

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



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

COUNCIL MEETING AGENDA

May 17, 2018

9:00am – 11:00am

Mission Statement:

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

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

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

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12 COMMITTEE REPORTS

- a) Budget & Finance Committee - **Mr. Don McCormick**
- b) Economic Development Committee
- c) Promise Zone Steering Committee
- d) Estero Bay Agency on Bay Management Committee – **Mr. James Beaver**
- e) Executive Committee – **Chair Thomas Perry**
- f) Legislative Affairs Committee
- g) Quality of Life & Safety Committee – **Commissioner Willie Shaw**
- h) Regional Transportation Committee – **Ms. Margaret Wuerstle**
- i) Council Relevancy & Restructuring Committee
- j) Water Quality and Water Resources Management - **Vice Mayor Mick Denham**

13 NEW BUSINESS

- a) Intercoastal Waterways

14 STATE AGENCIES COMMENTS/REPORTS

15 COUNCIL LEGAL CONSULTANT'S COMMENTS

16 COUNCIL MEMBERS' COMMENTS

17 ADJOURN

NEXT SWFRPC MEETING DATE: JUNE 21, 2018

**THERE WILL BE AN EXECUTIVE COMMITTEE MEETING AT 8:15
AND A LEGISLATIVE AFFAIRS COMMITTEE MEETING AT 8:30,
IMMEDIATELY PRECEDING THE COUNCIL MEETING**

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

<i>Mr. Thomas Perry, Chair</i>	<i>Commissioner Willie Shaw, Vice-Chair</i>
<i>Commissioner Donna Storter-Long, Secretary</i>	<i>Mr. Donald McCormick, Treasurer</i>

CHARLOTTE COUNTY

Commissioner Joe Tiseo, Charlotte BCC
Commissioner Ken Doherty, Charlotte BCC
Vice-Mayor Gary Wein, City of Punta Gorda
Mr. Donald McCormick, Governor Appointee
Ms. Suzanne Graham, Governor Appointee

COLLIER COUNTY

Commissioner Bill McDaniel, Collier BCC
Commissioner Penny Taylor, Collier BCC
Councilman Reg Buxton, City of Naples
(City of Marco Island Vacancy)
Mr. Robert "Bob" Mulhere, Governor Appointee
(Governor Appointee Vacancy)

GLADES COUNTY

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

HENDRY COUNTY

Commissioner Emma Byrd, Hendry BCC
Commissioner Mitchell Wills, Hendry BCC
Vice-Mayor Michael Atkinson, City of Clewiston
Commissioner Julie Wilkins, City of LaBelle
Mr. Mel Karau, Governor Appointee

LEE COUNTY

Commissioner Brian Hamman, Lee BCC
Commissioner Cecil Pendergrass, Lee BCC
Councilman Fred Burson, City of Fort Myers
Councilmember Anita Cereceda, Town of Fort Myers Beach
Vice-Mayor Mick Denham, City of Sanibel
Councilman Greg DeWitt, City of Bonita Springs
Ms. Laura Holquist, Governor Appointee
(Governor Appointee Vacancy)

SARASOTA COUNTY

Commissioner Mike Moran, Sarasota BCC
Commissioner Charles Hines, Sarasota BCC
Commissioner Willie Shaw, City of Sarasota
Councilmember Mitzie Fiedler, City of Venice
Mr. Felipe Colon, Governor Appointee
(Governor Appointee Vacancy)

EX-OFFICIO MEMBERS

Jon Iglehart, FDEP	(FDOT Vacancy)
Phil Flood, SFWMD	Dennis Ragosta, SFWMD

STAFF

Margaret Wuerstle, Executive Director
Beth Nightingale, Legal Consultant

Aidan Bandy	James Beever
Rebekah Harp	Charles Kammerer
Sean McCabe	Elly McKuen
Timothy Walker	

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL (SWFRPC) ACRONYMS

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

ADA - Application for Development Approval

ADA - Americans with Disabilities Act

AMDA -Application for Master Development Approval

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

BLID - Binding Letter of DRI Status

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

BLIVR -Binding Letter of Vested Rights Status

BPCC -Bicycle/Pedestrian Coordinating Committee

CAC - Citizens Advisory Committee

CAO - City/County Administrator Officers

CDBG - Community Development Block Grant

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

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

CHNEP - Charlotte Harbor National Estuary Program

CTC - Community Transportation Coordinator

CTD - Commission for the Transportation Disadvantaged

CUTR - Center for Urban Transportation Research

DEO - Department of Economic Opportunity

DEP - Department of Environmental Protection

DO - Development Order

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

EDA - Economic Development Administration

EDC - Economic Development Coalition

EDD - Economic Development District

EPA – Environmental Protection Agency

FAC - Florida Association of Counties

FACTS - Florida Association of CTCs

FAR - Florida Administrative Register (formerly Florida Administrative Weekly)

