provided for buildout as part of the Master Development Order Master Traffic Study Updates.

Regional Impacts

The Florida Department of Transportation (FDOT) is responsible for preserving and maintaining the functional operation of the State Highway System (SHS). Their review focused on major transportation issues that would create an adverse impact on the transportation facilities of state importance and the identification of measures to eliminate, reduce or mitigate such adverse impacts in accordance with sections 163.3161(3) and 163.3184(4), F.S. In their July 14, 2017 letter (attached), the following three comment areas were identified:

1. Planning Horizon. FDOT recommends that the short term (5 year) traffic analysis be provided in the CPA adoption package and buildout (2026) analysis in order to identify impacts of the proposed development to the SHS.
2. Data, Input and Analysis. FDOT found that the transmitted CPA did not adequately reflect future land uses and programmed future improvements. FDOT prepared a traffic study memorandum detailing the noted deficiencies in data inputs and analysis and noted that staff is available to discuss these technical issues with the applicant so that the short and long term impacts of the proposed development and the availability of facilities and services can be identified.
3. Intersection Methodology. On September 29, 2016 FDOT recommended that an intersection analysis be included for the short-term (2021) and build-out (2026) horizons as part of the CPA study. FDOT recommended that the transportation methodology for the CPA include an analysis of the proposed development and its effect on the SHS roadway network.

The above transportation comments regarding planning horizon, data input and analysis and intersection methodology were addressed as part of the Babcock Mixed Use Planned Development Zoning Traffic Study, which was filed with Lee County on June 22, 2017 as part of the Babcock Lee Mixed Use Planned Development (DC12016-00022). The Traffic Study report has been provided to FDOT District One staff and on September 15, 2017 FDOT provided sufficiency questions on this study. FDOT District One staff have stated that they will continue to work with Lee County staff and the applicant to address FDOT comments and ensure impacts to the SHS and SIS facilities of state importance are adequately mitigated prior to submittal of the final amendment package.

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 that have not been addressed.

Recommended Action

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



Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

MIKE DEW
SECRETARY

July 14, 2017

Mr. Ray Eubanks
Plan Processing Administrator
Department of Economic Opportunity
Caldwell Building
107 East Madison Street, MSC 160
Tallahassee, FL 32399

RE: Lee County 17-4DRI Proposed Comprehensive Plan Amendment (Babcock) State Coordinated Review – FDOT Review Comments and Recommendations

Dear Mr. Eubanks:

The Florida Department of Transportation (FDOT), District One has reviewed the Lee County 17-4 DRI proposed Comprehensive Plan Amendment (CPA), locally named CPA 2016-00013 (Babcock), pursuant to the state coordinated review (SCR) process set forth in section 163.3184 (4), Florida Statutes (F.S.). The following is a summary of the current Lee County 17-4 DRI proposed CPA along with the Department's comments and recommendations related to important state transportation resources and facilities.

CPA OVERVIEW

The CPA proposes to amend the Lee County Comprehensive Plan Future Land Use (FLU) Map and FLU Element to allow a low density, mixed-use development on 4,157± acres of land located directly south of the Lee/Charlotte County Line and east of SR 31, in Lee County, FL. (*reference Figure 1*).

Figure 1: Location and Impacted Roadway Map



FLU Map Amendments

- Amend the FLU Map (Map 1) to change the FLU category of the property from Density Reduction/Groundwater Resource (DR/GR) and Wetlands to New Community and Wetlands
- Amend the Private Recreational Facilities Overlay (Map 4) to remove the subject property from the overlay

FLU ELEMENT TEXT AMENDMENTS

Amend Objectives 1.6, 35.3, 35.4 and 35.11 (new Objective and Policies 35.11.1, 35.11.2 and 35.11.3), Policies 1.6.1 and 35.3.4 (new Policy), Goal 35, Policy 114.1.1, and Tables 1(a) and 1(b) to allow a maximum density of 1 dwelling unit per 2.5 acres (1,662 dwelling units), nonresidential uses at a 0.15 floor area ratio (FAR) (1,170,000 square feet) and provide requirements for clustered development, environmental enhancements and permanent conservation.

The following summarizes the major highlights of the proposed text amendments:

- Objective 1.6 and Policy 1.6.1 provide a maximum density of 1 DU per 2.5 acres of uplands for property outside the Gateway/Airport Planning Community, establish a minimum size requirement of 2,000 acres for property to be designated New Community and provide a cross reference to development parameters for property designated New Community within the North Olga Community Planning area
- Goal 35, Objectives 35.3 and 35.4 and new Policy 35.3.4 reference the uses allowed under new Objective 35.11
- New Objective 35.11 establishes the New Community FLU category within the North Olga Community as follows:
 - New Policy 35.11.1 specifies the maximum density of one DU per 2.5 acres
 - New Policy 35.11.2 specifies the maximum permitted FAR of 0.15 for nonresidential uses
 - New Policy 35.11.3 specifies the conditions of a Planned Development Rezoning regarding Environmental Enhancements, Water Quality and Hydrological Enhancements, Infrastructure Enhancements and Community Character
- Policy 114.1.1 allows owners of wetlands adjacent to the New Community FLU category to transfer densities to developable contiguous uplands per Footnotes 9b and 9c of Table 1(a), Summary of Residential Densities
- Table 1(a), Summary of Residential Densities, limits residential densities on the New Community FLU category within the North Olga Community to one DU per 2.5 acres
- Table 1(b), Year 2030 Allocations, revises the allocations of development permitted within each FLU category to reflect the Babcock development in Lee County

FDOT COMMENTS

FDOT is responsible for preserving and maintaining the functional operation of the State Highway System (SHS) and the focus the review is related to major transportation issues that would create an adverse impact to transportation facilities of state importance and identification of measures to eliminate, reduce, or mitigate such adverse impacts in accordance with sections 163.3161(3) and 163.3184(4), F.S. Important SHS facilities include the Strategic Intermodal System (SIS) and certain significant regional resources and corridors as identified in the Lee County Metropolitan Planning Organization (MPO) 2040 Long Range Transportation Plan (LRTP).

Based on our review FDOT has three main comments regarding the proposed amendments; 5-year planning horizon, data input and analysis and transportation methodology - intersections. Measures recommended by the Department to eliminate, reduce, or mitigate the impact of the proposed amendment are also provided. Agency comments, if not addressed, may result in a challenge to an adopted amendment.

FDOT Comment #1 – Planning Horizon:

Pursuant to 163.3177(5)(a), F.S., any comprehensive plan amendment traffic analysis is required to cover at least two planning periods; short-term (5-Year Capital Improvements Element) and long-term planning horizons to determine the effect of the land use change. The statute also states that additional planning periods for land use amendments shall be permissible and accepted as part of the planning process.

FDOT finds the transmitted CPA package is not consistent with section 163.3177(5)(a), F.S. because the submitted amendment only includes analysis of one planning period (the long-term (2040) conditions). Since the required short-term 5-year planning period traffic analysis is not included, the effect of the proposed development on nearby SHS facilities, including SR 31, SR 78, SR 80, and I-75 cannot be fully evaluated. This creates concern the proposed development may adversely impact important state resources within the short-term planning horizon as well as at build-out (2026).

Resolution:

FDOT recommends that the short-term (5-year) traffic analysis required pursuant to 163.3177(5)(a) be provided with the CPA package and build-out (2026) analysis in order to identify impacts of the proposed development to the SHS. Significant and adverse impacts should include appropriate mitigation measures along with a proportionate share calculation for each solution.

FDOT Comment #2 – Data, Input and Analysis:

FDOT finds the transmitted CPA package is not consistent with sections 163.3177(3)(a)3 and 163.3177(6)(a)8, F.S. The traffic study supporting this application does not adequately reflect future land uses and programmed future improvements. As an

example, the revised development program (emailed to FDOT on May 26, 2017) no longer includes 42 amateur sports fields and shows that hotel rooms will be reduced from 1,500 to 600 rooms. In addition, the widening of SR 31 from SR 80 to SR 78 included in the Lee County MPO's Long Range Transportation Plan Cost Feasible Plan was not factored into the study.

In October, 2016 Lee County requested a courtesy review of the draft CPA and original CPA traffic study (dated September 27, 2016) from FDOT. As part of this review several inconsistencies between this CPA package, the original report and the revised CPA application, including the accompanying staff report and traffic study, were identified. These inconsistencies are summarized in the following Table 1:

Table 1: Development Program Comparison

Category	Development Program (10/14/2016)	Revised Development Program		
		Application (4/27/2017)	Staff Report (6/7/2017)	Traffic Analysis (12/5/2016)
Residential Dwelling Units (DUs)	1,680	1,630	1,662	1,630
Non-Residential Square Feet (SF)	1,220,000	1,170,000	1,170,000	1,170,000
Hotel Rooms	1,500	1,500	N/A ³	1,500
Amateur Sports Fields	42	42	0	42
Acres	4,204.7	4,157.2	4,157.2	4,200
Land Use	Includes an Overlay ¹ modifying the densities and intensities allowed under the DR/GR ² FLU Category	Change from DR/ GR ² and Wetlands FLU to New Community and Wetlands	Change from DR/ GR ² and Wetlands FLU to New Community and Wetlands	Includes an Overlay ¹ modifying the densities and intensities allowed under the DR/GR ² FLU Category
FAR for Nonresidential	0.25	0.25	0.15	N/A ³

- 1) Environmental Enhancement & Economic Development Overlay specific to the North Olga Community.
- 2) DR/GR = Density Reduction/Groundwater (DR/GR).
- 3) Not Available – Not specified in the revised application

Resolution:

FDOT prepared a traffic study memorandum (enclosed) which details the noted deficiencies in data inputs and analysis. FDOT staff is available to discuss these technical issues with the applicant so that we can adequately determine the extent of the proposed development program's short and long term impacts and ensure that the future land use map is based on an accurate analysis of the availability of facilities and services, pursuant to 163.3177(3)(a)3, and 163.3177(6)(a)8, F.S.

FDOT Comment #3 – Intersection Methodology:

FDOT provided comments and recommendations on September 29, 2016 for the transportation methodology to be utilized in analysis of the proposed development and its effect on the SHS roadway network. One of the recommendations was to include intersection analysis in the CPA transportation analysis. On October 28, 2016, FDOT again recommended intersection analysis be included as part of the CPA transportation analysis a part of the courtesy review and technical assistance provided to Lee County. To date, intersection traffic analyses for the CPA have not been provided by the applicant.

Resolution:

To ensure safe and efficient access to the SHS, FDOT recommends intersection analysis be included for the short-term (2021) and build-out (2026) horizons as part of the study. Significant and adverse impacts should include appropriate mitigation measures along with a proportionate share calculation for each solution.

- a. Include all project entrances along SR 31 (both for BRC DRI and Babcock CPA) in the intersection analysis along with a map showing all project entrances along SR 31
- b. Intersection turning movement counts (TMCs) utilized for this study should be no more than one-year old
- c. All signalized and major un-signalized intersections (including SR 31 @ SR 80 in Lee County and SR 31 @ CR 74 in Charlotte County) on significant roadways should be included in the intersection analysis
- d. Utilize a minimum 2% heavy vehicle percentage for analysis of future traffic conditions even if existing traffic count data shows heavy vehicle percentages of less than 2%
- e. Provide a clear and precise explanation of the methodology to be used in identifying adversities and proposed remedy mitigation along signalized and un-signalized study intersections in the CPA Transportation Methodology. This methodology should include the following:
 - Intersections that are anticipated to operate overall at, or below, the adopted LOS performance standard
 - Intersection movements and approaches that are anticipated to operate at a v/c ratio > 1.0 or LOS E or worse
- f. Include the I-75 @ SR 78/Bayshore Road interchange and conduct a queue analysis for all intersection movements operating at LOS E or F in both short-term (2021) and build out (2026) analyses to confirm that blockage does not occur and to identify any improvements needed to accommodate queued vehicles. Please

Mr. Ray Eubanks
Lee County 17-4DRI Proposed CPA – FDOT Review Comments and Recommendations
July 14, 2017
Page 6 of 6

base all storage length calculations on FDOT Plans Preparation
Manual (PPM) procedures

FDOT District One staff will continue to work with Lee County staff and the applicant to address our comments and ensure impacts to the SHS and SIS facilities of state importance are adequately mitigated prior to submittal of the final amendment package. Please contact Lawrence Massey at (239) 225-1980 or Sarah Catala at (239) 225-1981 with any questions or concerns.

Sincerely,



Laura Herrscher
Intermodal Systems Development Administrator

LH:sc

Enclosure

C: LK Nandam, P.E., Florida Department of Transportation
Steve Walls, Florida Department of Transportation
Lawrence Massey, Florida Department of Transportation
Sarah Catala, Florida Department of Transportation
Richard Shine, Esq., Florida Department of Transportation
Carmen Monroy, Florida Department of Transportation
Dana Reiding, Florida Department of Transportation
Andy Getch, P.E., Lee County Department of Community Development
David Loveland, AICP, Lee County Department of Community Development
Margaret Wuerstle, Southwest Florida Regional Planning Council
Ray Eubanks, Florida Department of Economic Opportunity
Brenda Winningham, Florida Department of Economic Opportunity
Gary Nelson, Babcock Property Holdings, LLC



Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

MIKE DEW
SECRETARY

July 14, 2017

Mr. Ray Eubanks
Plan Processing Administrator
Department of Economic Opportunity
Caldwell Building
107 East Madison Street, MSC 160
Tallahassee, FL 32399

RE: Lee County 17-4DRI Proposed Comprehensive Plan Amendment (Babcock) State Coordinated Review – Traffic Study Memorandum

Dear Mr. Eubanks:

The purpose of this memorandum is to inform the Department of Economic Opportunity (DEO) of the noted deficiencies / inconsistencies in the Traffic Study dated December 5, 2016 (Exhibit IV. B.1, Traffic Circulation Analysis), included as part of the Lee County 17-4DRI Proposed CPA (Babcock) data, input and analysis. These deficiencies / inconsistencies include the following:

1. There are inconsistent development program references throughout the CPA package. Please clarify the proposed development program throughout the amendment package.
2. Lee County MPO amended their Long Range Transportation Plan Cost Feasible Plan in January 2017 to include widening of SR 31 from SR 80 to SR 78 as a Private/Grant Funded Project. This improvement is not included in the sub-area validated FDOT/MPO District 1 Regional Planning Model (D1RPM_V1.02_Babcock) used in the CPA Long Range 20-Year Horizon (2040) traffic analysis. Please update the D1RPM_V1.02_Babcock to include four lanes along SR 31 from SR 80 to SR 78.
3. Please remove discussions related to Special Generators and Baseball Complex since the Baseball Complex is no longer applicable¹. Please remove Traffic Analysis Zone (TAZ) #3113 and the socio-economic data associated with the previously proposed Baseball Complex. Also, please update the socio-economic data to reflect the reduction of hotel rooms from 1,500 to 600¹.

¹ During the SR 31 PD&E Project Traffic teleconference call on May 26, 2017, the applicant stated that the revised development program (emailed to FDOT on May 26, 2017) no longer includes the 42 amateur sports fields, and that the hotel rooms would be reduced from 1,500 to 600 rooms.

4. Please rerun the D1RPM_V1.02_Babcock with the recommended revisions identified above, and revise the Long Range 20-Year Horizon (2040) traffic analysis accordingly.
5. The analysis included in the traffic study is inconsistent with the currently proposed amendment to Map 4 (Private Recreational Facilities Overlay) because it includes the previously proposed 42 amateur sports fields, which have since been removed from the overlay². Please clarify this inconsistency and revise the analysis as appropriate.
6. The following is in reference to the calculations used in determining the number of residential units and the square feet of non-residential land use.
 - a. Please clarify the number of residential DUs being proposed, and provide a breakdown showing how the 1,662 residential DUs were calculated.

 The proposed 1,662 DUs appear to be based on the entire 4,157± acre site, calculated at one DU per 2.5 acres. Per the CPA Application (pdf page 44), the site consists of 3,427.8 acres of uplands, 729.4 acres of wetlands and surface water (671.8 acres of wetlands and 57.6 acres of total surface waters). Based on these acreages, the Department calculates the total number of residential units as follows:
 - The 3,427.8 acres of uplands at one DU per 2.5 acres yields 1,371 DUs, and the 729.4 acres of wetlands at one DU per 20 acres (FLU Element Policy 1.5.1) yields 36 DUs, resulting in a total of approximately 1,407 DUs; which is less than the 1,662 DUs described in the Project Summary.
 - b. Please provide a breakdown showing how the 1,170,000 square feet of commercial uses were calculated based on the 0.15 FAR (see pdf pages 4 and 44 of the CPA package).
7. Policy 114.1.1 references Footnotes 9b and 9c of Table 1(a), Summary of Residential Densities. Please verify the Footnote references as Table 1(a) on pdf pages 32 and 33, does not include Footnotes 9b and 9c.
8. The following deficiencies pertain to the revised Traffic Study – Future Conditions Without CPA and Future Conditions With CPA – Exhibits 2-1 and 2-2 (*Lee County*).
 - a. Please revise the service volume along SR 31 from SR 80 to Bayshore Road from 970 to 924. The service volume of 880 (corresponding to acceptable LOS standard D for a Class I 2-lane arterial located in an Urbanized Area) should be adjusted by 5% only once for the presence of exclusive right turn lanes.

² During the SR 31 PD&E Project Traffic teleconference call on May 26, 2017, the applicant stated that the revised development program (emailed to FDOT on May 26, 2017) no longer includes the 42 amateur sports fields, and that the hotel rooms would be reduced from 1,500 to 600 rooms.

- b. Please revise the service volume along SR 31 from Bayshore Road to Old Rodeo Drive from 2,205 to 2,100. The service volume of 2,000 (corresponding to acceptable LOS standard D for a Class I 4-lane arterial located in an Urbanized Area) should be adjusted by 5% only once for the presence of exclusive right turn lanes.
9. The following deficiencies pertain to the revised Traffic Study – Future Conditions Without CPA and Future Conditions With CPA – Exhibits 2-1 and 2-2 (*Charlotte County*).
 - a. Please revise the service volume along SR 31 from Cook Brown Road to DeSoto County Line from 670 to 850 consistent with the Revised Methodology dated November 21, 2016, since it is an uninterrupted highway in a rural developed area.
10. The following deficiencies pertain to the revised Traffic Study – Future Transportation Needs Without CPA.
 - a. Please revise the number of lanes along SR 80 from SR 31 to Buckingham Road from 6 lanes to 4 lanes under the column “Lee Country MPO 2040 LRTP Cost Feasible Network # of Lanes”.
 - b. Please revise the number of lanes along SR 31 from SR 80 to SR 78 from 2 lanes to 4 lanes under the column “Lee Country MPO 2040 LRTP Cost Feasible Network # of Lanes”.
 - c. Based on the analysis provided in Exhibit 2-2, please revise the “CPA Analysis Needed # of Lanes” from 8 to 6 for SR 31 from Lee County Line to Cook Brown Road. Accordingly, please revise the number of lanes under “Changes to Adopted MPO Needs Plan” from “Add 4 lanes” to “Add 2 lanes”.
 - d. Based on the analysis provided in Exhibit 2-2, please revise the “CPA Analysis Needed # of Lanes” from 4 lanes to 6 lanes for I-75 from Charlotte County Line to Tuckers Grade.
11. The following deficiencies pertain to the revised Traffic Study – Future Transportation Needs With CPA:
 - a. FDOT does not support separating right turn volumes from through volumes in determining the number of lanes required for the roadway segment. Therefore, please revise the “CPA Analysis Needed # of Lanes” from 6 lanes to 8 lanes for SR 31 from North River Road to Babcock Lee Entrance similar to “Without Project Scenario”.
 - b. Per the analysis provided in Exhibit 3-2, please revise the “CPA Analysis Needed # of Lanes” from 6 lanes to 4 lanes for SR 31 from Lee County Line to Cook Brown Road.

Mr. Ray Eubanks
Lee County 17-4DRI Proposed CPA (Babcock) State Coordinated Review – Traffic Study Memorandum
July 14, 2017
Page 4 of 4

FDOT District One looks forward to working expeditiously with Lee County and the applicant to address the above listed deficiencies in data, input and analysis and ensure any impacts to the SHS and SIS facilities of state importance are adequately mitigated prior to the submittal of the final amendment package. Please contact Lawrence Massey at (239) 225-1980 or Sarah Catala at (239) 225-1981 (at your earliest convenience) so that we can set up a meeting to review and address these deficiencies.