FCTS - Florida Coordinated Transportation System

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

FDEA - Florida Department of Elder Affairs

FDLES - Florida Department of Labor and Employment Security

FDOT - Florida Department of Transportation

FHREDI - Florida Heartland Rural Economic Development Initiative

FIAM – Fiscal Impact Analysis Model

FLC - Florida League of Cities

FQD - Florida Quality Development

FRCA -Florida Regional Planning Councils Association

FTA - Florida Transit Association

IC&R - Intergovernmental Coordination and Review

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

JLCB - Joint Local Coordinating Boards of Glades & Hendry Counties

JPA - Joint Participation Agreement

JSA - Joint Service Area of Glades & Hendry Counties

LCB - Local Coordinating Board for the Transportation Disadvantaged

LEPC - Local Emergency Planning Committee

MOA - Memorandum of Agreement

MPO - Metropolitan Planning Organization

MPOAC - Metropolitan Planning Organization Advisory Council

MPOCAC - Metropolitan Planning Organization Citizens Advisory Committee

MPOTAC - Metropolitan Planning Organization Technical Advisory Committee

NADO – National Association of Development Organizations

NARC -National Association of Regional Councils

NOPC -Notice of Proposed Change

OEDP - Overall Economic Development Program

PDA - Preliminary Development Agreement

REMI – Regional Economic Modeling Incorporated

RFB - Request for Bids

RFI – Request for Invitation

RFP - Request for Proposals

RPC - Regional Planning Council

SHIP -State Housing Initiatives Partnership

SRPP – Strategic Regional Policy Plan

TAC - Technical Advisory Committee

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

TDPN - Transportation Disadvantaged Planners Network

TDSP - Transportation Disadvantaged Service Plan

USDA - US Department of Agriculture

WMD - Water Management District (SFWMD and SWFWMD)



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

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

Regional Planning Council Functions and Programs

March 4, 2011

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

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

Agenda Item

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Invocation

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Pledge of Allegiance

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Agenda Item

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Roll Call

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Agenda Item

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Minutes

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**MINUTES OF THE
SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL
FEBRUARY 15, 2018 MEETING**

The meeting of the Southwest Florida Regional Planning Council was held on February 15, 2018 at the offices of the Southwest Florida Regional Planning Council-1400 Colonial Boulevard, Suite #1 in Fort Myers, Florida. Chair Perry called the meeting to order at 9:03 AM. Commissioner Shaw then led an invocation and the Pledge of Allegiance. Ms. Margaret Wuerstle conducted the roll call and noted that a quorum was present.

MEMBERS PRESENT

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

Collier County: Commissioner Bill McDaniel

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

Hendry County: Commissioner Mitchell Wills, Mr. Mel Karau

Lee County: Commissioner Brian Hamman, Commissioner Cecil Pendergrass, Councilmember Jessica Cosden, Councilman Fred Burson, Vice-Mayor Mick Denham,

Sarasota County: Commissioner Charles Hines, Commissioner Willie Shaw, Councilmember Mitzie Fielder

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

MEMBERS ABSENT

Charlotte County: Vice-Mayor Gary Wein, Ms. Suzanne Graham

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

Glades County: Councilwoman Pat Lucas,

Hendry County: Commissioner Emma Byrd, Commissioner Julie Wilkins, Vice-Mayor Michael Atkinson,

Lee County: Councilman Greg DeWitt, Councilwoman Anita Cereceda, Ms. Laura Holquist

Sarasota County: Commissioner Michael Moran, Mr. Felipe Colón

Ex-Officio: Ms. Tara Poulton- SWFWMD

**AGENDA ITEM #4
PUBLIC COMMENTS**

No public comments were made at this time.

**AGENDA ITEM #5
AGENDA**

There were no changes made to the February 15, 2017 agenda.

**AGENDA ITEM #6
MINUTES OF THE DECEMBER 14, 2017 MEETING**

A motion was made by Mr. McCormick to approve the minutes of the December 14, 2017 meeting as presented. The motion was seconded by Vice-Mayor Denham and passed unanimously.

**AGENDA ITEM #7
REGIONAL IMPACT**

**AGENDA ITEMS #7(a)
Palmer Ranch Increment XXVI DO**

Mr. Dan Trescott presented the item.

A motion was made by Commissioner Shaw to approve the Palmer Ranch Increment XXVI DO as presented. The motion was seconded by Vice-Mayor Denham and passed unanimously.

**AGENDA ITEMS #7(b)
Palmer Ranch Increment XXVII DO**

Mr. Trescott presented the item.

A motion was made by Commissioner Shaw to approve the Palmer Ranch Increment XXVII DO as presented. The motion was seconded by Vice-Mayor Denham and passed unanimously.

**AGENDA ITEMS #7(c)
City Gate NOPC**

Mr. Trescott presented the item. Vice-Mayor Denham asked about traffic and stormwater impacts. Commissioner McDaniel added that there are significant traffic mitigation improvements being made in association with this NOPC. Mr. Trescott explained that the trip generation estimates for

the NOPC are less than the originally approved DRI. Mr. Flood added that the WMD has reviewed the project.

A motion was made by Commissioner McDaniel to approve the City Gate NOPC as presented. The motion was seconded by Commissioner Hamman and passed unanimously.

**AGENDA ITEMS #7(d)
Marco Shores/Fiddler's Creek NOPC**

Mr. Trescott presented the item. Vice-Mayor Denham asked how the wastewater treatment would be handled. The applicant answered that the development is covered by Collier County central water and sewer. The development also uses spray irrigation.

A motion was made by Commissioner McDaniel to approve the Marco Shores/Fiddler's Creek NOPC as presented. The motion was seconded by Commissioner Hamman and passed unanimously.

**AGENDA ITEMS #7(e)
Riverwood Master and Increments I and II NOPC**

Mr. Trescott presented the item. Commissioner Pendergrass asked if the development has already occurred. Mr. Trescott explained that the DRI is essentially built out except for a commercial area. Vice-Mayor Denham added that the issue in the past with this DRI was river contamination. Mr. Trescott explained that this is low density development and they have all their water permits.

A motion was made by Commissioner Hamman to approve the Riverwood Master and Increments I and II NOPC as presented. The motion was seconded by Commissioner Shaw and passed unanimously.

**AGENDA ITEM #8
CONSENT AGENDA**

A motion was made by Commissioner Hamman to approve the consent agenda as presented. The motion was seconded by Vice-Mayor Denham and passed unanimously.

**AGENDA ITEM #9
DIRECTOR'S REPORT**

**AGENDA ITEMS #9(c)
Council Committee Appointments**

Ms. Wuerstle asked that the Council members review the council committee membership lists and let her know if they want to be added or removed from a committee.

AGENDA ITEMS #9(a) **Sanibel Affordable Housing Presentation**

Vice-Mayor Denham introduced Mr. Richard Johnson and Ms. Melissa Rice from Sanibel's workforce housing program. Sanibel has been running a workforce housing program for 38 years, making it the longest running affordable housing program in the State.

Mr. Johnson and Ms. Rice proceeded to give their presentation. Chair Perry asked if there is waiting list to enter the program and if CHR (Community Housing and Resources) seeks out applicants. Ms. Rice explained that there are about 25 people on a waiting list right now and they accept new applications every day. They determine priority through a points system. The average time that someone lives in these properties is 5-6 years and people leave for a wide variety of reasons. There are residents who improve their economic circumstances enough that they no longer qualify for the program.

Commissioner McDaniel asked how support was garnered for the program from the residents of the community and neighboring communities. Vice-Mayor Denham explained that the relationship with CHR was lukewarm in the beginning and has grown substantially over the years. The Sanibel City Council is very proud of the program and they have buy-in from the business community. Mr. Johnson added that most of the land used by the program was donated by the City. Ms. Rice explained that transparency is important to gain the trust and support of the community. Vice-Mayor Denham stressed that the program requires a strong commitment from the community.