Sincerely,

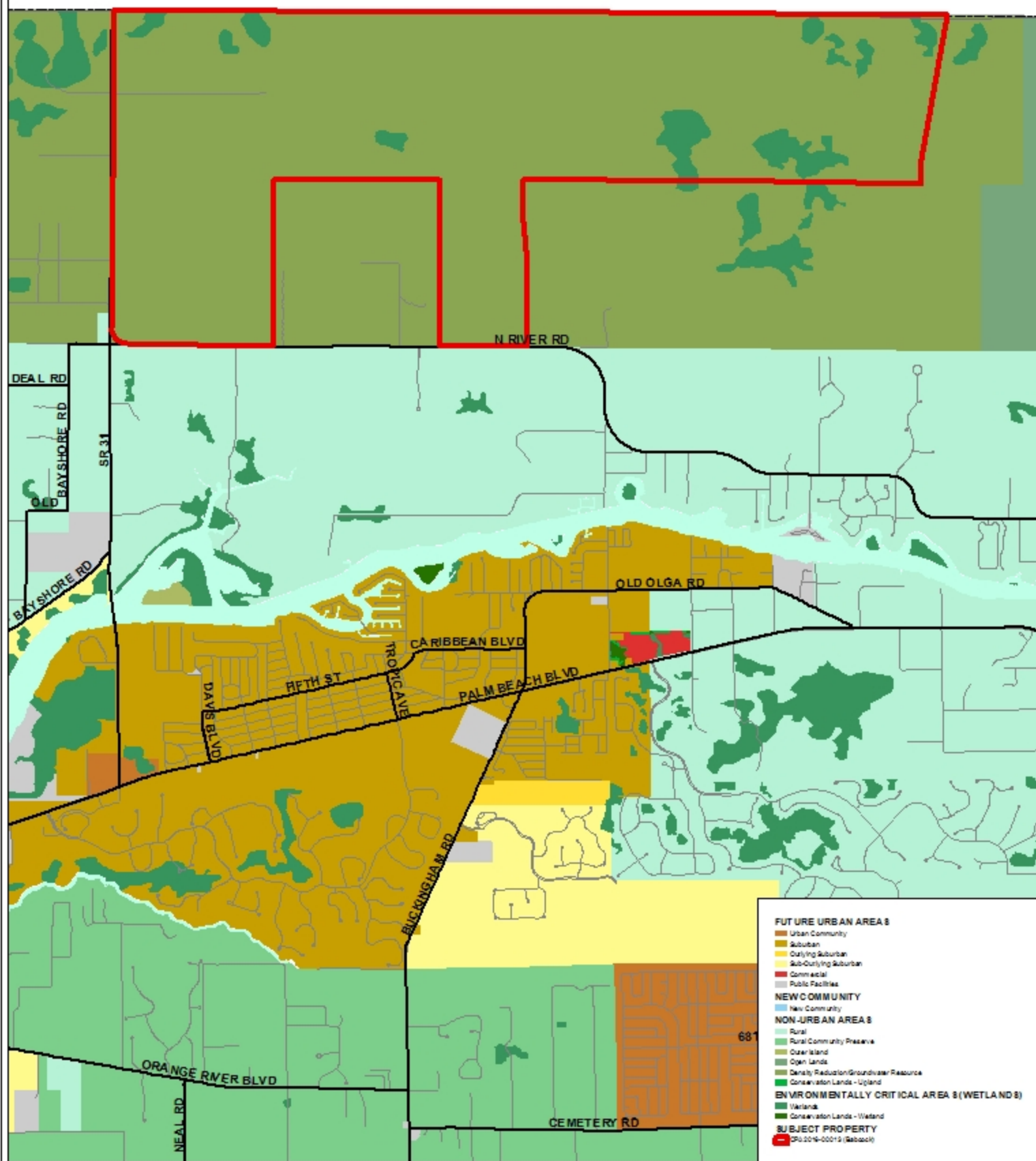
Laura Herrscher
District Intermodal Systems Development
Administrator

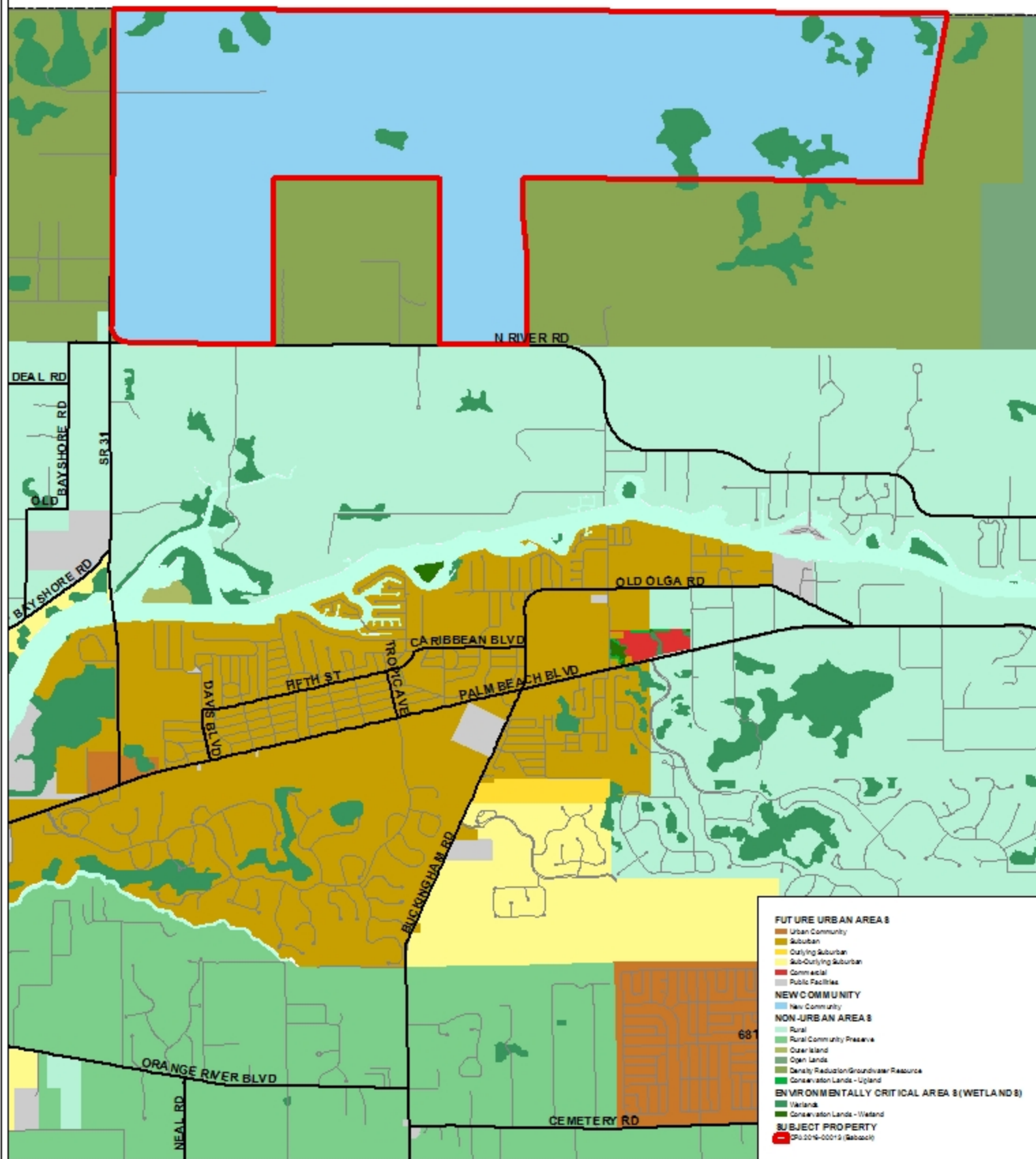
CC: LK Nandam, P.E., Florida Department of Transportation
Steve Walls, Florida Department of Transportation
Lawrence Massey, Florida Department of Transportation
Sarah Catala, Florida Department of Transportation
Richard Shine, Esq., Florida Department of Transportation
Carmen Monroy, Florida Department of Transportation
Dana Reiding, Florida Department of Transportation
Andy Getch, P.E., Lee County Department of Community Development
David Loveland, AICP, Lee County Department of Community Development
Margaret Wuerstle, Southwest Florida Regional Planning Council
Ray Eubanks, Florida Department of Economic Opportunity
Brenda Winningham, Florida Department of Economic Opportunity
Gary Nelson, Babcock Property Holdings, LLC

MAPS

**Lee County
(DEO 17-4 DRI)**



Comprehensive Plan Amendment






PRIVATE RECREATIONAL FACILITIES OVERLAY MAP

LEGEND

- County Line
- Major Roads
- Minor Roads
-  Private Recreational Facilities
-  City Limits

CPA2016-00013
BABCOCK

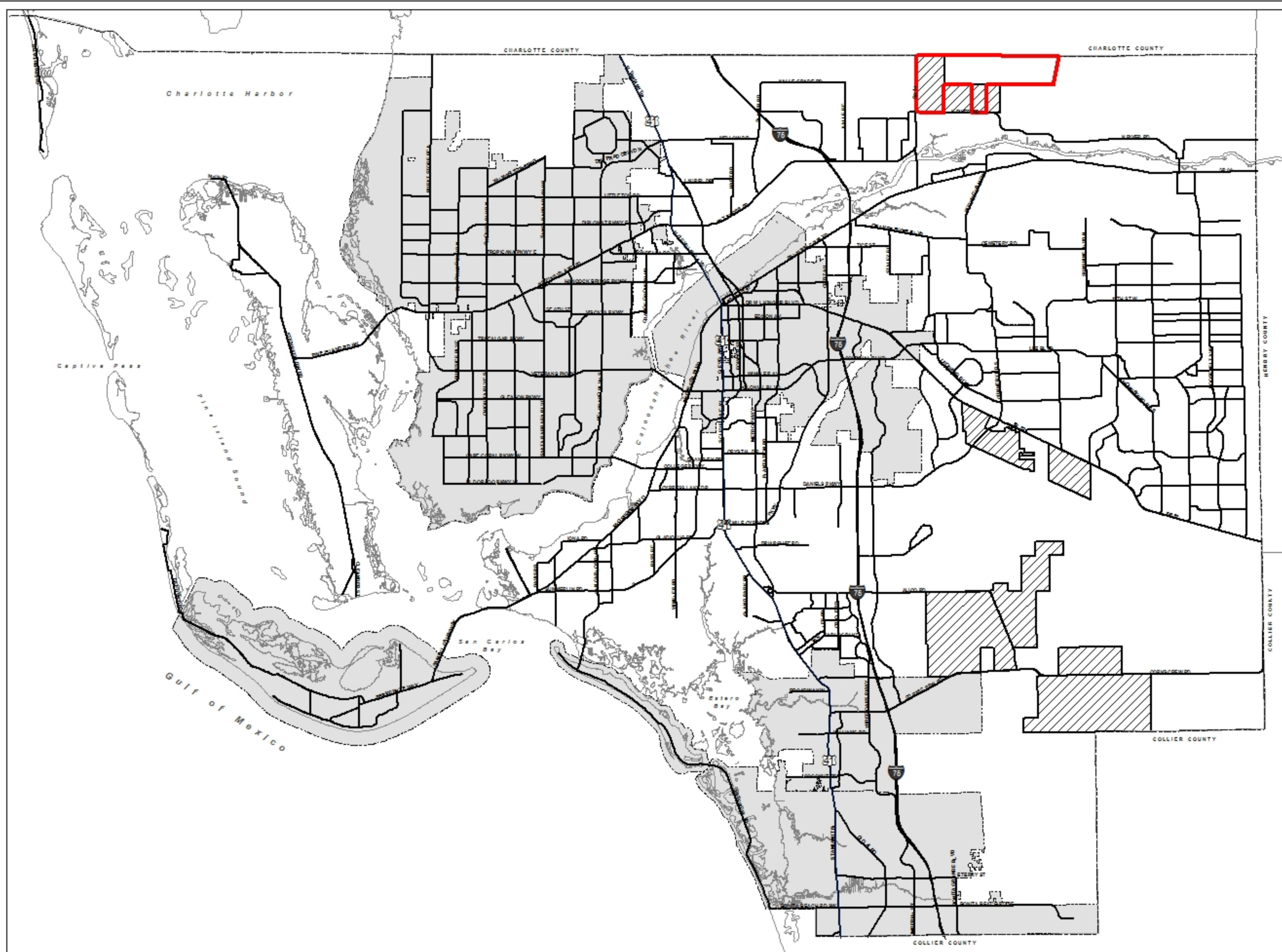
 Remove from Private
Recreational Facilities



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

Adopted By Ord. No. 99-16, 11/22/99
Amended By Ord. Nos. 10-21, 10-43

Lee Plan Map 4



--- Agenda --- Item

8j

Lee County DEO 17-5ESR

8j

8j

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 17-5ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

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

1. Location--in or near a regional resource or regional activity center, such that it impacts the regional resource or facility; on or within one mile of a county boundary; generally applied to sites of five acres or more; size alone is not necessarily a determinant of regional significance;
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 17-5ESR	No	No	No	(1) Not regionally significant (2) Consistent with SRPP

RECOMMENDED ACTION:

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

07/2017

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 17-5ESR)

RECEIVED: 6/28/17

Summary of Proposed Amendment

Lee County DEO 17-5ESR consists of two amendments:

CPA2015-00010 (Apaloosa Lane): Request to designate the 59.72 +/- acre subject property from Outlying Suburban to General Interchange and a text amendment to Table 1(b), Year 2030 Allocations, to accommodate additional residential development in the General Interchange future land use category within the Daniels Parkway Planning Community.

The subject property is located on the along north side of Daniels Parkway on both sides of Palomino Lane and extends to Apaloosa Lane. The property is west of the Danport Center commercial uses and the Renaissance Golf Course residential community. It is located in the Daniels Parkway Planning Community.

The subject property contains a mix of developed and undeveloped parcels. Commercial retail, and office uses are located closest to Daniels Parkway. Land uses within the subject property include 108,236 ± SF of commercial retail and offices uses, a 2,904 SF gas station/convenience store with 12 pumps, 106 room hotel, a single family residence and 26.48 acres of vacant land.

The surrounding properties are within the General Interchange, Outlying Suburban and Wetlands future land use categories and are zoned Residential Planned Development (RPD), Community Facilities Planned Development, Commercial Planned Development (CPD), General Commercial (CG), Commercial Neighborhood (CN-3), and Agricultural (AG-2).

The General Interchange future land use map category would increase the population accommodation from 94 units to 700 (rounded from 693) units. This is a total projected increase of 606 dwelling units. The Lee County BOCC voted for a text amendment to the proposal that would prohibit industrial uses in this location. The BOCC voted 4-0 to transmit this CPA2015-00010 with the referenced text amendment.

The property has access to water, sewer, solid waste, fire, EMS, schools and transit and there are adequate services available to serve the property. The area has pre-existing transportation infrastructure issues. Portions of Daniels Parkway will fail with or without the proposed increase. Daniels Parkway is a constrained arterial roadway with little connectivity west of I-75. The addition of the project trips to the network will not cause any roadway links to fall below the recommended minimum acceptable Level of Service threshold as recommended in Policy 37.1.1 in the Lee County Comprehensive Plan.

CPA2017-00001 (Growth Management): Amend the Lee Plan to align land use and transportation policies. The amendments that deal with land use will: clarify existing requirements; reorganize the goals, objectives, and policies to group topics such as development standards, growth management, and mixed use; and provide for alternative development regulations that allow for urban forms of development within the Mixed Use Overlay. The amendments that address transportation will: reduce redundancies, align with state statutes, recognize a multi-modal transportation network; and allow for different roadway cross sections based on location. The proposed amendments will not change allowable densities and intensities within Lee County.

The proposed amendments will allow for land development regulations that will create a more dense, intense and mixed-use form of development in Future Urban Areas and the Mixed Use Overlay by supporting development at maximum allowable densities, allowing density to be calculated using residential and non-residential areas of developments and utilizing conventional zoning districts. Subsequent amendments to the Land Development Code (LDC) will provide alternate development regulations within the Mixed Use Overlay for height, setbacks, landscape requirements, and parking requirements. The proposed amendments do not increase allowable densities or intensities within any future land use category, but will allow for redevelopment, infill, and continued growth of Lee County's Future Urban Areas.

The Lee Plan and LDC currently do not differentiate transportation infrastructure and facilities based on location within the County. Historically, there were also state transportation concurrency requirements and Lee County commercial site location standards that unintentionally encouraged a patchwork development pattern. As a result, development form is consistent throughout Lee County regardless of location or intended users. County Staff is recommending amendments to the Lee Plan that will recognize different infrastructure and facility needs in urban versus non-urban locations.

Regional Impacts

FDOT's comments on the proposed amendments are attached. FDOT notes that the impacts of CPA2015-00010 are considered insignificant. Technical assistance comments are provided for CPA2015-00010, including encouraging multimodal transport. FDOT provided no comments on CPA2017-00001.

DEO provided a technical assistance comment, noting that the proposed amendments delete the maximum intensity of use standard from the Commercial FLUC.

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.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

MIKE DEW
SECRETARY

July 21, 2017

Brandon Dunn
Principal Planner
Lee County Planning Section
P.O. Box 398
Fort Myers, Florida 33902-0398

RE: Lee County 17-5ESR Proposed Comprehensive Plan Amendment (Expedited State Review Process) – FDOT Technical Assistance Comments

Dear Mr. Dunn:

The Florida Department of Transportation (FDOT), District One, has reviewed the Lee County 17-5ESR Proposed Comprehensive Plan Amendment (CPA). The CPA proposal package was transmitted under the Expedited State Review process by the Lee County Board of County Commissioners in accordance with the requirements of Florida Statutes Chapter 163. FDOT offers the following technical assistance comments.

The Lee County 17-5ESR Proposed CPA includes two independent CPAs locally known as CPA 2015-00010 (Apaloosa Lane) and CPA 2017-00001 (Growth Management). Following is a summary of both amendments.

CPA 2015-00010 (APALOOSA LANE)

CPA 2015-00010 is a County-Initiated Text and Map Amendment to the Lee Plan, including:

1. Amending the Lee Plan Future Land Use Map (FLUM) to designate 59.72+/- acres from the Outlying Suburban (OUT-SUB) FLUM category to the General Interchange (GEN-INT) FLUM category, on property generally located along the north side of Daniels Parkway on both sides of Palomino Lane, extending to Apaloosa Lane.
2. Amending Table 1(b), Year 2030 Allocations, to accommodate additional residential development in the GEN-INT FLU category within the Daniels Parkway Planning Community.



The currently adopted OUT-SUB FLU designation allows up to three dwelling units (DUs) per acre, resulting in 179 single-family residential DUs. The 179 DUs generates approximately 1,794 daily trips or 177 p.m. peak hour trips. The proposed GEN-INT allows up to 22 DUs per acre, resulting in 1,313 multi-family residential DUs. The 1,313 DUs would generate approximately 8,080 daily trips or 740 p.m. peak hour trips; resulting in a net increase of 6,286 daily trips or 563 p.m. peak hour trips.

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

TRIP GENERATION COMPARISON

Scenario	Land Use Designation	Maximum Allowed Density / Intensity	Land Use Code	Size of Development		Daily Trips ¹	PM Peak Hour Trips ¹
				Acres	Allowed Development		
Adopted	RES-SF	3 DUs/Acre	210	59.72	179 DUs	1,794	177
Proposed	RES-MF	22 DUs/Acre	220	59.72	1,313 DUs	8,080	740
Change in Trips						+6,286	+563

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

As seen in the following tables, a planning level analysis was prepared to establish whether State roadways in the vicinity of the project will operate at their adopted level of service (LOS) standards during the existing (2016), short-term (2022), and long-term (2040) horizon year conditions.

YEAR 2016 EXISTING ROADWAY CONDITIONS

Roadway	From	To	SIS/E-SIS?	LOS Std. ¹	2016 Daily Conditions				
					No. of Lanes	Service Volume	Volume ²	LOS	Acceptable?
Daniels Pkwy/SR 876	W. of I-75	E. of Rest Area	No	D	6	62,895	53,000	C	Yes
I-75	Alico Rd	Terminal Access Rd	Yes	D	6	151,800 ³	98,964	B	Yes
I-75	Terminal Access Rd	Daniels Pkwy	Yes	D	6	131,800 ³	98,964	C	Yes
I-75	Daniels Pkwy	SR 884/CR 884/Colonial Blvd	Yes	D	6	111,800	90,000	C	Yes

1. Adopted LOS Standard obtained from Lee County.

2. 2016 Volumes obtained from 2016 FDOT District One LOS Spreadsheet.

3. Includes Auxiliary Lanes.

YEAR 2022 SHORT-TERM HORIZON ROADWAY CONDITIONS

Roadway	From	To	2022 Daily Conditions (E+C)								
			No. of Lanes ¹	LOS Std. ²	Service Volume	Back-ground Volume ³	Project Distribution ⁴	Project Trips	Total Volume	LOS	Acceptable?
Daniels Pkwy/SR 876	W. of I-75	E. of Rest Area	6	D	62,895	59,889	45.0%	2,829	62,718	D	Yes
I-75	Alico Rd	Terminal Access Rd	6	D	151,800 ⁵	110,126	20.0%	1,257	111,383	C	Yes
I-75	Terminal Access Rd	Daniels Pkwy	6	D	131,800 ⁵	110,126	20.0%	1,257	111,383	C	Yes
I-75	Daniels Pkwy	SR 884/CR 884/Colonial Blvd	6	D	111,800	96,471	20.0%	1,257	97,728	D	Yes

1. Number of Lanes (based on E+C Condition) obtained from 2016 FDOT District One LOS Spreadsheet.
2. Adopted LOS Standard obtained from Lee County.
3. The short-term planning horizon year 2022 background volume was obtained based on interpolation between 2016 and 2040 volumes.
4. Project Trip Distribution was obtained from the traffic study provided by the Applicant.
5. Includes Auxiliary Lanes.

YEAR 2040 LONG-TERM HORIZON ROADWAY CONDITIONS

Roadway	From	To	2040 Daily Conditions								
			No. of Lanes ¹	LOS Std. ²	Service Volume	Back-ground Volume ³	Project Trip Distribution ⁴	Project Trips	Total Volume	LOS	Acceptable?
Daniels Pkwy/SR 876	W. of I-75	E. of Rest Area	6	D	62,895	80,557	45.0%	2,829	83,386	F	No
I-75	Alico Rd	Terminal Access Rd	6	D	151,800 ⁵	143,613	20.0%	1,257	144,870	D	Yes
I-75	Terminal Access Rd	Daniels Pkwy	6	D	131,800 ⁵	143,613	20.0%	1,257	144,870	F	No
I-75	Daniels Pkwy	SR 884/CR 884/Colonial Blvd	6	D	111,800	115,884	20.0%	1,257	117,141	E	No

1. Number of Lanes from 2040 District One Regional Planning Cost Feasible Model.
2. Adopted LOS Standard obtained from Lee County.
3. The long-term planning horizon year 2040 background volume was obtained based on an average of 2040 model volumes and 2040 historical trend volumes.
4. Project Trip Distribution was obtained from the traffic study provided by the Applicant.
5. Includes Auxiliary Lanes.

Based on the planning level analysis, the segments of Daniels Parkway/SR 876 from West of I-75 to East of Rest Area, and I-75 from Terminal Access Road to SR 884/CR 884/Colonial Boulevard, are expected to operate below acceptable levels of service (LOS) during the long-term (2040), without the proposed CPA.

FDOT notes that Daniels Parkway from I-75 to Metro Parkway (which includes a portion of the State segment) is designated as a constrained roadway (Lee Plan Table 2(a)). Pursuant to Lee Plan Policy 95.1.3(7) and Policy 37.2.2, a maximum volume-to-capacity (v/c) ratio of 1.85 is established for the constrained roads identified in Table 2(a) that lie in the unincorporated area. Based on the planning level analysis, Daniels Parkway from west of I-75 to Fiddlesticks Boulevard/Palomino Lane is estimated to have a V/C of 1.28 without the proposed CPA, and a V/C of 1.33 with the proposed CPA. Moreover, the project trips along the above mentioned segment account for approximately 4.50% of the roadway capacity, and are considered insignificant.

FDOT also notes that the segment of I-75 from Collier County Line to Luckett Road has been identified as a needed widening project from six lanes to eight lanes in the Lee County MPO 2040 Long Range Transportation Plan (LRTP). In addition, the project trips along the I-75 segments from Terminal Access Road to SR 884/CR 884/Colonial Boulevard, range from 0.95% to 1.12% of the roadway capacity in year 2040, and are considered insignificant.

FDOT Technical Assistance Comment #1:

As noted earlier, the approximately 1,257 daily trips being added to I-75 account for approximately 0.95% to 1.12% of the adopted LOS Standard service volume, which does not adversely impact I-75. Although the new trips do not create an adverse impact on I-75, the trips associated with CPA 2015-00010 (Apaloosa Lane) are considered to be local in nature. These local trips contribute to, and further exacerbate the long-term failure of I-75 by competing with long distance and regional trips. The Department encourages the development of a multimodal strategy which will facilitate alternative local transportation networks that connect residential and non-residential uses without affecting larger systems.

FDOT Technical Assistance Comment #2:

The new development associated with the CPA 2015-00010 (Apaloosa Lane) is expected to serve residential development. In an effort to reduce personal automobile trips on State and SIS transportation facilities, minimizing potential transportation impacts, State roadways are planned, designed and constructed in harmony with the surrounding land use characteristics. This context sensitive approach promotes healthy, safe, and economically viable communities that encourages quality of life, incorporating all modes of transportation. FDOT offers several initiatives to assist the County in creating quality developments while protecting future mobility on the regional roadway network. These include "Complete Streets"¹, modern roundabouts², and a commitment to bicycle and pedestrian safety³. FDOT welcomes the opportunity to partner with, and provide technical assistance to Lee County, to create multimodal transportation facilities to serve all users.

¹ <http://www.flcompletestreets.com/>

² <http://www.dot.state.fl.us/rddesign/Roundabouts/Default.shtm>

³ <http://www.alerttodayflorida.com/>

FDOT Technical Assistance Comment #3:

FDOT offers no comments on the Text Amendment associated with CPA 2015-00010 (Apaloosa and Palomino Lane), which amend Table 1(b), Year 2030 Allocations, to accommodate additional residential development in the General Interchange future land use category within the Daniels Parkway Planning Community.

CPA 2017-00001 (GROWTH MANAGEMENT):

CPA 2017-00001 (Growth Management) is a County-initiated Text Amendment that proposes to amend the Lee Plan to align land use and transportation policies. The amendments that deal with land use clarify existing requirements; reorganize the goals, objectives, and policies to group topics such as development standards, growth management, and mixed use; and provide for alternative development regulations that allow for urban forms of development within the Mixed-Use Overlay. The amendments that address transportation reduce redundancies, align with state statutes, recognize a multi-modal transportation network; and allow for different roadway cross sections based on location (requires amendment to Land Development Code).

The proposed text amendments associated with CPA 2017-00001 (Growth Management) do not change allowable densities and intensities within the Lee Plan, and allows for the implementation of mixed-used, compact developments that follow context-sensitive design principles that encourage bicycle/pedestrian and transit use. As a result, FDOT offers no comments on CPA 2017-00001.

Thank you for providing FDOT with the opportunity to review and comment on the proposed amendments. 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

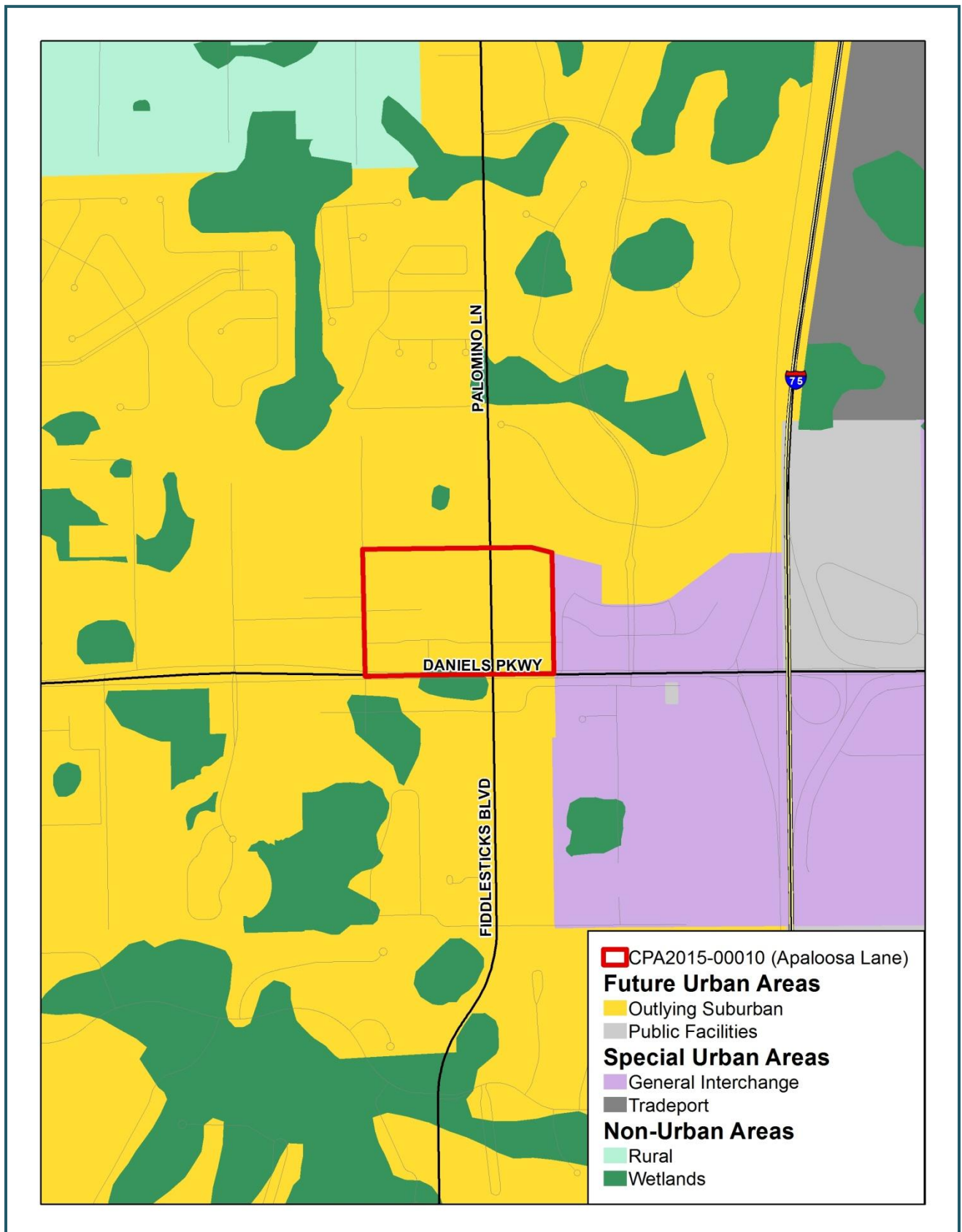
MAPS

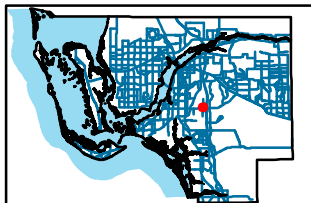
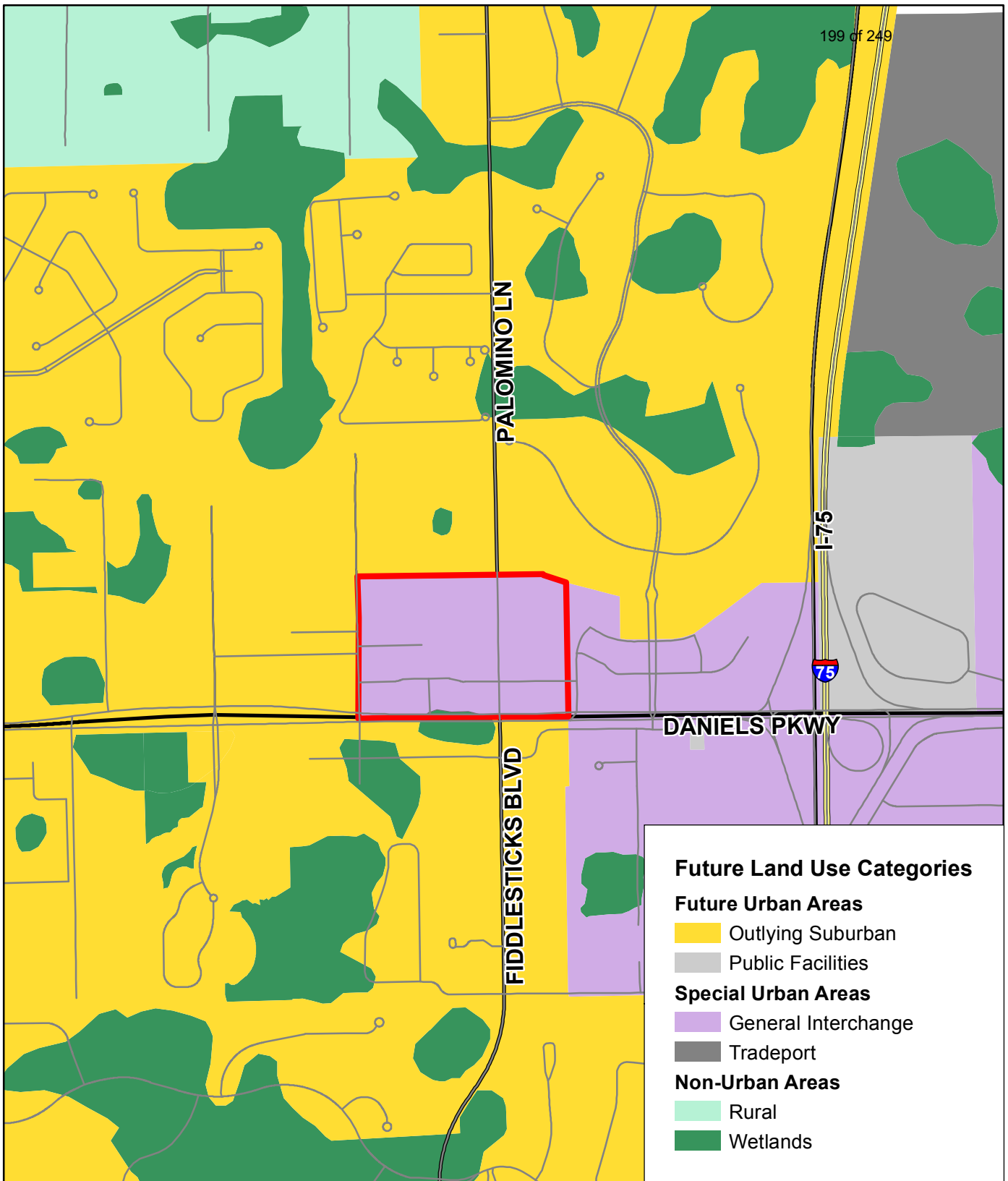
Lee County

DEO 17-5ESR

Growth Management Plan

Comprehensive Plan Amendment





Existing

Legend

Sidewalk/Bike-Ped Facilities

Planned Facility Type

Sidewalk

Shared Use

Bike Lane

Paved Shoulder

Wide Outside Lane

Undesignated Bike Lane

MAP 3D - 1

UNINCORPORATED LEE COUNTY

STATE/COUNTY MAINTAINED FACILITIES

BIKEWAYS/WALKWAYS FACILITY PLAN-

PLANNED FACILITIES

N

W

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1

2

4

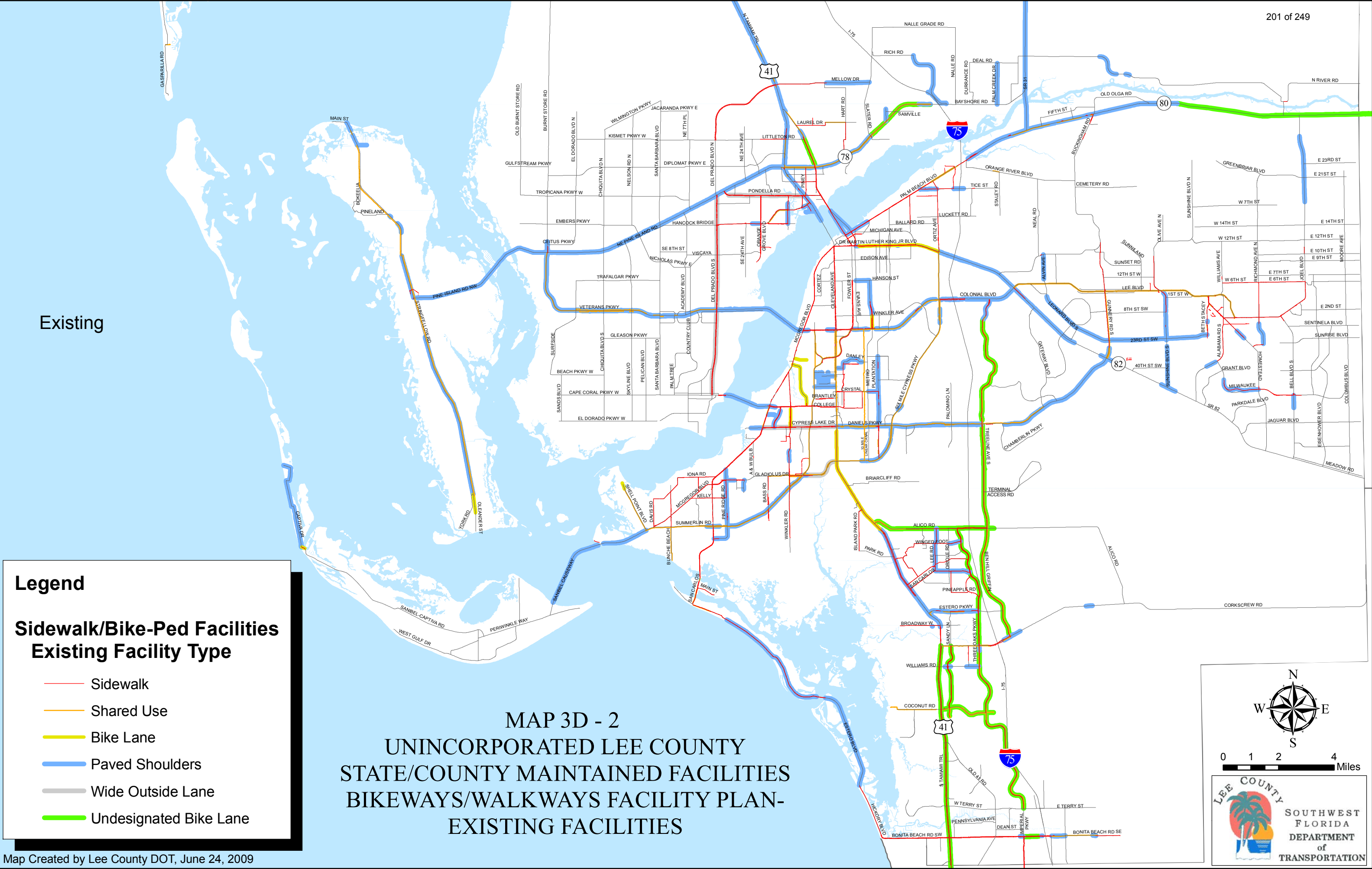
Miles

LEE COUNTY



SOUTHWEST FLORIDA

DEPARTMENT of TRANSPORTATION

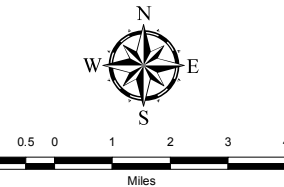


LEE COUNTY WALKWAYS & BIKEWAYS

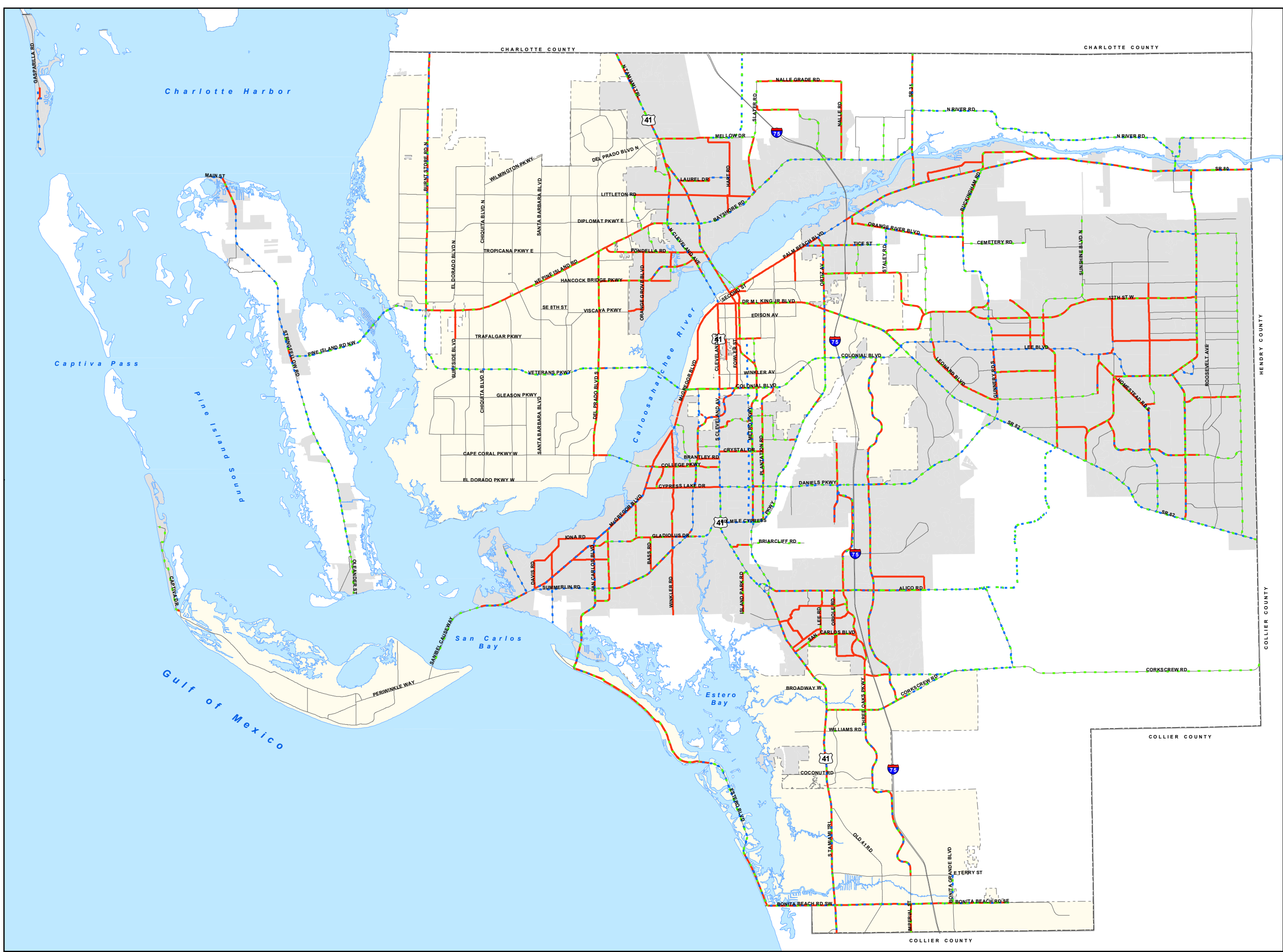
- On-Road Bikeway
 - Shared Use Path
 - Sidewalk
 - City Limits
 - Future Urban/Suburban Areas
- Pedestrian facilities are planned on all streets in Future Urban/Suburban Areas.

This map depicts both existing and proposed walkways and bikeways maintained by Lee County and the Florida Department of Transportation.

DRAFT



Map Generated: February 2017
Prepared By: DCD/Planning
City Limits current to date of map generation
Last Amended: DATE
Amended by Ordinance No. XX-XX



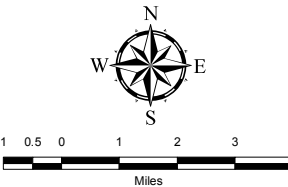
COMMERCIAL SITE LOCATION STANDARDS

LEGEND

- Intersection meets Neighborhood Commercial Center Standards (Policy 6.1.2.2)
- Intersection meets Neighborhood and Community Commercial Center Standards (Policy 6.1.2.2 and 6.1.2.3)
- ▨ City Limits

- Notes:
- 1) Circles designating intersections are not shown at any set scale.
 - 2) This map implements policies 6.1.2.2 and 6.1.2.3. It is not an assurance that commercial zoning will be approved for any particular parcel within the designated intersections. Nor does it supersede the various exceptions to the standards within the plan.
 - 3) All development within the designated intersections must be consistent with the Lee Plan, including the direct access requirements in policies 6.1.2.2 and 6.1.2.3.
 - 4) Commercial development within interchange areas is regulated by policy 6.1.2.9.