Councilwoman Fiedler asked for the program's annual budget. Ms. Rice responded that the budget is \$1.1 million. Councilman Burson asked what the income qualification were. Ms. Rice explained that they use the HUD guideline for Lee County, which is currently \$59,600 for a family of four. Commissioner Hamman stressed the importance of changing the negative perception of the young workforce. Mr. Johnson explained that they have made it a priority to educate people on the need for workforce housing to try to change those negative perceptions. They understand that there will always be a small group of people who will never support the program and they focus on the people in the middle, who just need more information on the program. Councilwoman Holly Smith from Sanibel added that they have zoning exemptions on density to benefit this program. They have 88 properties in the program and are looking to expand to 104.

AGENDA ITEMS #9(b) **ACT Human Trafficking Presentation**

Ms. Wuerstle introduced Ms. Gina Malone, VISTA volunteer with ACT (Abuse Counseling and Treatment), to continue her presentation from last meeting. Ms. Malone gave the presentation.

Ms. Nightingale asked if ACT has been able to present in schools. Ms. Malone has received a lot of pushback from schools. ACT has only presented in schools that have reached out to them. Schoolboards have allowed for school staff to be trained by ACT. Ms. Malone has reached out the schoolboards.

Commissioner Pendergrass, as a former law enforcement professional, detailed how trafficking has been a problem in the region for decades. Commissioner Wills added that the schools are much more willing to allow these discussions within the school if a student reaches out first.

Commissioner Hamman explained that a State law has been passed that allows human trafficking hotline signage to be posted in places where human trafficking may be occurring, but local governments need to pass it locally to take effect. It has been passed in Lee County. Ms. Malone added that these victims don't usually identify as human trafficking victims.

Ms. Wuerstle continued with the director's report. She had a conference call with EDA the previous day and EDA asked for two projects from SWFL for the disaster relief fund. This is not an application. The intent is for EDA to get an understanding of what priority projects each region has and what the cost of those projects will be. She asked that the Council send her whatever projects they may have before EDA's 5:00 pm deadline. Commissioner McDaniel asked how long Ms. Wuerstle knew about this. Ms. Wuerstle reiterated that she just found out the previous day. She added that only a 20% match is required for the disaster relief fund rather than EDA's usual 1:1 match or 50% of the total project cost.

AGENDA ITEM #10 STAFF SUMMARIES

AGENDA ITEM #10(a) Grant Activity Sheet

This item was for informational purposes only.

AGENDA ITEM #11 COMMITTEE REPORTS

AGENDA ITEM #11(a) Budget & Finance Committee

Ms. Wuerstle explained that the November and December financials are strong. However, the RPC has over \$230,000 in receivables and some governments are behind on their assessments. Money has been taken out of the reserves to use as operating funds. Those funds will be replenished once the assessments are paid. Mr. McCormick and Commissioner Storter-Long asked that the Councilmembers stay up-to-date on their assessments.

Commissioner Pendergrass asked when the planning will begin for next year's budget. Mr. McCormick answered that it will probably be June or July. Commissioner McDaniel brought up the need for the RPC to show its relevance. Chair Perry stated that he is working towards that. Commissioner Hamman agrees with Commissioner McDaniel and he would be happy to discuss Lee County's position with the Council. Chair Perry stated that he wants to have this conversation when they have gathered more information. Commissioner McDaniel asked that Chair Perry not take the relevancy discussion personally as past members have. He added that he sees that there has been an evolution coming along, staff is willing to adapt, and the leadership is in place.

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

Chair Perry explained the Executive Committee met this morning and discussed topics already discussed earlier in the meeting.

AGENDA ITEM #11(f)
Legislative Affairs Committee

No report was given at this time.

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

Commissioner Shaw applauded the presentations given today.

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 believes there has been a tremendous step forward in water quality last year, including the EAA Reservoir. This will result in a 20% reduction in outflow to the estuary. The C43 funding will move forward as well.

AGENDA ITEM #12 NEW BUSINESS

There was no new business brought to the Council.

AGENDA ITEM #13 STATE AGENCIES COMMENTS/REPORTS

Mr. Flood announced that the timeframe has been moved forward on the reservoir south of Lake Okeechobee in Palm Beach County. Lake discharge to the Caloosahatchee River will be reduced by 30%. The legislature was very happy with the WMD's efforts. The final report will be given to the Corps of Engineers by the end of March.

Mr. Iglehart reminded everyone that FDEP holds workshops on the first Wednesday of every month. The March workshop is on tanks.

AGENDA ITEM #14 COUNCIL LEGAL CONSULTANT'S COMMENTS

No comments were made at this time.

AGENDA ITEM #15 COUNCIL MEMBER'S COMMENTS

Chair Perry thanked Councilmember Fielder for attending her first meeting and Commissioner Hamman for attending his first meeting back after an absence from the Council.

Commissioner Doherty recommended that one of the next two Council meetings be largely devoted to discussing the future of the SWFRPC. Commissioner Hines agreed with Commissioner Doherty stated he and Commissioner Moran would attend that meeting in person.

Commissioner Pendergrass asked about a news article regarding two employees resigning from the SWFRPC. Chair Perry explained that two employees attended an annual HazMat Conference in Daytona Beach. Something happened, no one is sure exactly what, but everyone is safe. Both employees resigned, and both refuse to answer questions about what happened. It was called a personal safety matter for one employee. He is concerned for that employee and believes the best way to proceed is to respect that person's privacy. Chair Perry clarified that both employees chose to resign. One of the employees was already in the process of selling their house and moving out of State.

Commissioner McDaniel asked when the next Transportation Committee Meeting will occur. He also wants to know who the contact person is for the Promise Zone and would like a monthly update on the Promise Zone. He would like to see more being done on infrastructure. He also asked about the contract term of the executive director. Chair Perry stated that an evaluation form on the executive director's performance will be sent out. The Executive Committee will review to responses and come back to the Council with a recommendation next month.

Commissioner Pendergrass announced that the SWFL Regional County summit will be held at RSW next month.

Commissioner Hamman asked if the HazMat Conference was funded by taxpayer dollars. Chair Perry explained that the HazMat program is paid for by a State grant. Commissioner Hamman asked if any of that money was misappropriated. Chair Perry responded that there are no financial improprieties that they are aware of. Chair Perry added that the executive director has been very proactive throughout this process.

Councilmember Cosden asked why the committees seem to meet so infrequently. Mr. Perry responded that the committees meet whenever an issue arises that sparks their interest. Ms. Wuerstle added that committees could be added or removed as necessary and it's usually the committee chairman's responsibility to schedule meetings for that committee. Mr. Beever added that the Estero Bay Agency on Bay Management is the exception. That committee meets every month provided they have a quorum.

Mr. McCormick stated that new blood is needed to represent the RPC on the CHNEP and requested that any interested Councilmember ask him about the program.

Commissioner Storter-Long stated that the Corp of Engineers made a presentation to Glades County that might be of interest to the Council. She also discussed funding of the SERT program with Senator Rubio. She challenged everyone to bring up the relevancy issue with their County or City and bring it back to the Council. She does not believe it needs to take up an entire meeting.

AGENDA ITEM #16 ADJOURNMENT

The next meeting will be on March 15, 2018. The meeting adjourned at 11:12 a.m.

Commissioner Donna Storter-Long, Secretary

The meeting was duly advertised in the February 1, 2018 issue of the **FLORIDA ADMINISTRATIVE REGISTER**, Volume 44, Number 22.

**MINUTES OF THE
SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL
MARCH 15, 2018 MEETING**

The meeting of the Southwest Florida Regional Planning Council was held on March 15, 2018 at the offices of the Southwest Florida Regional Planning Council-1400 Colonial Boulevard, Suite #1 in Fort Myers, Florida. Chair Perry called the meeting to order at 9:05 AM. Commissioner McDaniel then led an invocation and the Pledge of Allegiance. Ms. Margaret Wuerstle conducted the roll call and noted that a quorum was not present. A quorum was reached later in the meeting.

MEMBERS PRESENT

Charlotte County: Commissioner Ken Doherty, Commissioner Joe Tiseo, Vice-Mayor Gary Wein, Mr. Don McCormick

Collier County: Commissioner Bill McDaniel, Mr. Bob Mulhere

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

Hendry County: Commissioner Mitchell Wills, Commissioner Emma Byrd,

Lee County: Commissioner Brian Hamman, Commissioner Cecil Pendergrass, Councilman Fred Burson, Vice-Mayor Mick Denham, Councilman Greg DeWitt,

Sarasota County: Councilmember Mitzie Fielder

Ex-Officio: Mr. Phil Flood-SFWMD, Mr. Jon Iglehart-FDEP, Mr. James Golden- SWFWMD, Ms. Sarah Catala, FDOT