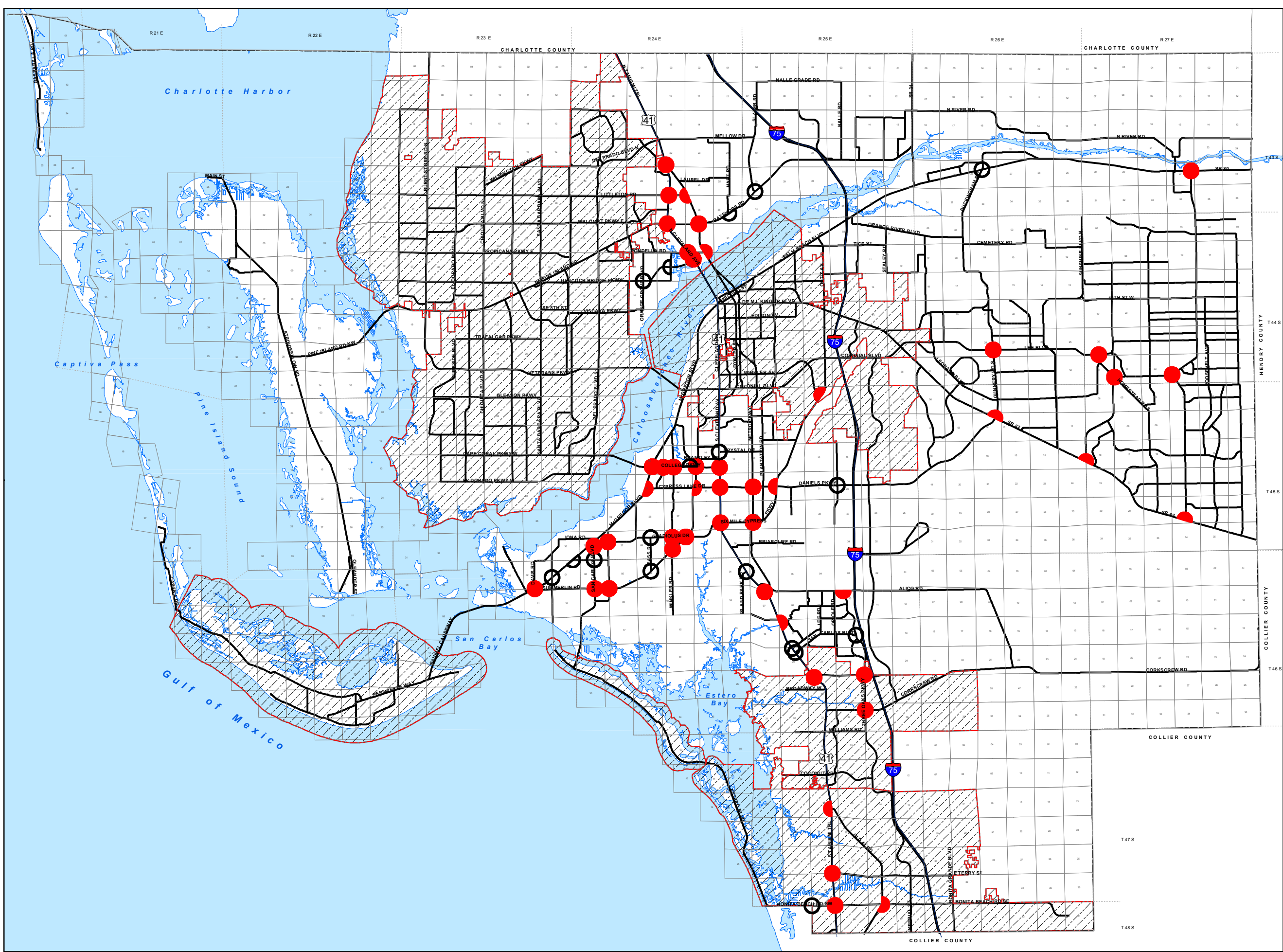
DELETE



Map Generated: January 2008
City Limits current to date of map generation

October 28, 1994

Lee Plan Map 19



LEE COUNTY GREENWAYS MULTI-PURPOSE RECREATIONAL TRAILS MASTER PLAN

- 18 Completed Greenways
- Charlotte-Lee-Collier Trail
- Captiva-Hendry-Collier Trail
- Pine Island-Hendry Trail
- Charlotte-Lee-Hendry Trail
- Connector Trails
- Great Calusa Blueway
- Proposed Page Connector
- 19 City Limits



WWW.LEEPARKS.ORG



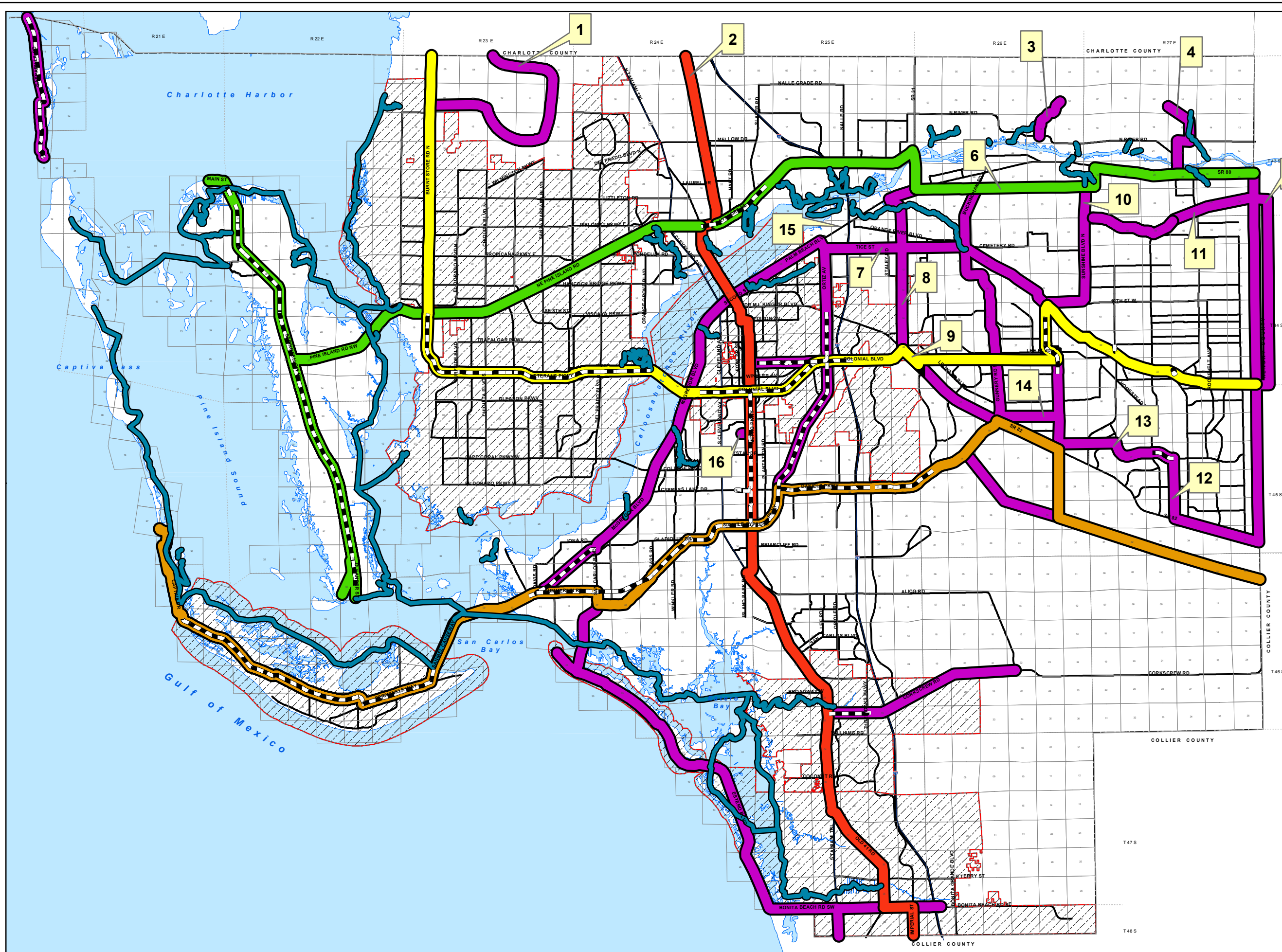
0.950.475 0 0.95 1.9 2.85 3.8
Miles

Map Generated: July 2010
City Limits current to date of map generation

Adopted May 16, 2007
Adopted by Ordinance No. 07-09

Amended by Ordinance No. 10-18
March 3, 2010
Effective June 2, 2010

Lee Plan Map 22



LEE COUNTY GREENWAYS MASTER PLAN

- Shared Use Path
- Great Calusa Blueway
- Boca Grande Trail
- Charlotte-Lee-Collier Trail
- Captiva-Hendry-Collier Trail
- Charlotte-Lee-Hendry Trail
- Pine Island-Hendry Trail
- Connector Trails
- City Limits

This map depicts both completed and proposed shared use paths maintained by Lee County and the Florida Department of Transportation.

DRAFT

CPA2017-00001

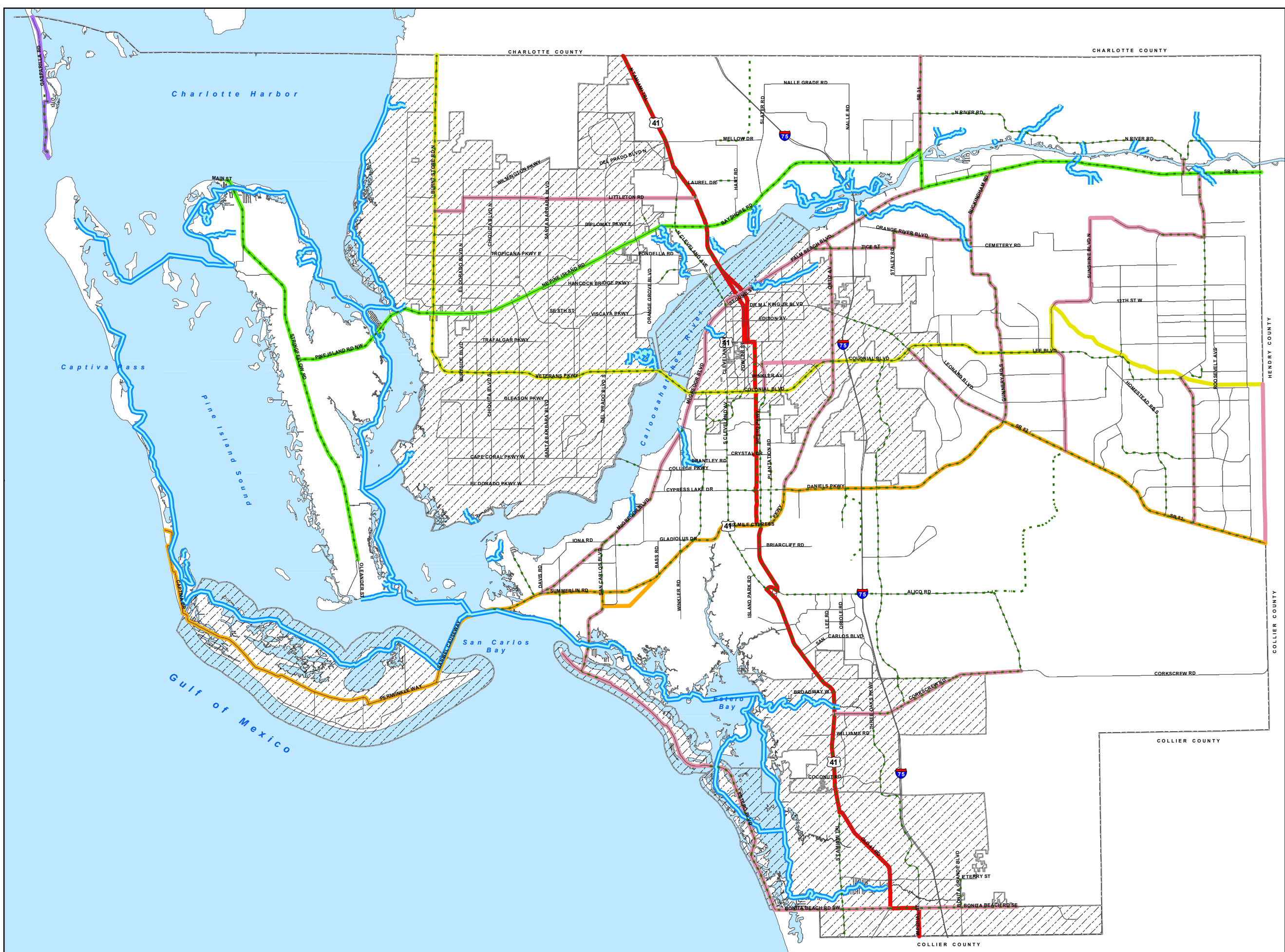


Map Prepared by: Lee County DCD/Planning
Map Generated: March 2017
City Limits current to date of map generation

Adopted May 16, 2007
Adopted by Ordinance No. 07-09

Amended by Ordinance No. 10-18
March 3, 2010
Effective June 2, 2010

Lee Plan Map 22



_____Agenda _____Item

8k

Sarasota County DEO 17-4ESR

8k

8k

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 SARASOTA COUNTY

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Sarasota County Comprehensive Plan (DEO 17-4ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

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

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

A summary of the results of the review follows:

Factors of Regional Significance				
<u>Proposed</u> <u>Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 17-4ESR	No	No	No	(1) Not Regionally Significant (2) Consistent with SRPP

RECOMMENDED ACTION:

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

07/2017

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.

SARASOTA COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 17-4ESR)

DATE RECEIVED: JUNE 16, 2017

Summary of Proposed Amendment

Sarasota County DEO 17-4ESR is a privately-initiated comprehensive plan amendment to revise the Future Land Use Map (FLUM) for +/- 19 acres, located at the northeast quadrant of Fruitville Road and Tatum Road, from Semi-Rural to Major Employment Center (MEC).

The subject property is directly adjacent to land with a MEC FLU designation to the east and is surrounded by Semi-Rural land to the north, west, and south. The subject property is currently undeveloped.

The site has access to central water and sewer service to the east and north, respectively. This Sarasota County Utilities system will provide adequate levels of service to provide for the future central water and sewer needs of the site when it is eventually developed. The need for County initiated line extensions will not be necessary for the development of this site. Sarasota County Public Utilities Water/Wastewater Division has reviewed the proposed comprehensive plan amendment and has no objections.

It is expected that the potential trips will increase by approximately 2,023 trips daily and 218 net new trips during the PM peak hour. According to the short-range generalized level of service analysis, both study area segments of Fruitville Road are expected to operate above its adopted level of service standard with the addition of development traffic. In the long-range analysis, Fruitville Road from East Road to Tatum Road is expected to operate below the adopted level of service standard for both background and total traffic conditions. The study area segments of Fruitville Road are built to their ultimate thoroughfare configurations. The submitted operational analysis indicates that with the addition of project traffic the intersection is expected to operate below the adopted level of service for both the short-range and long-range scenario. An additional eastbound to northbound left-turn lane and signal timing modification are needed to allow the intersection to operate above the adopted level of service.

Regional Impacts

FDOT reviewed this transmittal and offered two technical assistance comments. These comments are not grounds for objection. FDOT Technical Assistance Comment #1 offers a reminder that the interstate system is designed for long-distance and regional trips. FDOT Technical Assistance Comment #2 promotes the use of multimodal transportation, Complete Streets, and modern roundabouts. FDOT's full comments and report are attached.

Council staff has reviewed the requested changes and finds that the revised 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 revised 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 the amendment is not regionally significant.

Recommended Action

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



Florida Department of Transportation

RICK SCOTT
GOVERNOR

801 N. Broadway Avenue
Bartow, FL 33830

MIKE DEW
SECRETARY

July 13, 2017

Vivian Roe
Planner
Sarasota County Planning Services
1660 Ringling Boulevard, 1st Floor,
Sarasota, Florida 34236

RE: Sarasota County 17-4ESR, Proposed Comprehensive Plan Map Amendment (CPA) – Expedited State Review Process – FDOT Technical Assistance Comments

Dear Ms. Roe:

The Florida Department of Transportation (FDOT), District One, has reviewed the Sarasota County 17-4ESR Proposed Comprehensive Plan Map Amendment (CPA), locally known as CPA 2016-F/Scott–Houghton Property. The proposed CPA was transmitted by the Sarasota County Board of County Commissioners in accordance with the requirements of Florida Statutes Chapter 163.

The privately-initiated CPA proposes to amend the Future Land Use (FLU) Map designation on 19.0± acres of land, from Semi-Rural (SEMI-RURAL) to Major Employment Center (MEC). The subject property is located at the northeast quadrant of Fruitville Road and Tatum Road, in Sarasota County, Florida (see figure below).



According to the adopted FLU designation of SEMI-RURAL, the maximum development that could occur on the 19.0± acres is 9 residential dwelling units (1 DU/2 Acres), which would result in approximately 115 daily trips or 12 p.m. peak hour trips. Per the proposed FLU designation, the maximum development that could occur on the 19.0± acres of MEC is 993,168 square feet of office park (1.2 FAR), which would generate approximately 10,758 daily trips or 1,307 p.m. peak hour trips; resulting in a net increase of 10,643 daily trips or 1,295 p.m. peak hour trips. The following table summarizes the trip generation for the adopted and proposed FLU designations.

TRIP GENERATION COMPARISON: CPA 2016-F/SCOTT-HOUGHTON PROPERTY

Scenario	Land Use Designation	Maximum Allowed Density / Intensity	Land Use Code	Size of Development		Daily Trips ¹	PM Peak Hour Trips ¹
				Acres	Allowed Development		
Adopted	SEMI-RURAL	1 DU/2 Acres	210	19.0	9 DUs	115	12
Proposed	MEC	1.20 FAR	750	19.0	993,168 sf	10,758	1,307
Change in Trips						+10,643	+1,295

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

As seen in the following tables, a planning level analysis was prepared to establish whether State roadways in the vicinity of the project will operate at their adopted level of service (LOS) standards during the existing (2016), short-term (2022), and long-term (2040) horizon year conditions.

YEAR 2016 EXISTING ROADWAY CONDITIONS

Roadway	From	To	SIS/E-SIS?	LOS Std. ¹	2016 Daily Conditions				
					No. of Lanes	Service Volume	Volume ²	LOS	Acceptable?
Fruitville Road/ SR 780	Honore Ave	State R/W Line	No	D	6	62,895	58,000	C	Yes
I-75	SR 758/Bee Ridge Rd	SR 780/Fruitville Rd	Yes	C	6	111,800	121,500	E	No
I-75	SR 780/ Fruitville Rd	Manatee County Line/University Pkwy	Yes	C	6	111,800	133,000	F	No

1. Adopted LOS Standard obtained from Sarasota County.

2. 2016 Volumes obtained from 2016 RCI Database.

YEAR 2022 SHORT-TERM HORIZON ROADWAY CONDITIONS

Roadway	From	To	2022 Daily Conditions (E+C)								
			No. of Lanes ₁	LOS Std. ₂	Service Volume	Back-ground Volume ₃	Project Dist. ₄	Project Trips	Total Volume	LOS	Acceptable?
Fruitville Road/ SR 780	Honore Ave	State R/W Line	6	D	62,895	61,488	56.8%	6,045	67,533	F	No
I-75	SR 758/ Bee Ridge Rd	SR 780/ Fruitville Rd	6	C	111,800	130,760	24.8%	2,639	133,349	F	No
I-75	SR 780/ Fruitville Rd	Manatee County Line/ University Pkwy	6	C	111,800	142,861	9.5%	1,011	143,872	F	No

1. Number of Lanes (based on E+C Condition) obtained from 2016 FDOT District One LOS Spreadsheet.
2. Adopted LOS Standard obtained from Sarasota County.
3. The short-term planning horizon year 2022 background volume was obtained based on interpolation between existing 2016 and background 2040 volumes.
4. Project Trip Distribution is based on D1RPM E+C Network provided by the Applicant (Appendix 2).

YEAR 2040 LONG-TERM HORIZON ROADWAY CONDITIONS

Roadway	From	To	2040 Daily Conditions								
			No. of Lanes ₁	LOS Std. ₂	Service Volume	Back-ground Volume ₃	Project Dist. ₄	Project Trips	Total Volume	LOS	Acceptable?
Fruitville Road/ SR 780	Honore Ave	State R/W Line	6	D	62,895	71,951	56.8%	6,045	77,996	F	No
I-75	SR 758/ Bee Ridge Rd	SR 780/ Fruitville Rd	6	C	111,800	158,540	24.8%	2,639	161,179	F	No
I-75	SR 780/ Fruitville Rd	Manatee County Line/ University Pkwy	6	C	111,800	172,444	9.5%	1,011	173,455	F	No

1. Number of Lanes are based on FDOT District One Regional Planning Model.
2. Adopted LOS Standard obtained from Sarasota County.
3. The long-term planning horizon year 2040 background volumes are based on an average of 2040 model volumes and 2040 historical trend volumes.
4. Project Trip Distribution is based on D1RPM E+C Network provided by the Applicant (Appendix 2).

Based on the planning level analysis, the segment of SR 780/Fruitville Road (a State facility) from Honore Avenue to State Right of Way Line, operates at an acceptable level of service (LOS) under the existing (2016) conditions. However, the same segment is anticipated to operate under adverse conditions during the short-term (2022) and the long-term (2040) without the project.

The segments of I-75 (a SIS facility) from SR 758/Bee Ridge Road to Manatee County Line/University Parkway, operate under adverse conditions during the existing (2016), the short-term (2022) and the long-term (2040) horizons without the project.

FDOT notes that the segment of SR 780/Fruitville Road from North Washington Boulevard to State Right of Way Line has been identified as Policy/Physical Constraint in the Sarasota/Manatee MPO (2040 Roadway Needs), 2040 Long Range Transportation Plan (LRTP). In addition, the segment of I-75 from North River Road to Hillsborough County Line has been identified to operate with six general purpose lanes plus four special

purpose lanes in the Sarasota/Manatee MPO (2040 Roadway Needs), 2040 LRTP. Based on the widening of I-75 to 10 lanes, the segment of I-75 from SR 758/Bee Ridge Road to Manatee County Line/University Parkway is expected to operate at acceptable LOS by year 2040. Moreover, the Sarasota/Manatee MPO 2040 LRTP identifies many improvements in the vicinity of the subject property, including construction of new roadways and widening existing roadways; which would provide additional transportation relief to the nearby State and Strategic Intermodal System (SIS) transportation facilities.

FDOT however offers the following technical assistance comments, which are not grounds for objection.

FDOT Technical Assistance Comment #1:

The new daily trips being added to I-75 account for approximately 2.36% of the adopted LOS Standard service volume, which does not adversely impact I-75. Although the new trips do not create an adverse impact on I-75, the trips associated with the proposed FLU Map change are considered to be local in nature. These local trips contribute to, and further exacerbate the long-term failure of I-75. Please note that the Federal Highway Association (FHWA) maintains that the interstate system is designed and intended for long-distance and regional trips.

FDOT Technical Assistance Comment #2:

The new development associated with the proposed CPA is expected to serve non-residential uses. In an effort to reduce personal automobile trips on State and SIS transportation facilities, minimizing potential transportation impacts, State roadways are planned, designed and constructed in harmony with the surrounding land use characteristics. This context sensitive approach promotes healthy, safe, and economically viable communities that encourages quality of life, incorporating all modes of transportation. FDOT offers several initiatives to assist the County in creating quality developments while protecting future mobility on the regional roadway network. These include "Complete Streets"¹, modern roundabouts², and a commitment to bicycle and pedestrian safety³. FDOT welcomes the opportunity to partner with, and provide technical assistance to Sarasota County, to create multimodal transportation facilities to serve all users.

¹ <http://www.flcompletestreets.com/>

² <http://www.dot.state.fl.us/rddesign/Roundabouts/Default.shtm>

³ <http://www.alerttodayflorida.com/>

Ms. Vivian Roe
Sarasota County 17-4ESR, Proposed CPA – FDOT Technical Assistant Comments
July 13, 2017
Page 5 of 5

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 (863) 519 - 2562 or Deborah.Chesna@dot.state.fl.us.

Sincerely,



Deborah Chesna
Complete Streets/Growth Management
Coordinator
FDOT District One

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

MAPS

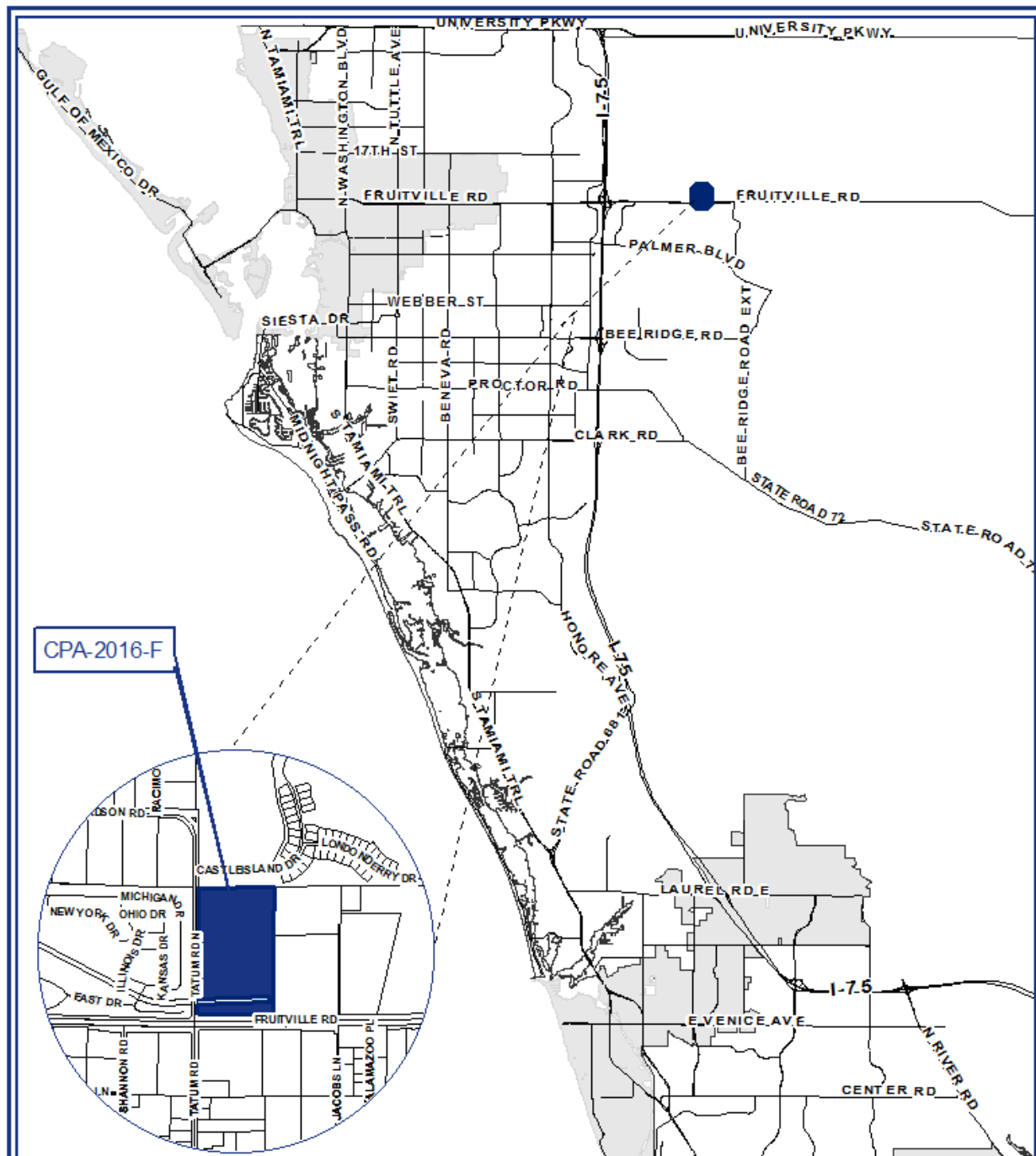
Sarasota County

DEO 17-4ESR

Growth Management Plan

Comprehensive Plan Amendment

STAFF REPORT



SARASOTA COUNTY COMMISSION PUBLIC HEARING

CPA-2016-F

COMPREHENSIVE PLAN AMENDMENT (CPA)-2016-F

JUNE 7, 2017

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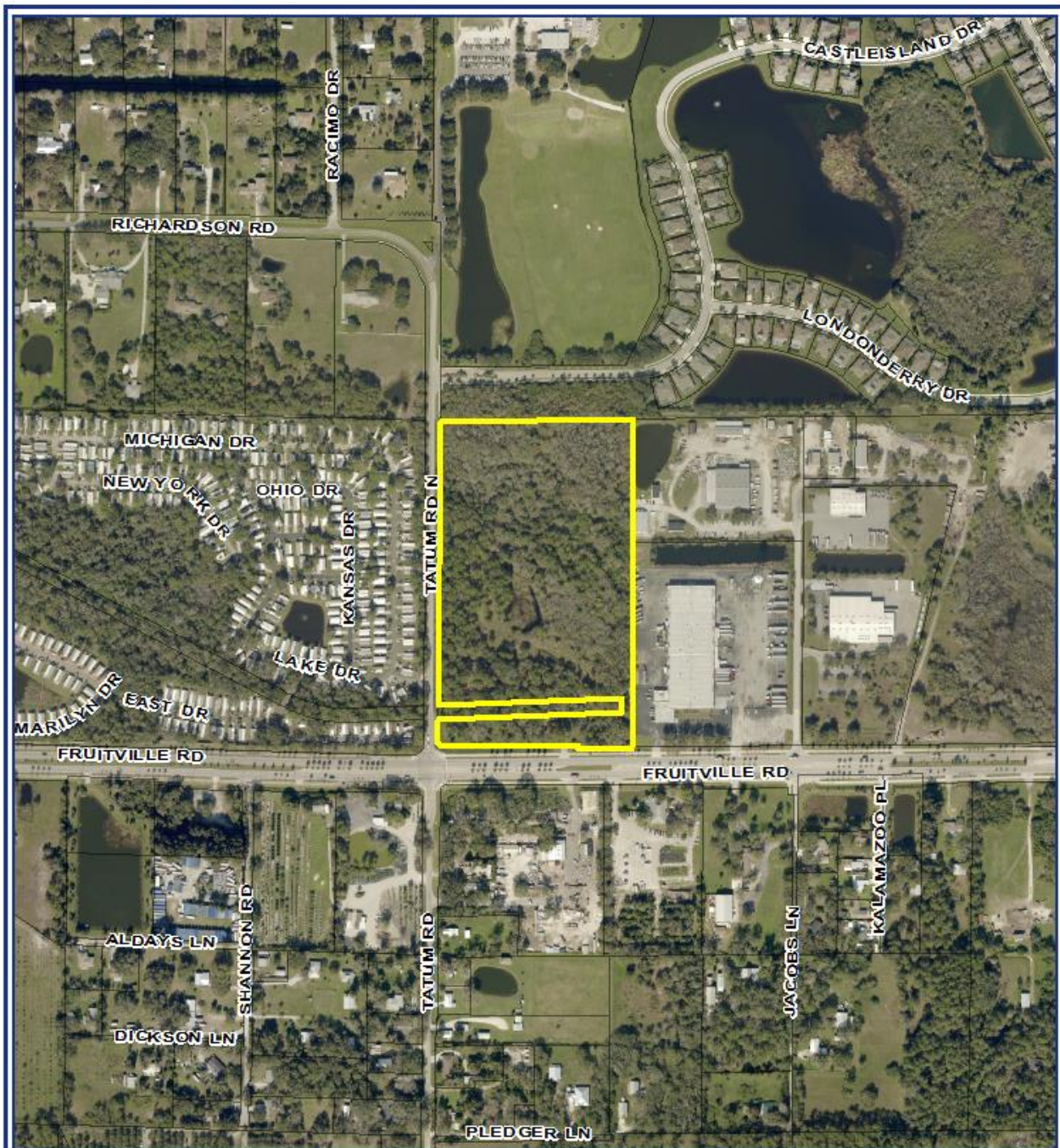
Map published using ArcGIS 10.5 by cshend on Thursday, April 13, 2017

Path: N:\GIS\Management\Patterns\CPA\CPA-2016-F\CPA-2016-F_SCC_LDC.mxd

Sarasota County
941.561.5703



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Feet



 CPA-2016-F

2016 Aerial

COMPREHENSIVE PLAN AMENDMENT (CPA)-2016-F

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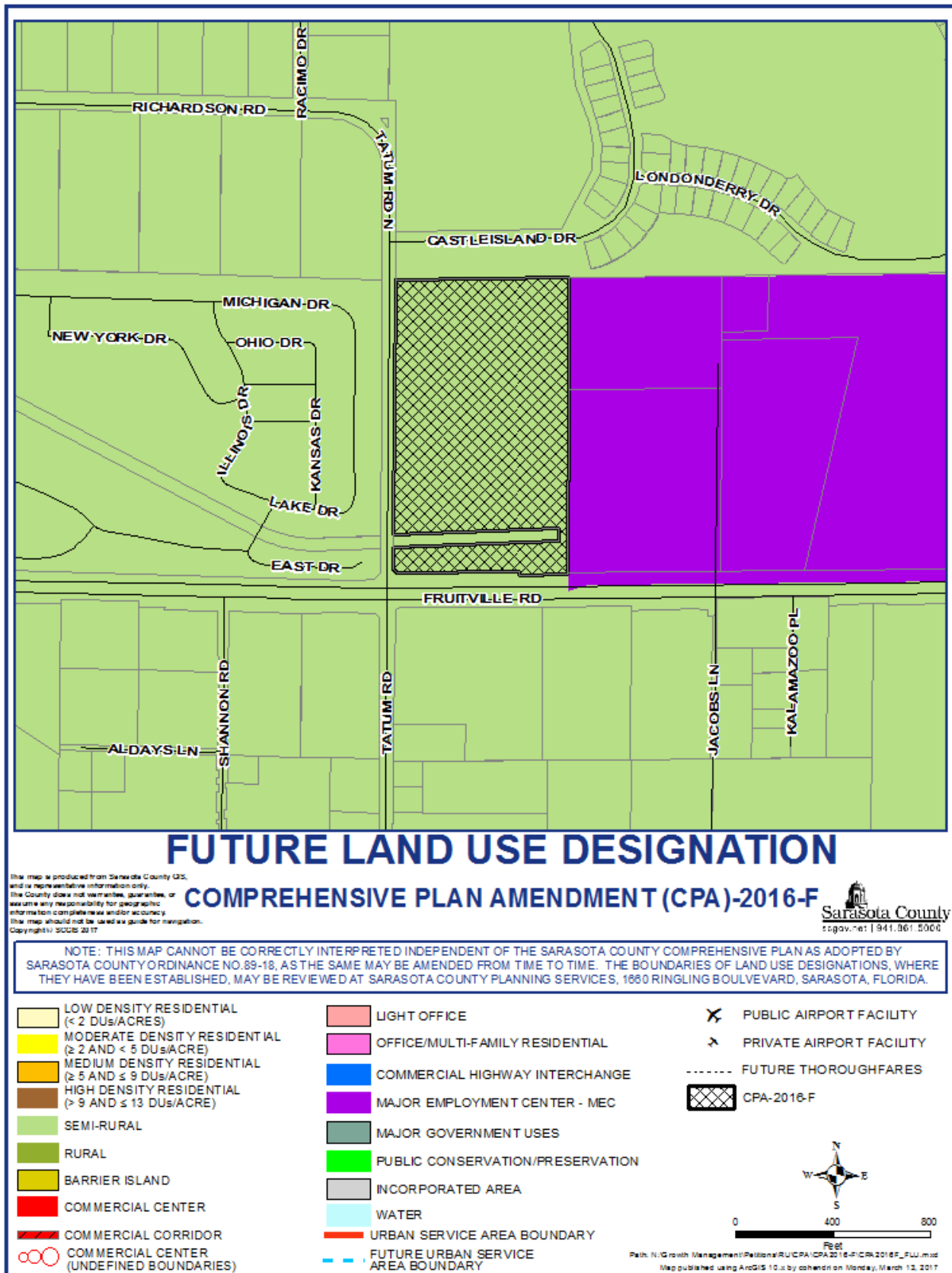

Sarasota County
scgov.net | 941.861.5000

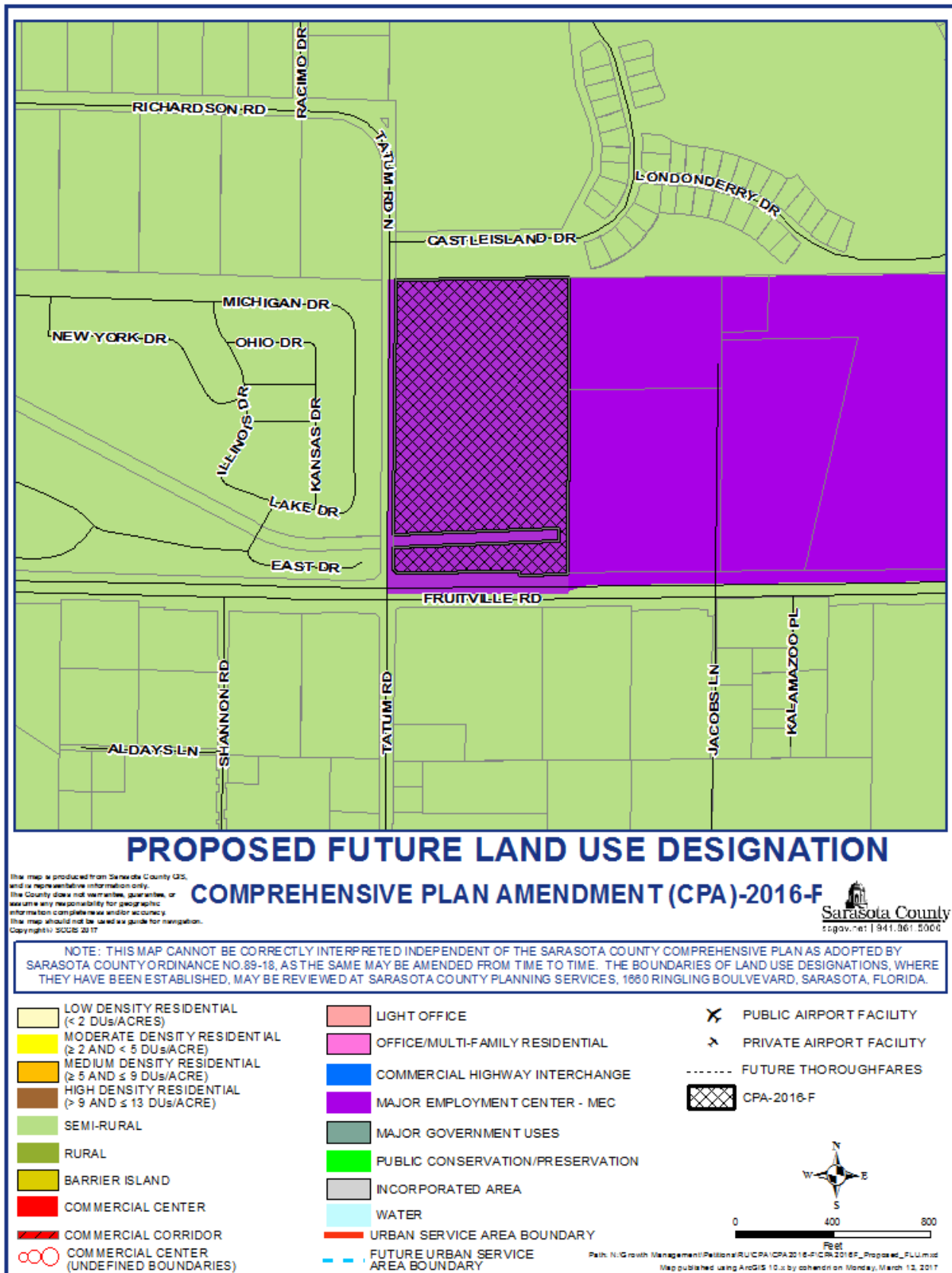


0 400 800
Feet

Aerial Imagery Provided by iStockphoto International
Sarasota County, FL
January 2016
3.5" Resolution

N.A.D. 1983 NADN State Plane Florida West FIPS 9902 (U.S. Survey Feet)
Path: N:\GIS\Management\Planning\CPA\CPA 2016-F\CPA 2016-F_Aerial.mxd





--- Agenda --- Item

9

Director's Report

9

9



EXECUTIVE DIRECTOR'S REPORT: October 19, 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. Budget
 - May, June, July and August Financials
 - 2017-2018 Budget Amendments
- b. Revised RPC Quorum Recommendation
- c. Nominating Committee for New Executive Board

2. Resource Development and Capacity Building

- FRCA Update - attached
- Sanibel: Affordable Housing Program
- Matt Marshall: Local Emergency Planning Committee
- Resilience: The New Normal
- CEDS - Approval
- Return on Investment
- Regional Transportation Map
- November 2, 2017 Economic Recovery Briefing: Rebuilding Economic Development in Your Community

3. Fourth Quarter FY 2016-2017 (July 1, 2017 - September 30, 2017)

- Grants Awarded:
 - ✓ DEO grant for \$30,000: A Regional Strategy for Agriculture Sustainability
 - ✓ Contract with Bonita Springs for Flood Reduction Plan; \$50,000
- Grants Under Development
 - ✓ Brownfield grant, \$600,000
 - ✓ Clewiston DEO utility relocation
 - ✓ Kresge - placemaking grant for Clewiston
 - ✓ Bloomberg; Bonita Springs Flood Reduction; \$1,000,000
- Grants Pending: \$3,488,696 approximately
 - ✓ Farms to School grant ; \$88,696
 - ✓ DHS- FEMA Pre-Diaster Mitigation grant for Bonita Springs; \$3,150,000
 - ✓ EDA- Disaster Coordinator; \$250,000

Agenda Item

9a

Quorum Requirement Resolution

9a

9a

SWFRPC Resolution #2017-03

A RESOLUTION TO CHANGE QUORUM REQUIREMENT OF SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL

Summary

This resolution is designed to amend the Interlocal Agreement of the Southwest Florida Regional Planning Council ("Council") to alter the requirements for establishing a quorum at Council meetings.

WHEREAS, the Interlocal Agreement of Council require a majority of voting members and presence of at least four of six counties;

WHEREAS, the existing threshold has resulted in difficulty establishing a quorum at some meetings;

WHEREAS, the majority of Florida Regional Planning Councils have established less onerous quorum requirements;

NOW, THEREFORE, BE IT RESOLVED that Council changes its quorum requirement to one-third of voting members and members of at least two of six counties who are not Governor appointees are required to be present.

SWFRPC's Interlocal Agreement shall be changed as follows:

5. Meetings

(e) A quorum at any meeting shall consist of ~~a majority~~ **one-third** of the voting members present provided, however, no quorum shall exist unless a voting member is present from each of ~~more than one-half (1/2) of the principal member units.~~ **at least two county member units**. When a quorum has been determined to be present, a majority of those present and voting may take action on all matters presented at the meeting. Each member present shall vote on each question presented to the Council except in the event he disqualifies himself. Proxy voting is prohibited.

IMPLEMENTATION: This resolution, upon adoption by this Council, shall take effect immediately.

DULY ADOPTED by the Southwest Florida Regional Planning Council on the ____ day of _____, 2017.

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL

Councilman James Burch, Chair

Margaret Wuerstle, Executive Director

--- Agenda --- Item

9b

Bylaw Repeal Resolution

9b

9b

SWFRPC Resolution #2017-04

A RESOLUTION TO REPEAL BYLAWS OF SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL WHICH ARE NOT REQUIRED BY LAW

Summary

This resolution is designed to repeal the Bylaws of the Southwest Florida Regional Planning Council ("Council") to the extent they are not required by law.

WHEREAS, the Bylaws of Southwest Florida Regional Planning Council 29I-1.001-1.010, 29I4.001-4.013, and 29I-5.001-5.005 are not required by law;

WHEREAS, inconsistencies exist between Southwest Florida Regional Planning Council's Interlocal Agreement and Bylaws;

WHEREAS, revising Southwest Florida Regional Planning Council's Interlocal Agreement is more efficient than revising Southwest Florida Regional Planning Council's Bylaws;

WHEREAS, other Florida Regional Planning Councils have repealed their Bylaws to the extent they are not required by law;

NOW, THEREFORE, BE IT RESOLVED that Council repeals its Bylaws, codified at 29I-1.001-1.010, 29I-4.001-4.013, 29I5.001-5.005 Fla. Admin. Code.

IMPLEMENTATION: This resolution, upon adoption by this Council, shall take effect immediately.

DULY ADOPTED by the Southwest Florida Regional Planning Council on the ____ day of _____, 2017.

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL

Councilman James Burch, Chair

Margaret Wuerstle, Executive Director

Agenda Item

9c

Economic Recovery Briefing Meeting

9c

9c



EDUCATE. ADVOCATE. CONNECT.

Economic Recovery Briefing: Rebuilding Economic Development in Your Community

November 1, 2017 - 9 AM to 12 PM
Florida Gulf Coast University
Cohen Center, Room 247
10501 FGCU Blvd, Ft. Myers, FL 33965

9:00 AM	Welcome	Lucienne Pears, Southwest Regional Director Florida Economic Development Council
9:05 AM	State of the Region	Lucienne Pears, Director (Moderator) Charlotte County Economic Development
	<ul style="list-style-type: none"> • Joe Paterno, CEO, CareerSource Southwest Florida • Peter Keating, Consultant, Florida SBDC Network • Kristi Bartlett, CEcD, VP of Economic Development, Naples Chamber • Sarah Pelham, Coordinator, Hardee County Economic Development 	
9:50 AM	Presentation: Post-Disaster Tools for Economic Recovery	Lynn A. Knight, CEcD, Vice President Knowledge Management & Development International Economic Development Council
10:05 AM	Federal Resources Panel	Margaret Wuerstle, Executive Director Southwest FL Regional Planning Council
	<ul style="list-style-type: none"> • Greg Vaday, Economic Development Representative, U.S. Economic Development Administration – Atlanta • Francisco A. Marrero, District Director, U.S. Small Business Administration • Invited, Federal Emergency Management Agency • Invited, U.S. Department of Agriculture 	
10:50 AM	Open Forum: State of Local Communities	Lucienne Pears (Facilitator) Florida Economic Development Council
11:50 AM	Next Steps & Closing	Lucienne Pears, Southwest Regional Director Florida Economic Development Council



INTERNATIONAL
ECONOMIC DEVELOPMENT
COUNCIL



Agenda Item

9d

FRCA Monthly Reports

9d

9d



MONTHLY ACTIVITY REPORT: July 2017

RESOURCE DEVELOPMENT/CAPACITY BUILDING and OUTREACH

- Organized and distributed the June 2017 Florida Regional Councils Association (FRCA) Newsletter. Began collecting articles and formatting the July and August 2017 Newsletters.
- Continued to maintain and enhance the FRCA website and maintain the email listserv for the more than 2,300 individuals who receive the FRCA Newsletter with the assistance of the Florida Association of Counties (FAC).
- To enhance partnerships and strengthen the relationship between regional planning councils and their state and federal partners, participated in or attended the following meetings and shared information:
 - Safe Mobility for Life Coalition Summer Conference Call
- Supported the RPC Comprehensive Economic Development Strategy Update Committee with a conference call held July 18th.
- Assisted with coordination of the REMI and Economic Development Administration workshops being held in Orlando August 15-16, 2017.
- Maintained and enhanced the FRCA Facebook page.