MEMBERS ABSENT

Charlotte County: Ms. Suzanne Graham

Collier County: Commissioner Penny Taylor, Councilman Reg Buxton

Glades County: Councilwoman Pat Lucas

Hendry County: Commissioner Julie Wilkins, Vice-Mayor Michael Atkinson, Mr. Mel Karau

Lee County: Councilmember Jessica Cosden, Councilwoman Anita Cereceda, Ms. Laura Holquist

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

Ex-Officio: None

AGENDA ITEM #4 PUBLIC COMMENTS

Ms. Cheryl Cook stated that she sat on the RPC board for four years from 2012-2016. She now hosts a radio show called “Can We Talk?” on WKDW. She offered to have RPC board members on the show for PR. She plans to attend meetings to gather information on the RPC’s efforts.

Mr. David Ulrich stated that he is a charter member of the Responsible Growth Management Coalition. He explained that the RPC is one of the most valuable operations that the region has. He was concerned at several the things he has heard regarding the RPC lately, including the lack of quorum at this point in the meeting. He encouraged the Council to look at what it is doing and why it should continue. He stressed the importance of cross county line planning. He said that he spoke to Mr. Jim Beever recently and was encouraged by that conversation.

Chair Perry responded that the Council is working on a plan to increase its relevancy.

AGENDA ITEM #5 AGENDA

There were no changes made to the March 15, 2018 agenda.

AGENDA ITEM #9 DIRECTOR’S REPORT

AGENDA ITEMS #9(b) Disaster Recovery Coordinator

Ms. Wuerstle summarized the three Economic Resiliency Workshops that were held in SWFL last month. These meetings were hosted by EDA and many other federal agencies were in attendance. She explained that EDA also funded a disaster recovery coordinator to work out of the RPC for the next two years. She stated that Ms. Elly McKuen had been hired to fill that position. Ms. McKuen gave a presentation on how she plans to run this program. After the presentation, Ms. Wuerstle announced that the NOFA (Notice of Funding Availability) for the EDA disaster recovery funds should be released in the next 30 days. EDA has expressed interest in several of the projects that were submitted by the SWFRPC. Ms. Wuerstle offered the RPC’s assistance to any municipality that wants to apply. HUD funds will also be coming soon and will fund project areas that EDA won’t, such as affordable housing. Mr. Iglehart explained that he has been working with several of the municipalities to develop FDEPS’s infrastructure project.

AGENDA ITEMS #9(c)
Promise Zone Update-Immokalee Foundation Presentation

Ms. Wuerstle announced that the VISTA Program has offered to fund 50% of the salary for a full-time Promise Zone and VISTA coordinator. The funding will cover \$25,000 in salary and \$5,000 in VISTA travel. Mr. Aidan Bandy has been appointed to the Promise Zone coordinator position. Ms. Wuerstle has also submitted the VISTA application for the new year. SWFL has been awarded 10 VISTAs. She then introduced Ms. Ruby Castillo, a VISTA volunteer for the Immokalee Foundation. Ms. Castillo gave a presentation on the Foundation and their efforts in education.

Commissioner McDaniel asked for more information on the qualifications to be a mentor. Ms. Castillo responded that the largest barrier to be a mentor is having the necessary time available. Commissioner McDaniel asked to be sent a list of what the Foundation's specific needs are and asked what the typical time requirement is. Ms. Castillo responded that its 30 minutes per week. Vice-Mayor Wein explained that his wife is a part of a similar program in Charlotte County for 458 homeless students. He explained that a key issue is the lack of access to electronic devices and internet. Punta Gorda has refurbished and donated devices to this program. He was also pleased to see that this program focusses on vocational education. Charlotte County has a shortage of HVAC technicians at the airport. Ms. Castillo added that the Foundation just had a meeting where they tried to increase their focus on vocational education and combat the stigma that comes with it.

Ms. Wuerstle announced that the SWFRPC has applied for the Opportunity Zone program. Their proposal includes a contiguous area in the region that included parts of Charlotte, Collier, Glades, Hendry, and Lee Counties (including the entire Promise Zone area). The proposal that was written by Mr. C.J. Kammerer was passed out to the members present.

Several members joined the meeting during the presentations and the Council reached their quorum requirement at this time.

AGENDA ITEM #6
MINUTES OF THE FEBRUARY 15, 2018 MEETING

The minutes if the February 15, 2018 meeting will be presented in the April Council packet.