ASSOCIATION MANAGEMENT

- Began preparing for the August FRCA Executive Directors Advisory Committee (EDAC) and Partners Meetings being held in conjunction with the Florida League of Cities Annual Conference August 17-18, 2017 in Orlando.
- Coordinated logistics and prepared for attendance at the Florida American Planning Association Annual Conference being held September 6-8, 2017 in Daytona Beach.
- Coordinated with Florida Chamber Foundation staff for the September 28, 2017 EDAC and Partners meetings.
- Prepared quarterly report to the Department of Economic Opportunity on economic activities in each regional planning council area.
- Shared information regarding funding opportunities when available.



MONTHLY ACTIVITY REPORT: August 2017

RESOURCE DEVELOPMENT/CAPACITY BUILDING and OUTREACH

- Organized and distributed the July 2017 Florida Regional Councils Association (FRCA) Newsletter. Began collecting articles and formatting the July and August 2017 Newsletters.
- Continued to maintain and enhance the FRCA website and maintain the email listserv for the more than 2,400 individuals who receive the FRCA Newsletter with the assistance of the Florida Association of Counties (FAC).
- To enhance partnerships and strengthen the relationship between regional planning councils and their state and federal partners, participated in or attended the following meetings and shared information:
 - Rural Economic Development Initiative
- Assisted with coordination of the REMI and Economic Development Administration workshops being held in Orlando August 15-16, 2017.
- Maintained and enhanced the FRCA Facebook page.

ASSOCIATION MANAGEMENT

- Attended and staffed the August FRCA Executive Directors Advisory Committee (EDAC) and Partners Meetings being held in conjunction with the Florida League of Cities Annual Conference August 17-18, 2017 in Orlando.
- Coordinated logistics and prepared for attendance at the Florida American Planning Association Annual Conference being held September 6-8, 2017 in Daytona Beach.
- Coordinated with Florida Chamber Foundation staff for the September 28, 2017 EDAC and Partners meetings.
- Shared information regarding funding opportunities when available.
- Coordinated with regional planning councils on project presentations at 2018 conferences.



MONTHLY ACTIVITY REPORT: September 2017

RESOURCE DEVELOPMENT/CAPACITY BUILDING and OUTREACH

- Organized and distributed the August 2017 Florida Regional Councils Association (FRCA) Newsletter. Began collecting articles and formatting the September 2017 Newsletter.
- Met with the Florida Association of Counties regarding the continued maintenance and enhancement of the FRCA website. Continued to update and maintain the email listserv for the more than 2,400 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 and shared information:
 - Florida American Planning Association Annual Conference held September 6-8, 2017 in Daytona Beach
- Participated as the FRCA liaison to ESF 18 on State Emergency Operations Center conference calls in response to Hurricane Irma.
- Maintained and enhanced the FRCA Facebook page.

ASSOCIATION MANAGEMENT

- Prepared for the October FRCA Executive Directors Advisory Committee meeting.
- Assisted with initial coordination on the 2018 FRCA Legislative Agenda.
- Shared information regarding funding opportunities when available.
- Coordinated with regional planning councils on project presentations at 2018 conferences.

Agenda Item

9e

SWFRPC Return on Investment

9e

9e

SWFRPC 2012-2017 Return on Investment Analysis									
County	County Assessments	EDA Planning	LECP/HMEP	TD	Other Grants	Total Grants	DRI Fees	Net Gain	ROI
Charlotte	293,727	61,614	101,172		604,767	767,553	63,972	537,798	183.1%
Collier	596,822	61,614	101,172		2,194,253	2,357,039	80,817	1,841,035	308.5%
Glades	23,020	61,614	101,172	112,311	472,831	747,928		724,908	3149.1%
Hendry	68,722	61,614	101,172	112,311	886,412	1,161,509		1,092,786	1590.1%
Lee	1,171,095	61,614	101,172	10,036	1,910,803	2,083,625	63,525	976,055	83.3%
Sarasota	692,098	61,614	101,172		432,682	595,468	557,050	460,421	66.5%
Total	2,845,484	369,685	607,030	234,657	6,501,750	7,713,122	765,365	5,633,003	198.0%

Grant/Contract	Charlotte	Collier	Glades	Hendry	Lee	Sarasota	Total
Collier Hazard Analysis (14-15)		8,042					8,042
Solar Ready	16,514	16,514	16,514	16,514	16,514	16,514	99,081
Visit Florida (3 Grants)	2,500	2,500	2,500	2,500	2,500	2,500	15,000
DEO Clewiston				30,000			30,000
DEO MLK					30,000		30,000
DEO Rail	13,000	13,000			13,000		39,000
DEO LaBelle				30,000			30,000
DEO RACEC		16,667	16,667	16,667			50,000
Broadband	95,433	95,433			95,433		286,300
LaBelle Farm Tour				20,000			20,000
SWFEDA	3,000	3,000	3,000	3,000	3,000		15,000
Energy Resiliency	14,841	14,841	14,841	14,841	14,841	14,841	89,045
Energy Assurance Plan	5,366	5,366	5,366	5,366	5,366	5,366	32,194
Medical Manufacturing	19,419	19,419	19,419	19,419	19,419	19,419	116,514
North Port EDA						5,000	5,000
Hendry County REMI				750			750
Collier EDC Presentation		1,200					1,200
DEO Charlotte	40,000						40,000
LeeTran VA	10,000	10,000	10,000	10,000	1,250,000	10,000	1,300,000
Sarasota Solar Assessment						1,500	1,500
Glades SQG			23,000				23,000
Spring Creek					50,000		50,000
EPA WQFAM	64,913	64,913	64,913	64,913	64,913	64,913	389,475
EPA Conservation Easements	31,982	31,982	31,982	31,982	31,982	31,982	191,891
Mangrove Loss	60,000						60,000
Ecosystem Services	39,012	39,012	39,012	39,012	39,012	39,012	234,071
Master Mitigation	48,889	48,889	48,889	48,889	48,889	48,889	293,333
SRESP (15)	1,333	1,333	1,333	1,333	1,333	1,333	8,000
Collier Hazard Analysis (15-16)		9,693					9,693
Collier Hazard Analysis (16-17)		8,054					8,054
Train the Trainers	1,667	1,667	1,667	1,667	1,667	1,667	10,002
Collier Accelerator		1,600,000					1,600,000
SRESP (16)	2,367	2,367	2,367	2,367	2,367	2,367	14,202
Rural Neighborhoods (Mapping)		250	250	250			750
Clewiston USDA RBDG				299,498			299,498
SRESP (17)	1,083	1,083	1,083	1,083	1,083	1,083	6,500
Cape Coral CCRS					15,000		15,000
Pelican Cove CCAP						20,000	20,000
2014 Hurricane Statewide Evac Study	333	333	333	333	333	333	2,000
2013 DEO Hendry Education				25,000			25,000
2013 SWFL Community Foundation	2,500	2,500	2,500	2,500	2,500	2,500	15,000
2017 FHERO RDG		26,581	26,581	26,581			79,743
3519 TBRPC						4,000	4,000
3520 TBRPC						4,000	4,000
7350 TBRPC						4,849	4,849
DEO Ag Study		10,000	10,000	10,000			30,000

Grant/Contract	Charlotte	Collier	Glades	Hendry	Lee	Sarasota	Total
6100 IT Event 2015	4,762	4,762	4,762	4,762	4,762	4,762	28,574
2016 Brownfield Symposium	1,148	1,148	1,148	1,148	1,148	1,148	6,888
2017 Brownfield Symposium	1,640	1,640	1,640	1,640	1,640	1,640	9,839
Brownfield Event	375	375	375	375	375	375	2,250
Brownfield Symposium	353	353	353	353	353	353	2,120
Brownfields Partnership	150	150	150	150	150	150	900
IT Event Sponsors	249	249	249	249	249	249	1,492
Events	192	192	192	192	192	192	1,149
3005 Collier Co BOCC		3,000					3,000
Collier Co. PO		3,000					3,000
3405 Hendry CO EDC				14,933			14,933
Hendry County-EDA				2,500			2,500
Hendry CountyEDC				2,500			2,500
Lee County ED					15,000		15,000
3526 Hendry County S				5,700			5,700
Hendry SQG				5,700			5,700
Ecosystem Services of Existing Conservation Collier Lands		3,000					3,000
Sanibel-Captiva Conservation Foundation					30,000		30,000
State of the Bay Bonita					16,000		16,000
Salt Marsh Study	73,288	73,288	73,288	73,288	73,288	73,288	439,725
Ecosystem Services of Existing Conservation 2020 Lands	83	83	83	83	83	83	500
TD Lee					10,036		10,036
NEFRC Storm Surge Atlas	333	333	333	333	333	333	2,000
NEFRC PO# 800	6,333	6,333	6,333	6,333	6,333	6,333	38,000
NEFRPC	1,706	1,706	1,706	1,706	1,706	1,706	10,238
NEFRC PO # 890	1,167	1,167	1,167	1,167	1,167	1,167	7,000
7891 NEFRC	875	875	875	875	875	875	5,250
NEFRC	667	667	667	667	667	667	4,000
7943 NEFRC	1,833	1,833	1,833	1,833	1,833	1,833	11,000
Comp Plan-Assist-NEFRPC	13,184	13,184	13,184	13,184	13,184	13,184	79,104
Comp Plan-Assist-NEFRPC	667	667	667	667	667	667	4,000
FI Dep't of Health	7,855	7,855	7,855	7,855	7,855	7,855	47,130
Environmental Law Institute	288	288	288	288	288	288	1,727
6011 SWFWMD	4,167	4,167	4,167	4,167	4,167	4,167	25,000
SCIBC First Baptist	968	968	968	968	968	968	5,806
SWFWMD	8,333	8,333	8,333	8,333	8,333	8,333	50,000
	604,767	2,194,253	472,831	886,412	1,910,803	432,682	6,501,750

Agenda Item

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LEPC Presentation

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Agenda Item

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Economic Resiliency Video

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Agenda Item

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SWFRPC Committee Reports

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Agenda Item

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Budget & Finance Committee

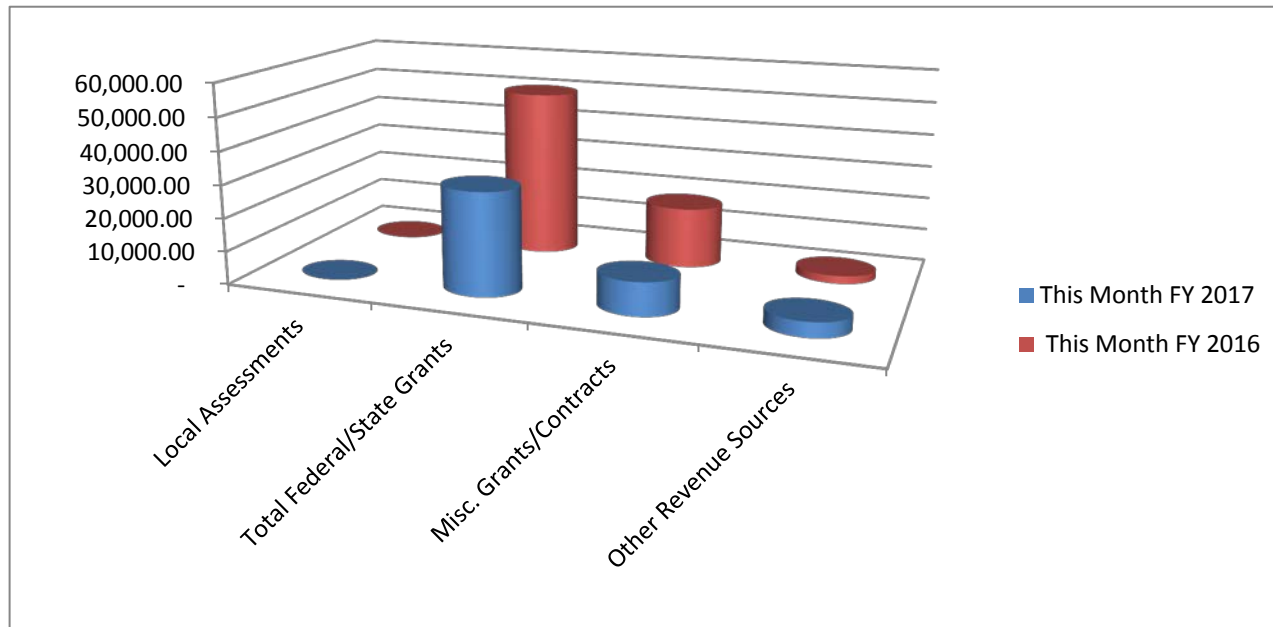
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2016 - 2017 Workplan & Budget Financial Snapshot May-17

Revenues

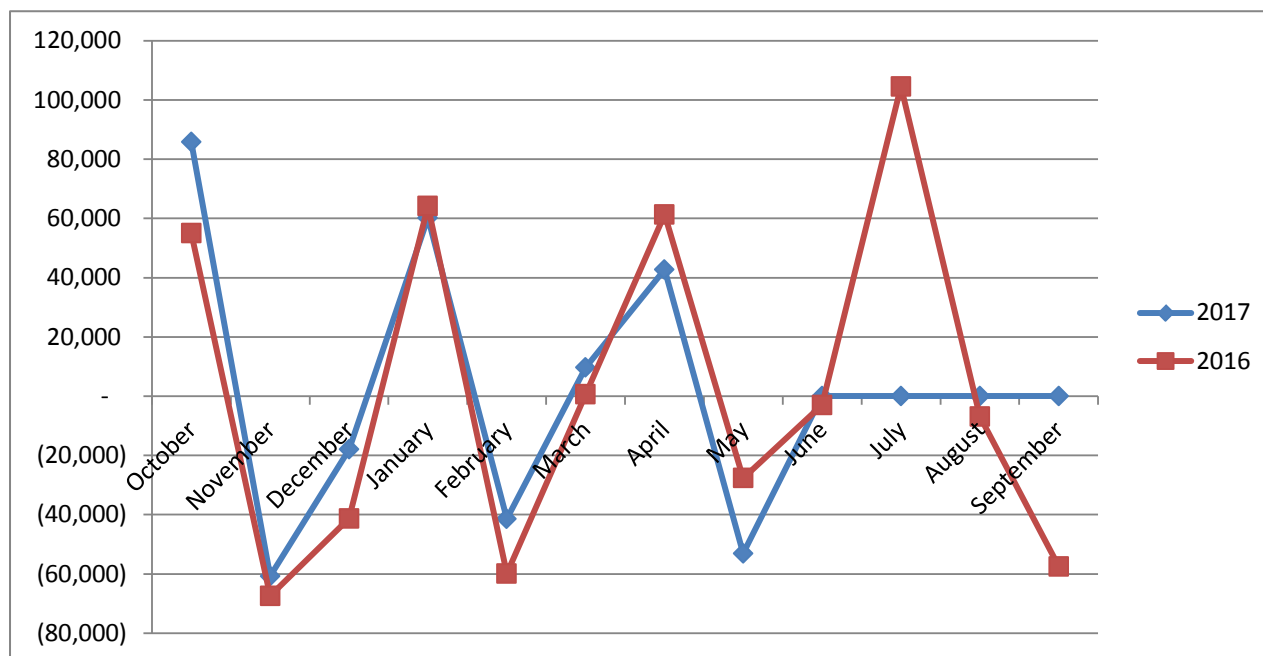
Local Assessments
Total Federal/State Grants
Misc. Grants/Contracts
Other Revenue Sources

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 \$25,188 Unaudited

SWFRPC
Detail of Reserve
As of MAY 31, 2017

Cash and Cash Equivalents:

Petty Cash	\$	200
FineMark Operating Funds		186,421
2016 Fiscal Year Carryover		<u>22,258</u>
<i>Total Cash and Cash Equivalents</i>	\$	208,879

Investments:

FineMark Money Market	\$	536,319
Local government Surplus Trust Fund Investment Pool (Fund A)		<u>137,191</u>
<i>Total Investments</i>	\$	673,510

Total Reserves	\$	<u><u>882,389</u></u>
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**SWFRPC INCOME STATEMENT
COMPARED WITH BUDGET
FOR THE ONE MONTH ENDING MAY 31, 2017**

	Current Month	Year to Date A	FY 2016-2017 Approved Budget B	% Of Budget Year to Date	Budget Remaining
REVENUES					
LOCAL ASSESSMENTS					
CHARLOTTE COUNTY	\$	- \$	37,608	\$ 50,142	75% \$ 12,534
COLLIER COUNTY		-	77,355	103,141	75% \$ 25,786
GLADES COUNTY		-	2,892	3,856	75% \$ 964
HENDRY COUNTY		-	8,571	11,429	75% \$ 2,858
LEE COUNTY		-	82,713	110,282	75% \$ 27,569
CITY OF CAPE CORAL		-	37,464	49,952	75% \$ 12,488
CITY OF FORT MYERS		-	16,289	21,719	75% \$ 5,430
TOWN OF FORT MYERS BEACH INC		-	1,410	1,879	75% \$ 469
BONITA SPRINGS		-	10,479	13,970	75% \$ 3,491
CITY OF SANIBEL		-	1,464	1,951	75% \$ 487
SARASOTA COUNTY		-	88,221	117,627	75% \$ 29,406
TOTAL LOCAL ASSESSMENTS	\$	- \$	364,466	\$ 485,948	75% \$ 121,481
FEDERAL / STATE GRANTS					
DEM -Title III - LEPC 16/17	\$	- \$	34,257	\$ 44,250	77% 9,993
DEM HMEP PT 16/17	\$	- \$	15,784	60,349	26% 44,565
FL CTD - TD Glades/Hendry 16/17		-	23,917	28,880	83% 4,964
DEM - Collier Hazard Analysis 16/17		3,624	7,248	8,054	90% 806
DEO Labelle		-	15,000	20,000	75% 5,000
Ecosystem Services - EPA		-	36,634	36,634	100% 0
Wetland Mitigation Strategy - EPA		27,500	55,000	110,000	50% 55,000
Economic Development Planning 14/16		-	15,750	15,750	100% -
Economic Development Planning 17/19		-	17,500	70,000	N/A 52,500
TOTAL FEDERAL / STATE GRANTS	\$	31,124 \$	221,090	\$ 393,917	56% \$ 172,827
MISC. GRANTS / CONTRACTS/CONTRACTUAL					
GLADES SQG		-	-	3,900	0% 3,900
Cape Coral CCRS		-	6,000	30,600	20% 24,600
Pelican Cove CCAP		10,000	20,000	20,000	100% -
Train the Trainers		-	5,000	5,000	100% -
Mangrove Loss		-	1,000	1,000	100% -
Clewiston RBDG TA		-	3,000	3,000	100% -
TOTAL MISC. GRANTS/CONTRACTS	\$	10,000 \$	35,000	\$ 63,500	55% \$ 28,500
DRIS/NOPCS/MONITORING					
DRI MONITORING FEES	\$	- \$	950	\$ -	\$ (950)
DRIS/NOPCS INCOME		2,126	27,950	35,000	80% 7,050
TOTAL	\$	2,126 \$	28,900	\$ 35,000	83% \$ 6,100

	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	2,094	6,656	-	N/A	(6,656)
TOTAL PROGRAM DEVELOPMENT	\$ 2,094	\$ 6,656	\$ -	N/A	\$ (6,656)

OTHER REVENUE SOURCES					
ABM SPONSORSHIPS	-	-	-	N/A	-
CELA TEGA SPONSORSHIPS	-	1,600	-	N/A	(1,600)
Misc. Income	-	192	6,000	3%	5,808
INTEREST INCOME - Money Market	137	1,070	-	N/A	(1,070)
Fund A Investment Income	130	889	-	N/A	(889)
TOTAL OTHER REVENUE SOURCES	\$ 266	\$ 3,751	\$ 6,000	63%	\$ 2,249
<i>Fund Balance</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 588,437</i>		
TOTAL REVENUES	\$ 45,611	\$ 659,863	\$ 1,572,802		\$ 324,501

EXPENSES					
PERSONNEL EXPENSES					
SALARIES EXPENSE	\$ 40,894	\$ 273,172	\$ 476,748	57%	203,576
FICA EXPENSE	3,023	20,200	36,471	55%	16,271
RETIREMENT EXPENSE	3,517	25,143	47,715	53%	22,572
HEALTH INSURANCE EXPENSE	4,886	37,597	63,090	60%	25,493
WORKERS COMP. EXPENSE	-	1,418	3,687	38%	2,269
UNEMPLOYMENT COMP. EXPENSE	-	-	-	N/A	0
TOTAL PERSONNEL EXPENSES	\$ 52,320	\$ 357,530	\$ 627,711	57%	270,181
OPERATIONAL EXPENSES					
CONSULTANTS	\$ 17,015	\$ 100,503	\$ 108,600	93%	8,097
GRANT/CONSULTING EXPENSE	-	17,485	37,049	47%	19,564
AUDIT SERVICES EXPENSE	13,000	32,000	25,000	128%	(7,000)
TRAVEL EXPENSE	937	17,951	29,620	61%	11,669
TELEPHONE EXPENSE	563	2,969	5,100	58%	2,131
POSTAGE / SHIPPING EXPENSE	450	1,122	1,725	65%	603
EQUIPMENT RENTAL EXPENSE	445	4,237	7,190	59%	2,953
INSURANCE EXPENSE	236	8,375	10,566	79%	2,191
REPAIR/MAINT. EXPENSE	-	851	1,700	50%	849
PRINTING/REPRODUCTION EXPENSE	1,235	3,575	4,146	86%	571
UTILITIES (Elec, Internet)	1,457	11,967	24,900	48%	12,933
ADVERTISING/LEGAL NOTICES EXP	-	964	1,750	55%	786
OTHER MISC. EXPENSE	-	(14)	4,837	0%	4,851

	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	-	2,544	5,211	49%	2,667
COMPUTER RELATED EXPENSE	40	18,133	21,671	84%	3,538
DUES AND MEMBERSHIP	5,088	18,272	25,310	72%	7,038
PUBLICATION EXPENSE	-	-	100	0%	100
PROF. DEVELOP.	-	991	1,000	99%	9
MEETINGS/EVENTS EXPENSE	2,280	6,091	4,750	128%	(1,341)
CAPITAL OUTLAY - OPERATIONS	-	-	5,000	0%	5,000
CAPITAL OUTLAY - BUILDING	-	-	1,000	0%	1,000
LEASE LONG TERM	3,675	29,050	43,750	66%	14,700
UNCOLLECTABLE RECEIVABLES	-	-	-	N/A	N/A
FUND BALANCE			\$ 588,437		
OPERATIONAL EXP.	\$ 46,420	\$ 277,065	\$ 958,412	29%	92,910
ALLOCATION FOR FRINGE/INDIRECT (CAPTURED BY GRANTS)			\$ -		
UTILIZED RESERVE			\$ (13,322)		
TOTAL OPERATIONAL EXP.			\$ 945,090		
TOTAL CASH OUTLAY	\$ 98,740	\$ 634,595	\$ 1,572,802		
NET INCOME (LOSS)	\$ (53,129)	\$ 25,268			

SWFRPC
Balance Sheet
May 31, 2017

ASSETS

Current Assets		
Cash - Florida Prime	\$	137,191.44
Cash - FineMark Oper.		186,341.86
Cash - FineMark MM		536,318.62
Petty Cash		200.00
Accounts Receivable		59,521.33
		<hr/>
Total Current Assets		919,573.25
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	\$	1,071,633.72
		<hr/> <hr/>

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		1,399.11
Deferred BRC Incr 1 NOPC_5339		1,418.14
Deferred PR Parcel 9E DRI_5342		19,169.99
Deferred Pine Air NOPC_5343		1,437.12
Deferred PR XXVII DRI_5344		30,000.00
Deferred PR XXVI DRI_5345		30,000.00
FICA Taxes Payable		1,384.40
Federal W/H Tax Payable		1,074.41
United way Payable		87.00
FSA Payable		(31.32)
LEPC Contingency Fund		305.25
		<hr/>
Total Current Liabilities		88,988.30
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		194,696.74
Capital		
Fund Balance-Unassigned		297,777.76
Fund Balance-Assigned		514,000.00
FB-Non-Spendable/Fixed Assets		39,970.74
Net Income		25,188.48

Unaudited - For Management Purposes Only

SWFRPC
Balance Sheet
May 31, 2017

Total Capital	<hr/>	<hr/> 876,936.98
Total Liabilities & Capital	\$	<hr/> <hr/> 1,071,633.72

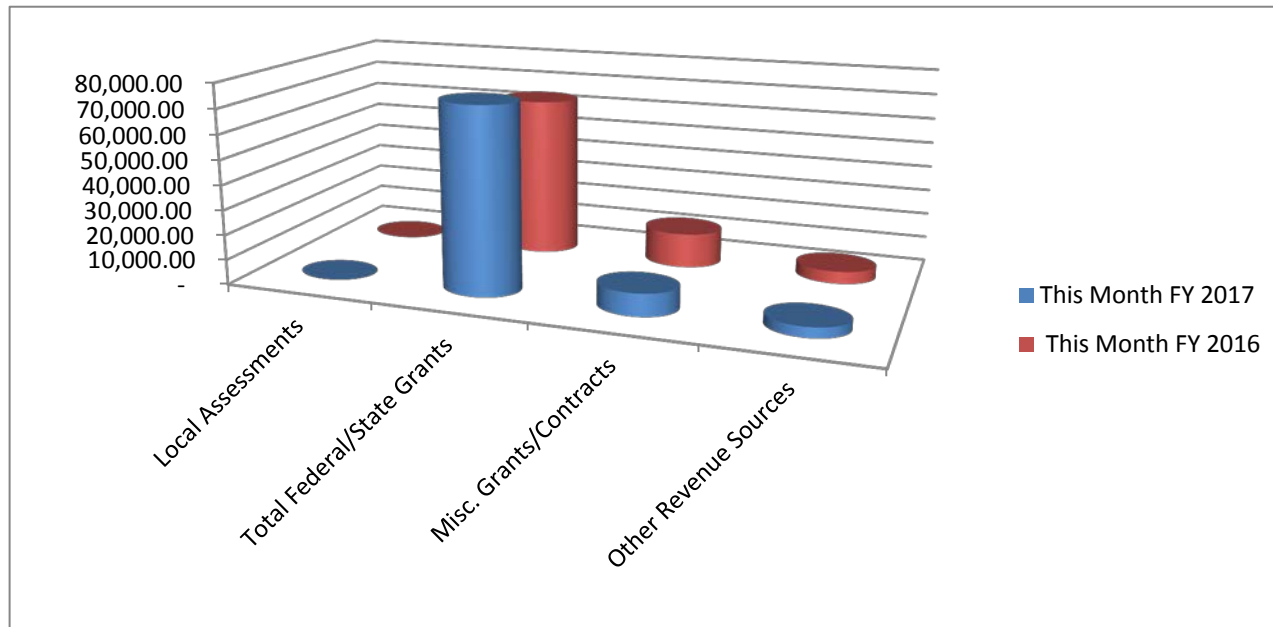
2016 - 2017 Workplan & Budget Financial Snapshot

Jun-17

Revenues

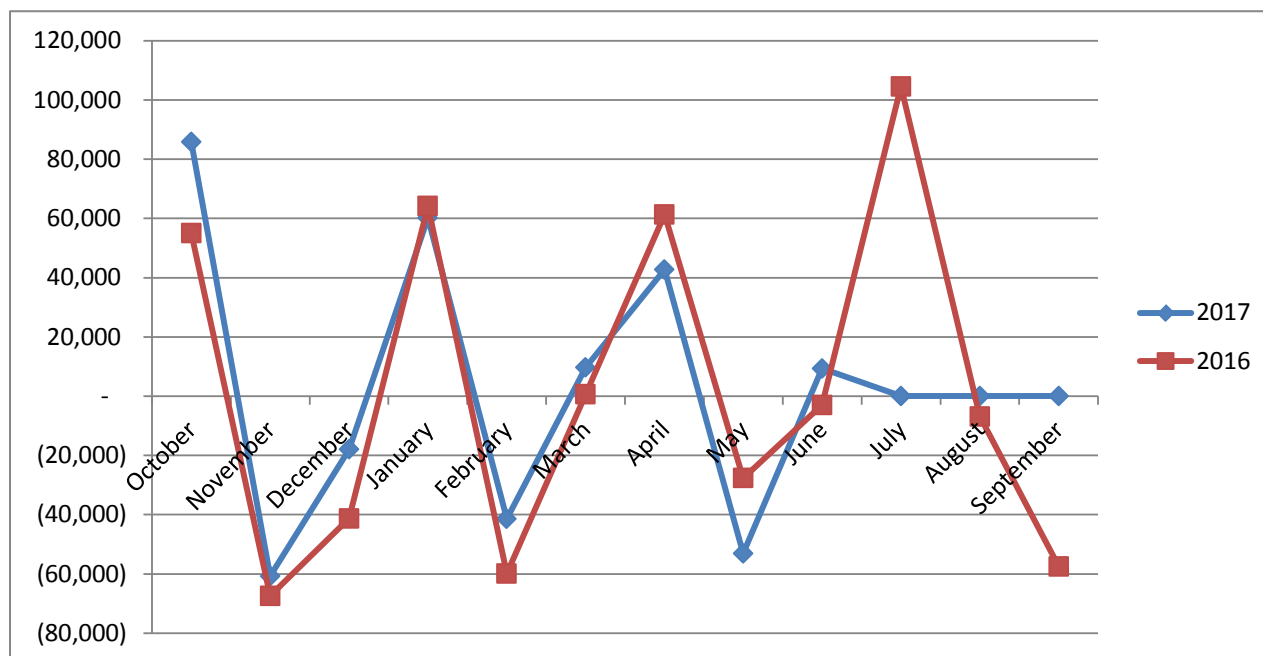
Local Assessments
Total Federal/State Grants
Misc. Grants/Contracts
Other Revenue Sources

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 \$34,561 Unaudited

SWFRPC
Detail of Reserve
As of JUNE 30, 2017

Cash and Cash Equivalents:

Petty Cash	\$	200
FineMark Operating Funds		168,375
2016 Fiscal Year Carryover		<u>22,258</u>
<i>Total Cash and Cash Equivalents</i>	\$	190,833

Investments:

FineMark Money Market	\$	536,451
Local government Surplus Trust Fund Investment Pool (Fund A)		<u>137,325</u>
<i>Total Investments</i>	\$	673,776

Total Reserves	\$	<u><u>864,608</u></u>
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**SWFRPC INCOME STATEMENT
COMPARED WITH BUDGET
FOR THE ONE MONTH ENDING JUNE 30, 2017**

	Current Month	Year to Date A	FY 2016-2017 Approved Budget B	% Of Budget Year to Date	Budget Remaining
REVENUES					
LOCAL ASSESSMENTS					
CHARLOTTE COUNTY	\$ -	\$ 37,608	\$ 50,142	75%	\$ 12,534
COLLIER COUNTY	-	77,355	103,141	75%	\$ 25,786
GLADES COUNTY	-	2,892	3,856	75%	\$ 964
HENDRY COUNTY	-	8,571	11,429	75%	\$ 2,858
LEE COUNTY	-	82,713	110,282	75%	\$ 27,569
CITY OF CAPE CORAL	-	37,464	49,952	75%	\$ 12,488
CITY OF FORT MYERS	-	16,289	21,719	75%	\$ 5,430
TOWN OF FORT MYERS BEACH INC	-	1,410	1,879	75%	\$ 469
BONITA SPRINGS	-	10,479	13,970	75%	\$ 3,491
CITY OF SANIBEL	-	1,464	1,951	75%	\$ 487
SARASOTA COUNTY	-	88,221	117,627	75%	\$ 29,406
TOTAL LOCAL ASSESSMENTS	\$ -	\$ 364,466	\$ 485,948	75%	\$ 121,481
FEDERAL / STATE GRANTS					
DEM -Title III - LEPC 16/17	\$ 25,419	\$ 59,676	\$ 44,250	135%	(15,426)
DEM HMEP PT 16/17	\$ -	\$ 15,784	60,349	26%	44,565
FL CTD - TD Glades/Hendry 16/17	5,786	29,703	28,880	103%	(823)
DEM - Collier Hazard Analysis 16/17	806	8,054	8,054	100%	-
DEO Labelle	15,000	30,000	20,000	150%	(10,000)
Ecosystem Services - EPA	-	36,634	36,634	100%	0
Wetland Mitigation Strategy - EPA	27,500	82,500	110,000	75%	27,500
Economic Development Planning 14/16	-	15,750	15,750	100%	-
Economic Development Planning 17/19	-	17,500	70,000	N/A	52,500
TOTAL FEDERAL / STATE GRANTS	\$ 74,511	\$ 295,601	\$ 393,917	75%	\$ 98,316
MISC. GRANTS / CONTRACTS/CONTRACTUAL					
GLADES SQG	-	-	3,900	0%	3,900
Cape Coral CCRS	9,000	15,000	30,600	49%	15,600
Pelican Cove CCAP	-	20,000	20,000	100%	-
Train the Trainers	-	5,000	5,000	100%	-
Mangrove Loss	-	1,000	1,000	100%	-
Clewiston RBDG TA	-	3,000	3,000	100%	-
TOTAL MISC. GRANTS/CONTRACTS	\$ 9,000	\$ 44,000	\$ 63,500	69%	\$ 19,500
DRIS/NOPCS/MONITORING					
DRI MONITORING FEES	\$ -	\$ 950	\$ -		\$ 950
DRIS/NOPCS INCOME	657	28,607	35,000	82%	6,393
TOTAL	\$ 657	\$ 29,557	\$ 35,000	84%	\$ 7,343

	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	3,163	9,819	-	N/A	9,819
TOTAL PROGRAM DEVELOPMENT	\$ 3,163	\$ 9,819	\$ -	N/A	\$ 9,819

OTHER REVENUE SOURCES					
ABM SPONSORSHIPS	-	-	-	N/A	-
CELA TEGA SPONSORSHIPS	-	1,600	-	N/A	1,600
Misc. Income	-	192	6,000	3%	5,808
INTEREST INCOME - Money Market	132	1,202	-	N/A	1,202
Fund A Investment Income	133	1,023	-	N/A	1,023
TOTAL OTHER REVENUE SOURCES	\$ 266	\$ 4,017	\$ 6,000	67%	\$ 9,633
<i>Fund Balance</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 588,437</i>		
TOTAL REVENUES	\$ 87,597	\$ 747,460	\$ 1,572,802		\$ 266,092

EXPENSES

PERSONNEL EXPENSES					
SALARIES EXPENSE	\$ 31,548	\$ 304,720	\$ 476,748	64%	172,028
FICA EXPENSE	2,330	22,530	36,471	62%	13,941
RETIREMENT EXPENSE	4,984	30,127	47,715	63%	17,588
HEALTH INSURANCE EXPENSE	5,151	42,748	63,090	68%	20,342
WORKERS COMP. EXPENSE	238	1,656	3,687	45%	2,031
UNEMPLOYMENT COMP. EXPENSE	-	-	-	N/A	0
TOTAL PERSONNEL EXPENSES	\$ 44,251	\$ 401,781	\$ 627,711	64%	225,930

OPERATIONAL EXPENSES					
CONSULTANTS	\$ 7,788	\$ 108,290	\$ 108,600	100%	310
GRANT/CONSULTING EXPENSE	10,477	27,962	37,049	75%	9,087
AUDIT SERVICES EXPENSE	-	32,000	25,000	128%	(7,000)
TRAVEL EXPENSE	2,577	20,608	29,620	70%	9,012
TELEPHONE EXPENSE	197	3,165	5,100	62%	1,935
POSTAGE / SHIPPING EXPENSE	90	1,212	1,725	70%	513
EQUIPMENT RENTAL EXPENSE	445	4,682	7,190	65%	2,508
INSURANCE EXPENSE	659	9,033	10,566	85%	1,533
REPAIR/MAINT. EXPENSE	42	893	1,700	53%	807
PRINTING/REPRODUCTION EXPENSE	932	4,507	4,146	109%	(361)
UTILITIES (Elec, Internet)	622	12,590	24,900	51%	12,310
ADVERTISING/LEGAL NOTICES EXP	1,044	2,009	1,750	115%	(259)
OTHER MISC. EXPENSE	-	(14)	4,837	0%	4,851

	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	581	3,125	5,211	60%	2,086
COMPUTER RELATED EXPENSE	4,321	22,454	21,671	104%	(783)
DUES AND MEMBERSHIP	-	18,272	25,310	72%	7,038
PUBLICATION EXPENSE	-	-	100	0%	100
PROF. DEVELOP.	-	991	1,000	99%	9
MEETINGS/EVENTS EXPENSE	523	6,615	4,750	139%	(1,865)
CAPITAL OUTLAY - OPERATIONS	-	-	5,000	0%	5,000
CAPITAL OUTLAY - BUILDING	-	-	1,000	0%	1,000
LEASE LONG TERM	3,675	32,725	43,750	75%	11,025
UNCOLLECTABLE RECEIVABLES	-	-	-	N/A	N/A
FUND BALANCE			\$ 588,437		
OPERATIONAL EXP.	\$ 33,973	\$ 311,118	\$ 958,412	32%	58,857
ALLOCATION FOR FRINGE/INDIRECT (CAPTURED BY GRANTS)			\$ -		
UTILIZED RESERVE			\$ (13,322)		
TOTAL OPERATIONAL EXP.			\$ 945,090		
TOTAL CASH OUTLAY	\$ 78,223	\$ 712,899	\$ 1,572,802		
NET INCOME (LOSS)	\$ 9,373	\$ 34,561			

SWFRPC
Balance Sheet
June 30, 2017

ASSETS

Current Assets		
Cash - Florida Prime	\$	137,324.72
Cash - FineMark Oper.		168,645.23
Cash - FineMark MM		536,450.88
Petty Cash		200.00
Accounts Receivable		86,102.62
		<hr/>
Total Current Assets		928,723.45
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>1,080,783.92</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	288.73
Deferred NorthPoint NOPC_5328		662.23
Deferred Pelican Marsh_5329		468.69
Deferred Commons NOPC_5337		1,500.00
Deferred BRC Master NOPC_5338		1,399.11
Deferred BRC Incr 1 NOPC_5339		1,418.14
Deferred PR Parcel 9E DRI_5342		19,169.99
Deferred Pine Air NOPC_5343		1,437.12
Deferred PR XXVII DRI_5344		30,000.00
Deferred PR XXVI DRI_5345		30,000.00
Deferred Deep Lagoon NOPC_5346		1,842.78
FICA Taxes Payable		175.53
Federal W/H Tax Payable		(0.21)
United way Payable		178.00
FSA Payable		(79.35)
LEPC Contingency Fund		305.25
		<hr/>
Total Current Liabilities		88,766.01
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		194,474.45
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
June 30, 2017

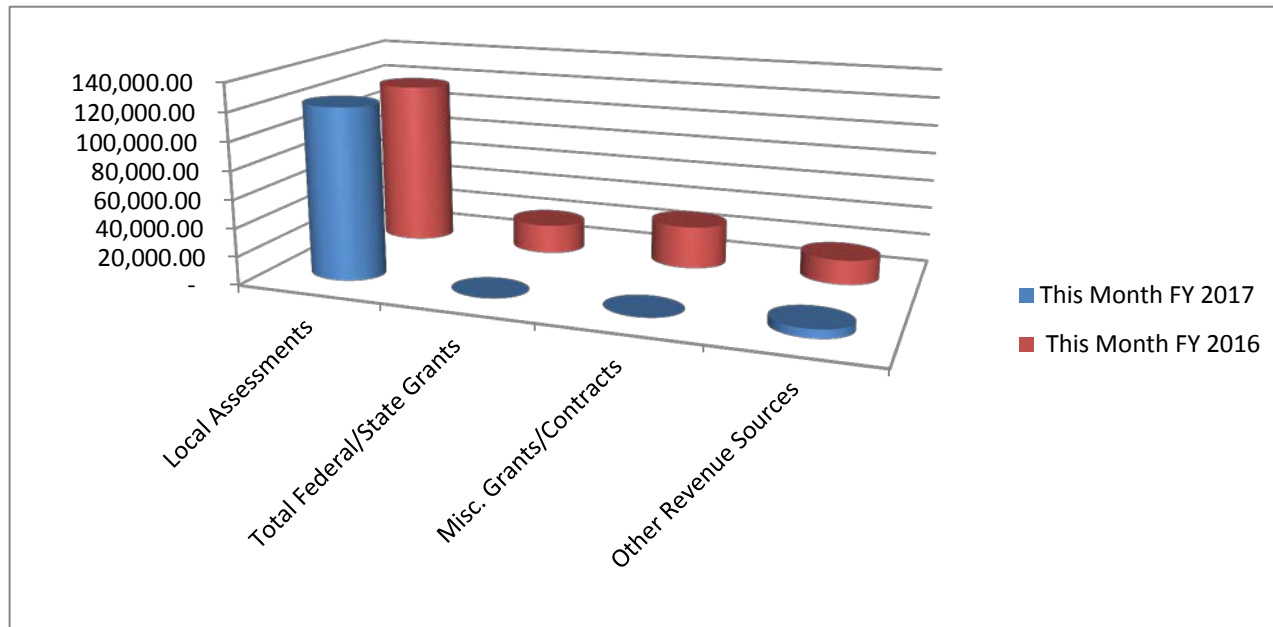
Net Income	<u>34,560.97</u>	
Total Capital		<u>886,309.47</u>
Total Liabilities & Capital	\$	<u><u>1,080,783.92</u></u>

2016 - 2017 Workplan & Budget Financial Snapshot Jul-17

Revenues

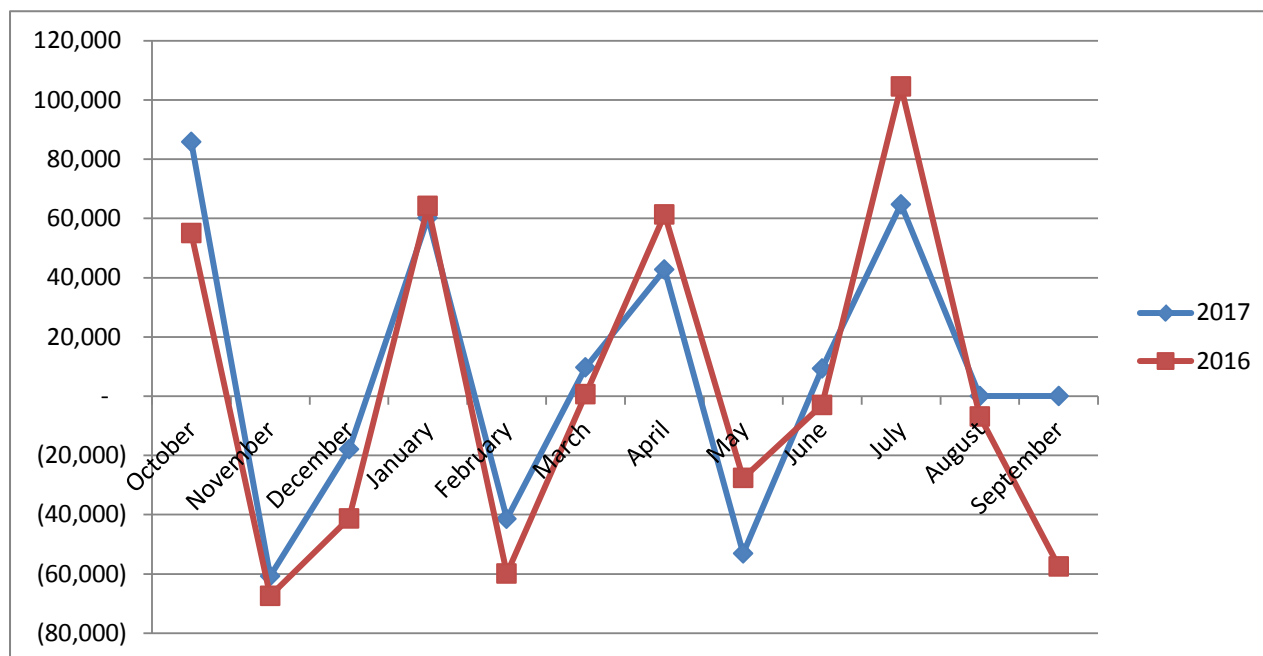
Local Assessments
Total Federal/State Grants
Misc. Grants/Contracts
Other Revenue Sources

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 \$99,322 Unaudited

SWFRPC
Detail of Reserve
As of JULY 31, 2017

Cash and Cash Equivalents:

Petty Cash	\$	200
FineMark Operating Funds		181,736
2016 Fiscal Year Carryover		<u>22,258</u>
<i>Total Cash and Cash Equivalents</i>	\$	204,194

Investments:

FineMark Money Market	\$	536,588
Local government Surplus Trust Fund Investment Pool (Fund A)		<u>137,475</u>
<i>Total Investments</i>	\$	674,062

Total Reserves	<u>\$</u>	<u>878,256</u>
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**SWFRPC INCOME STATEMENT
COMPARED WITH BUDGET
FOR THE ONE MONTH ENDING JULY 31, 2017**