AGENDA ITEM #7
REGIONAL IMPACT

AGENDA ITEMS #7(a)
Murdock Center Increment I NOPC

Mr. Dan Trescott presented the item.

A motion was made by Mr. Mulhere to approve the Murdock Center Increment I NOPC as presented. The motion was seconded by Commissioner Doherty and passed unanimously.

AGENDA ITEM #8 CONSENT AGENDA

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

Ms. Wuerstle proposed a resolution that would assign the Glades-Hendry Transportation Disadvantaged program to the Heartland TPO (Transportation Planning Organization). Ms. Nicole Gwinnett, who recently left the RPC managed that program and the TPO, which covers Glades and Hendry among other rural counties, did not exist when the program was given to the RPC.

A motion was made by Mr. Mulhere to approve the sign the resolution as presented. The motion was seconded by Commissioner McDaniel and passed unanimously.

AGENDA ITEM #10 STAFF SUMMARIES

AGENDA ITEM #10(a) Grant Activity Sheet

This item was for informational purposes only.

AGENDA ITEMS #9(a) Council Committee Appointments

Chair Perry presented the updated Committee membership list. Ms. Wuerstle added that Mr. Flood would like to be added to the Legislative Committee. She also explained that Ms. Martha Simons is currently representing the RPC on the Estero Bay Agency on Bay Management, however she is no longer serving on the Council. Councilman Burson would like to serve on that Committee. Chair Perry recommended that Councilman Burson be appointed to that seat and Commissioner Hamman seconded the recommendation.

A motion was made by Vice-Mayor Wein to appoint the Committee members as amended. The motion was seconded by Commissioner McDaniel for discussion.

Mr. McCormick was added to the Relevancy Committee. Mr. Mulhere pointed out that the importance of the Legislative Committee rises and falls depending on what's happening. He suggested that the Executive Committee could also be added to the Legislative Committee, since they already meet regularly. Chair Perry agreed. The Legislative Committee drafts the Council's legislative priorities and makes recommendations to the Council. Mr. McCormick explained that the Committee chose not to take any positions during the current legislative cycle. Chair Perry explained that the nomination of Councilman Burson to the Agency on Bay Management will be voted on in a separate motion. Chair Perry added that anyone can still be added to a Committee at any point during the year.

The Council voted unanimously to approve Committee membership as amended.

A motion was made by Commissioner Hamman to approve Councilman Burson as the Council's representative on the Estero Bay Agency on Bay Management. The motion was seconded by Mr. Mulhere for discussion.

Commissioner Storter-Long asked where this would leave Ms. Simons. Chair Perry explained that the ABM has citizen members and Ms. Simon could serve under that capacity.

The Council voted unanimously to appoint Councilman Burson to the Estero Bay Agency on Bay Management.

AGENDA ITEM #11 COMMITTEE REPORTS

AGENDA ITEM #11(a) Budget & Finance Committee

Mr. McCormick reported that the RPC is on track and revenues are moving in the correct direction.

A motion was made by Vice-Mayor Wein to approve January 2018 financials as presented. The motion was seconded by Commissioner Hamman and passed unanimously.

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

Chair Perry explained the Executive Committee asked for evaluations of the Executive Director. The responses were mostly positive, with a few constructive criticisms. He reviewed the positives and negatives with the Executive Director and she was receptive to what he said. The Executive Committee recommends that she continue employment for the next year at the same rate of pay and using her most recent contract.

A motion was made by Vice-Mayor Denham to approve the recommendations of the Executive Committee as presented. The motion was seconded by Mr. Mulhere for discussion.

Chair Perry added that he has already seen the Executive Director address some of the shortcomings that were in the evaluations. He does not see any of the comments as severely negative, but as constructive criticisms.

Vice-Mayor Denham asked for a status update on the process of redefining the RPC. Chair Perry answered that there currently is not a definitive schedule, but he is trying to have that discussion in the first half of the year. He wants to make sure that there is as much participation in that meeting as possible. Vice-Mayor Denham thinks this should be a priority. Chair Perry stated that he has given Ms. Wuerstle direction on presentations for that meeting.

Mr. Mulhere noted that with 6.5 employees, the SWFRPC has the fewest employees of any RPC, has one of the lowest budgets, but covers the fourth largest geographical area. These need to be considerations when the Council begins to redefine itself. Ms. Wuerstle explained that she used to create a work plan that would be presented to the Council along with the budget that identified the Council's focus for the upcoming year. After three years of doing that, she was told to only present the budget. She believes bringing the work plan back would help with the relevancy issue. Mr. Mulhere and Commissioner Hamman agreed.