	Current Month	Year to Date A	FY 2016-2017 Approved Budget B	% Of Budget Year to Date	Budget Remaining
REVENUES					
LOCAL ASSESSMENTS					
CHARLOTTE COUNTY	\$ 12,536	\$ 50,142	\$ 50,142	100%	\$ -
COLLIER COUNTY	25,785	103,141	103,141	100%	\$ -
GLADES COUNTY	964	3,856	3,856	100%	\$ -
HENDRY COUNTY	2,857	11,429	11,429	100%	\$ -
LEE COUNTY	27,571	110,282	110,282	100%	\$ -
CITY OF CAPE CORAL	12,488	49,952	49,952	100%	\$ -
CITY OF FORT MYERS	5,430	21,719	21,719	100%	\$ -
TOWN OF FORT MYERS BEACH INC	470	1,879	1,879	100%	\$ -
BONITA SPRINGS	3,493	13,970	13,970	100%	\$ -
CITY OF SANIBEL	488	1,951	1,951	100%	\$ -
SARASOTA COUNTY	29,407	117,627	117,627	100%	\$ -
TOTAL LOCAL ASSESSMENTS	\$ 121,489	\$ 485,948	\$ 485,948	100%	\$ -
FEDERAL / STATE GRANTS					
DEM -Title III - LEPC 16/17		\$ 59,676	\$ 44,250	135%	(15,426)
DEM HMEP PT 16/17		\$ 15,784	60,349	26%	44,565
FL CTD - TD Glades/Hendry 16/17		29,703	28,880	103%	(823)
DEM - Collier Hazard Analysis 16/17		8,054	8,054	100%	-
DEO Labelle		30,000	20,000	150%	(10,000)
Ecosystem Services - EPA		36,634	36,634	100%	0
Wetland Mitigation Strategy - EPA		82,500	110,000	75%	27,500
Economic Development Planning 14/16		15,750	15,750	100%	-
Economic Development Planning 17/19	-	17,500	70,000	N/A	52,500
TOTAL FEDERAL / STATE GRANTS	\$ -	\$ 295,601	\$ 393,917	75%	\$ 98,316
MISC. GRANTS / CONTRACTS/CONTRACTUAL					
GLADES SQG	-	-	3,900	0%	3,900
Cape Coral CCRS		15,000	30,600	49%	15,600
Pelican Cove CCAP		20,000	20,000	100%	-
Train the Trainers	-	5,000	5,000	100%	-
Mangrove Loss	-	1,000	1,000	100%	-
Clewiston RBDG TA	-	3,000	3,000	100%	-
TOTAL MISC. GRANTS/CONTRACTS	\$ -	\$ 44,000	\$ 63,500	69%	\$ 19,500
DRIS/NOPCS/MONITORING					
DRI MONITORING FEES	\$ 750	\$ 1,700	\$ -		\$ 1,700
DRIS/NOPCS INCOME	5,000	33,607	35,000	96%	1,393
TOTAL	\$ 5,750	\$ 35,307	\$ 35,000	101%	\$ 3,093

	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	-	-	-		
	20	9,839	-	N/A	9,839
TOTAL PROGRAM DEVELOPMENT	\$ 20	\$ 9,839	\$ -	N/A	\$ 9,839
OTHER REVENUE SOURCES					
ABM SPONSORSHIPS	-	-	-	N/A	-
CELA TEGA SPONSORSHIPS	-	1,600	-	N/A	1,600
Misc. Income	-	192	6,000	3%	5,808
INTEREST INCOME - Money Market	137	1,339	-	N/A	1,339
Fund A Investment Income	150	1,173	-	N/A	1,173
TOTAL OTHER REVENUE SOURCES	\$ 287	\$ 4,303	\$ 6,000	72%	\$ 9,920
<i>Fund Balance</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 588,437</i>		
TOTAL REVENUES	\$ 127,545	\$ 875,006	\$ 1,572,802		\$ 140,667
EXPENSES					
PERSONNEL EXPENSES					
SALARIES EXPENSE	\$ 29,214	\$ 333,934	\$ 476,748	70%	142,814
FICA EXPENSE	2,152	24,682	36,471	68%	11,789
RETIREMENT EXPENSE	3,745	33,872	47,715	71%	13,843
HEALTH INSURANCE EXPENSE	4,822	47,570	63,090	75%	15,520
WORKERS COMP. EXPENSE	-	1,656	3,687	45%	2,031
UNEMPLOYMENT COMP. EXPENSE	-	-	-	N/A	0
TOTAL PERSONNEL EXPENSES	\$ 39,933	\$ 441,714	\$ 627,711	70%	185,997
OPERATIONAL EXPENSES					
CONSULTANTS	\$ 11,088	\$ 119,378	\$ 108,600	110%	(10,778)
GRANT/CONSULTING EXPENSE	1,791	29,753	37,049	80%	7,296
AUDIT SERVICES EXPENSE	-	32,000	25,000	128%	(7,000)
TRAVEL EXPENSE	1,061	21,669	29,620	73%	7,951
TELEPHONE EXPENSE	747	3,912	5,100	77%	1,188
POSTAGE / SHIPPING EXPENSE	416	1,628	1,725	94%	97
EQUIPMENT RENTAL EXPENSE	784	5,466	7,190	76%	1,724
INSURANCE EXPENSE	642	9,675	10,566	92%	891
REPAIR/MAINT. EXPENSE	-	893	1,700	53%	807
PRINTING/REPRODUCTION EXPENSE	103	4,609	4,146	111%	(463)
UTILITIES (Elec, Internet)	2,483	15,073	24,900	61%	9,827
ADVERTISING/LEGAL NOTICES EXP	30	2,039	1,750	116%	(289)
OTHER MISC. EXPENSE	-	(14)	4,837	0%	4,851

	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	-	3,125	5,211	60%	2,086
COMPUTER RELATED EXPENSE	-	22,454	21,671	104%	(783)
DUES AND MEMBERSHIP	-	18,272	25,310	72%	7,038
PUBLICATION EXPENSE	-	-	100	0%	100
PROF. DEVELOP.	-	991	1,000	99%	9
MEETINGS/EVENTS EXPENSE	33	6,648	4,750	140%	(1,898)
CAPITAL OUTLAY - OPERATIONS	-	-	5,000	0%	5,000
CAPITAL OUTLAY - BUILDING	-	-	1,000	0%	1,000
LEASE LONG TERM	3,675	36,400	43,750	83%	7,350
UNCOLLECTABLE RECEIVABLES	-	-	-	N/A	N/A
FUND BALANCE			\$ 588,437		
OPERATIONAL EXP.	\$ 22,852	\$ 333,970	\$ 958,412	35%	36,005
ALLOCATION FOR FRINGE/INDIRECT (CAPTURED BY GRANTS)			\$ -		
UTILIZED RESERVE			\$ (13,322)		
TOTAL OPERATIONAL EXP.			\$ 945,090		
TOTAL CASH OUTLAY	\$ 62,785	\$ 775,684	\$ 1,572,802		
NET INCOME (LOSS)	\$ 64,761	\$ 99,322			

SWFRPC
Balance Sheet
July 31, 2017

ASSETS

Current Assets		
Cash - Florida Prime	\$	137,474.71
Cash - FineMark Oper.		181,735.50
Cash - FineMark MM		536,587.58
Petty Cash		200.00
Accounts Receivable		132,400.37
		<hr/>
Total Current Assets		988,398.16
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>1,140,458.63</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		1,399.11
Deferred BRC Incr 1 NOPC_5339		1,418.14
Deferred PR Parcel 9E DRI_5342		19,169.99
Deferred Pine Air NOPC_5343		1,437.12
Deferred PR XXVII DRI_5344		30,000.00
Deferred PR XXVI DRI_5345		25,000.00
Deferred Deep Lagoon NOPC_5346		1,842.78
FICA Taxes Payable		175.75
Federal W/H Tax Payable		(0.21)
United way Payable		267.00
FSA Payable		(79.31)
LEPC Contingency Fund		305.25
		<hr/>
Total Current Liabilities		83,679.82
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		189,388.26
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
July 31, 2017

Net Income	<u>99,321.87</u>	
Total Capital		<u>951,070.37</u>
Total Liabilities & Capital	\$	<u><u>1,140,458.63</u></u>

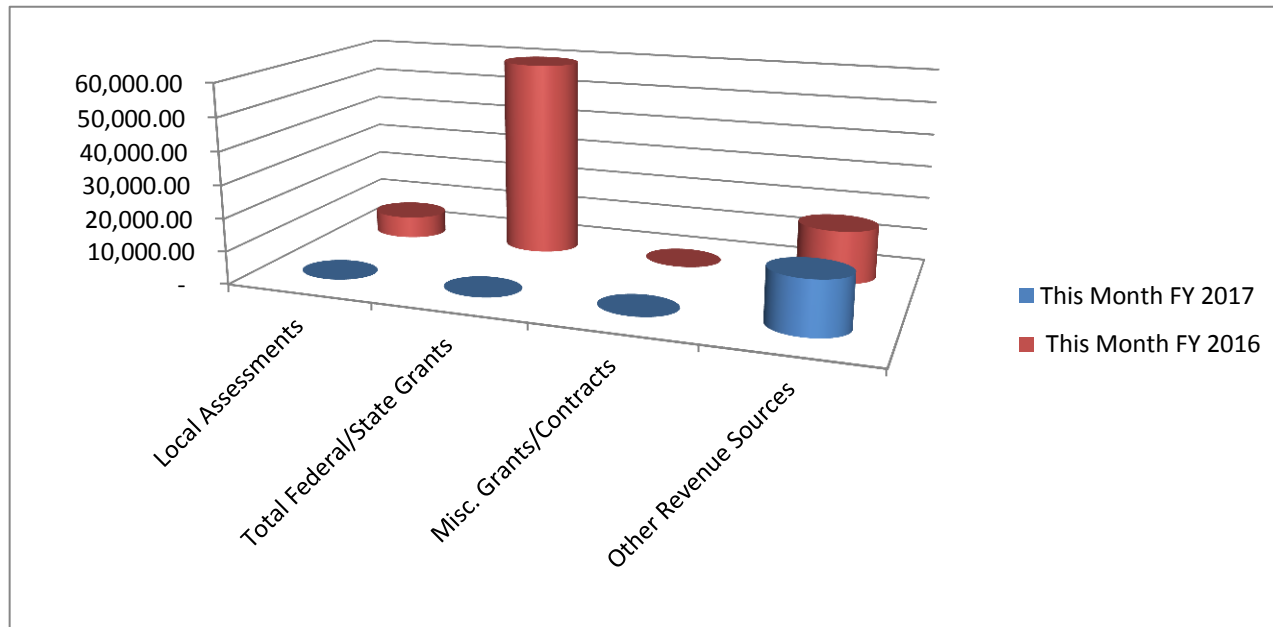
2016 - 2017 Workplan & Budget Financial Snapshot

Aug-17

Revenues

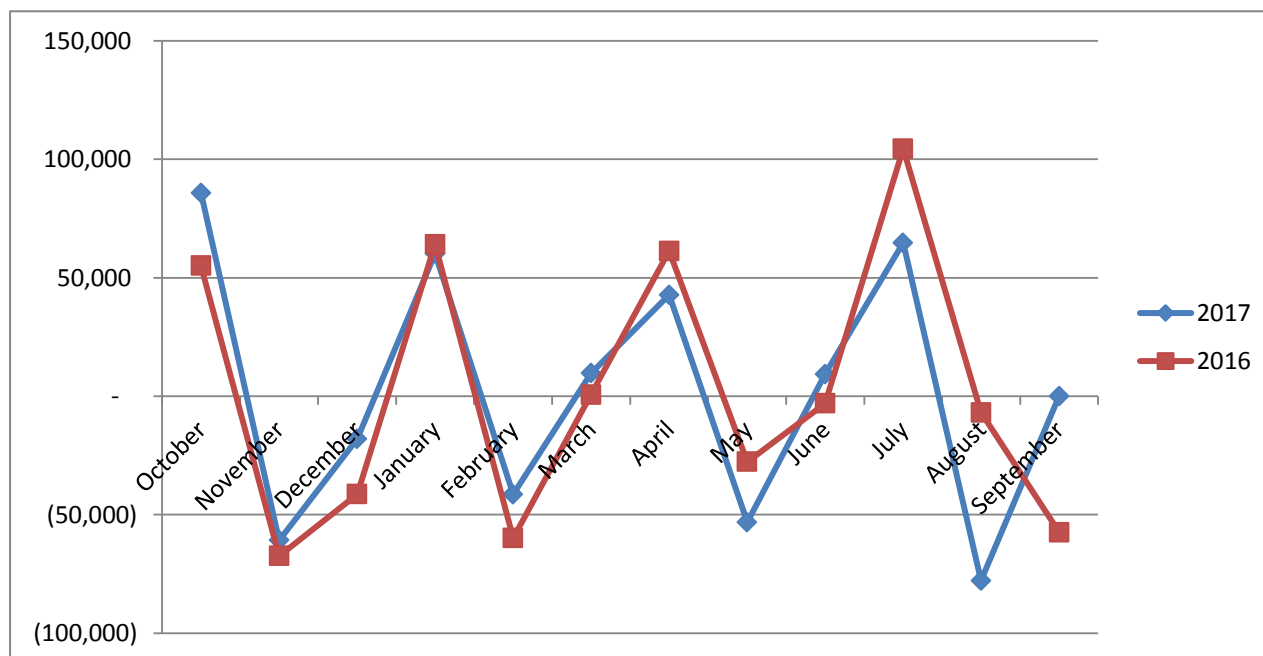
Local Assessments
Total Federal/State Grants
Misc. Grants/Contracts
Other Revenue Sources

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 \$21,497 Unaudited

SWFRPC
Detail of Reserve
As of AUGUST 31, 2017

Cash and Cash Equivalents:

Petty Cash	\$	200
FineMark Operating Funds		189,090
2016 Fiscal Year Carryover		<u>22,258</u>
<i>Total Cash and Cash Equivalents</i>	\$	211,548

Investments:

FineMark Money Market	\$	536,724
Local government Surplus Trust Fund Investment Pool (Fund A)		<u>137,629</u>
<i>Total Investments</i>	\$	674,353

Total Reserves	\$	<u><u>885,901</u></u>
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**SWFRPC INCOME STATEMENT
COMPARED WITH BUDGET
FOR THE ONE MONTH ENDING AUGUST 31, 2017**

	Current Month	Year to Date A	FY 2016-2017 Approved Budget B	% Of Budget Year to Date	Budget Remaining
REVENUES					
LOCAL ASSESSMENTS					
CHARLOTTE COUNTY	\$	- \$ 50,142	\$ 50,142	100%	\$ -
COLLIER COUNTY		- 103,141	103,141	100%	\$ -
GLADES COUNTY		- 3,856	3,856	100%	\$ -
HENDRY COUNTY		- 11,429	11,429	100%	\$ -
LEE COUNTY		- 110,282	110,282	100%	\$ -
CITY OF CAPE CORAL		- 49,952	49,952	100%	\$ -
CITY OF FORT MYERS		- 21,719	21,719	100%	\$ -
TOWN OF FORT MYERS BEACH INC		- 1,879	1,879	100%	\$ -
BONITA SPRINGS		- 13,970	13,970	100%	\$ -
CITY OF SANIBEL		- 1,951	1,951	100%	\$ -
SARASOTA COUNTY		- 117,627	117,627	100%	\$ -
TOTAL LOCAL ASSESSMENTS	\$	- \$ 485,948	\$ 485,948	100%	\$ -
FEDERAL / STATE GRANTS					
DEM -Title III - LEPC 16/17	\$	- \$ 59,676	\$ 44,250	135%	(15,426)
DEM HMEP PT 16/17	\$	- \$ 15,784	60,349	26%	44,565
FL CTD - TD Glades/Hendry 16/17		- 29,703	28,880	103%	(823)
DEM - Collier Hazard Analysis 16/17		- 8,054	8,054	100%	-
DEO Labelle		- 30,000	20,000	150%	(10,000)
Ecosystem Services - EPA		- 36,634	36,634	100%	0
Wetland Mitigation Strategy - EPA		- 82,500	110,000	75%	27,500
Economic Development Planning 14/16		- 15,750	15,750	100%	-
Economic Development Planning 17/19		- 17,500	70,000	N/A	52,500
TOTAL FEDERAL / STATE GRANTS	\$	- \$ 295,601	\$ 393,917	75%	\$ 98,316
MISC. GRANTS / CONTRACTS/CONTRACTUAL					
GLADES SQG		- -	3,900	0%	3,900
Cape Coral CCRS		- 15,000	30,600	49%	15,600
Pelican Cove CCAP		- 20,000	20,000	100%	-
Train the Trainers		- 5,000	5,000	100%	-
Mangrove Loss		- 1,000	1,000	100%	-
Clewiston RBDG TA		- 3,000	3,000	100%	-
TOTAL MISC. GRANTS/CONTRACTS	\$	- \$ 44,000	\$ 63,500	69%	\$ 19,500
DRIS/NOPCS/MONITORING					
DRI MONITORING FEES	\$	1,000 \$ 2,700	\$ -		\$ 2,700
DRIS/NOPCS INCOME		8,424 42,031	35,000	120%	(7,031)
TOTAL	\$	9,424 \$ 44,731	\$ 35,000	128%	\$ (4,331)

	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	-	9,839	-	N/A	9,839
2017 SRESP Update	6,500	6,500	-	N/A	6,500
TOTAL PROGRAM DEVELOPMENT	\$ 6,500	\$ 16,339	\$ -	N/A	\$ 16,339
OTHER REVENUE SOURCES					
ABM SPONSORSHIPS	-	-	-	N/A	-
CELA TEGA SPONSORSHIPS	-	1,600	-	N/A	1,600
Misc. Income	-	192	6,000	3%	5,808
INTEREST INCOME - Money Market	137	1,476	-	N/A	1,476
Fund A Investment Income	154	1,327	-	N/A	1,327
TOTAL OTHER REVENUE SOURCES	\$ 291	\$ 4,594	\$ 6,000	77%	\$ 10,211
<i>Fund Balance</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 588,437</i>		
TOTAL REVENUES	\$ 16,215	\$ 891,220	\$ 1,572,802		\$ 140,034
EXPENSES					
PERSONNEL EXPENSES					
SALARIES EXPENSE	\$ 41,419	\$ 375,353	\$ 476,748	79%	101,395
FICA EXPENSE	3,023	27,705	36,471	76%	8,766
RETIREMENT EXPENSE	3,315	37,187	47,715	78%	10,528
HEALTH INSURANCE EXPENSE	4,579	52,149	63,090	83%	10,941
WORKERS COMP. EXPENSE	242	1,898	3,687	51%	1,789
UNEMPLOYMENT COMP. EXPENSE	-	-	-	N/A	0
TOTAL PERSONNEL EXPENSES	\$ 52,578	\$ 494,292	\$ 627,711	79%	133,419
OPERATIONAL EXPENSES					
CONSULTANTS	\$ 14,708	\$ 134,086	\$ 108,600	123%	(25,486)
GRANT/CONSULTING EXPENSE	3,345	33,098	37,049	89%	3,951
AUDIT SERVICES EXPENSE	-	32,000	25,000	128%	(7,000)
TRAVEL EXPENSE	9,520	31,190	29,620	105%	(1,570)
TELEPHONE EXPENSE	569	4,481	5,100	88%	619
POSTAGE / SHIPPING EXPENSE	-	1,628	1,725	94%	97
EQUIPMENT RENTAL EXPENSE	445	5,911	7,190	82%	1,279
INSURANCE EXPENSE	630	10,305	10,566	98%	261
REPAIR/MAINT. EXPENSE	-	893	1,700	53%	807
PRINTING/REPRODUCTION EXPENSE	311	4,921	4,146	119%	(775)
UTILITIES (Elec, Internet)	1,570	16,643	24,900	67%	8,257
ADVERTISING/LEGAL NOTICES EXP	57	2,096	1,750	120%	(346)

	Current Month	Year to Date A	FY 2016-2017 Approved Budget B	% Of Budget Year to Date	Budget Remaining
OTHER MISC. EXPENSE	200	186	4,837	4%	4,651
BANK SERVICE CHARGES	-	-	-	0%	0
OFFICE SUPPLIES EXPENSE	291	3,416	5,211	66%	1,796
COMPUTER RELATED EXPENSE	45	22,499	21,671	104%	(828)
DUES AND MEMBERSHIP	6,095	24,367	25,310	96%	943
PUBLICATION EXPENSE	-	-	100	0%	100
PROF. DEVELOP.	-	991	1,000	99%	9
MEETINGS/EVENTS EXPENSE	-	6,648	4,750	140%	(1,898)
CAPITAL OUTLAY - OPERATIONS	-	-	5,000	0%	5,000
CAPITAL OUTLAY - BUILDING	-	-	1,000	0%	1,000
LEASE LONG TERM	3,675	40,075	43,750	92%	3,675
UNCOLLECTABLE RECEIVABLES	-	-	-	N/A	N/A
FUND BALANCE			\$ 588,437		
OPERATIONAL EXP.	\$ 41,462	\$ 375,431	\$ 958,412	39%	(5,456)
ALLOCATION FOR FRINGE/INDIRECT (CAPTURED BY GRANTS)			\$ -		
UTILIZED RESERVE			\$ (13,322)		
TOTAL OPERATIONAL EXP.			\$ 945,090		
TOTAL CASH OUTLAY	\$ 94,040	\$ 869,724	\$ 1,572,802		\$ 127,962
NET INCOME (LOSS)	\$ (77,825)	\$ 21,497			

SWFRPC
Balance Sheet
August 31, 2017

ASSETS

Current Assets		
Cash - Florida Prime	\$	137,628.59
Cash - FineMark Oper.		189,089.80
Cash - FineMark MM		536,724.32
Petty Cash		200.00
Accounts Receivable		42,409.33
		<hr/>
Total Current Assets		906,052.04
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
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Total Other Assets		112,089.73
		<hr/>
Total Assets	\$	1,058,112.51
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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 PR Parcel 9E DRI_5342		19,169.99
Deferred Pine Air NOPC_5343		1,437.12
Deferred PR XXVII DRI_5344		25,000.00
Deferred PR XXVI DRI_5345		25,000.00
Deferred Deep Lagoon NOPC_5346		1,842.78
Deferred Fiddlers NOPC_5347		1,874.23
FICA Taxes Payable		1,385.23
Federal W/H Tax Payable		1,074.41
United way Payable		(814.00)
Deferred Compensation Payable		200.00
FSA Payable		(79.26)
LEPC Contingency Fund		305.25
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Total Current Liabilities		79,139.95
Long-Term Liabilities		
Accrued Annual Leave		40,634.44
Long Term Debt - OPEB		65,074.00
		<hr/>
Total Long-Term Liabilities		105,708.44
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Total Liabilities		184,848.39
Capital		
Fund Balance-Unassigned		297,796.79
Fund Balance-Assigned		514,000.00
FB-Non-Spendable/Fixed Assets		39,970.74

Unaudited - For Management Purposes Only

SWFRPC
Balance Sheet
August 31, 2017

Net Income	<u>21,496.59</u>	
Total Capital		<u>873,264.12</u>
Total Liabilities & Capital	\$	<u><u>1,058,112.51</u></u>

Agenda Item

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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

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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

10j

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Water Quality and Water
Resources Management

10j