The Council voted unanimously to approve the recommendations of the Executive Committee as presented

AGENDA ITEM #11(f) Legislative Affairs Committee

Mr. Flood asked about the DRI legislation that passed. Ms. Wuerstle explained that it took away almost all the DRI review from the Council and possibly the comprehensive plan amendments as well.

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

No report was given at this time.

AGENDA ITEM #11(h) Regional Transportation Committee

Ms. Wuerstle explained that she was in Tallahassee the previous week and met with FDOT. They are working on the US-27 corridor plan and have asked the RPC to work with them in identifying issues. They are in the data gathering phase. She stated that widening US-27 through Clewiston was in their work plan. Ms. Sarah Catala with FDOT wasn't sure what plan Ms. Wuerstle was referring to and clarified that there is no widening imminent for US-27. They would do a feasibility and corridor study before any plans are made to widen a SIS road. FDOT has simply identified that

there will be a capacity need for US-27 from SR-80 to Palm Beach County in the future. Ms. Wuerstle thanked Ms. Catala for the clarification.

Councilman Burson asked if the capacity issues with US-27 had anything to do with FedEx possibly coming to AirGlades. Chair Perry responded that there has been no official or unofficial talk of FedEx coming to AirGlades. Councilman Burson added that federal aviation approved lengthening the runway. Chair Perry confirmed that this had occurred to alleviate traffic from Miami International, specifically perishable imports.

Commissioner Pendergrass asked to hear Hendry County's thoughts on US-27. Ms. Catala explained that Hendry County is part of the Heartland TPO and the County's plans are made through that organization. She spoke to the TPO about US-27 today and they have not had any issues so far. She stressed the difference between identifying a need and planning for construction. If anything were to happen with US-27, that process would include significant public involvement. Commissioner Wills added US-27 could not be widened through Clewiston without destroying buildings. The County welcomed the increased traffic that the AirGlades improvements would provide because it will open opportunities for businesses and infrastructure. He stated that US-27 was not one of their pressing concerns right now.

Vice-Mayor Denham asked what the relationship is between the RPC and the MPOs and if the RPCs involvement was redundant to the MPOs. Ms. Wuerstle explained that FDOT asked to meet with her and they are only in the fact-finding phase. The RPC was involved partially because they completed a downtown revitalization plan for Clewiston through DEO. She does not know if the TPO is working on the non-transportation planning issues that the RPC could speak to. Commissioner McDaniel explained that he asked Ms. Wuerstle to focus on regional transportation, including a regional transportation map. This is an important regional issue and it is important for everyone to know what their neighboring counties and municipalities are planning. Mr. Mulhere clarified that planning is a broad term. The MPOs, TPOs, and FDOT focus on the transportation planning and the RPC could provide expertise on the other areas of planning.

Mr. Tim Walker gave an update on the regional transportation map, including the addition of a regional future land use map. The Council commended Mr. Walker on his excellent work. Mr. Mulhere encouraged everyone to share the link with people outside of this Council.

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**

No report was given at this time.

**AGENDA ITEM #12
NEW BUSINESS**

There was no new business brought to the Council.

**AGENDA ITEM #13
STATE AGENCIES COMMENTS/REPORTS**

Mr. Iglehart announced that next month's FDEP workshop (April 11) will be an environmental business expo.

Mr. Flood stated that this was a good legislative session for water projects. Projects included a septic-to-sewer project in Glades County, a \$2 million nitrogen sewage treatment project in Sanibel, a roughly \$750,000 creek project in Fort Myers, and a septic-to-sewer project in Charlotte County. There was \$293 million in funding for Everglades projects as well. Vice-Mayor Denham stated that the SFWMD has done an outstanding job. Mr. Flood offered to give a presentation at a future Council meeting. Mr. McCormick asked if any of these projects will be impacted by the \$400 million diversion into school resources. Mr. Flood responded that these projects have made it into the budget and the Governor's desk.

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

No comments were made at this time.

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

Commissioner McDaniel asked if the information regarding the various disaster recovery funds has been sent to county and city staff. Ms. Wuerstle responded that she has not yet because the NOFAs have not been released yet. Commissioner McDaniel also announced that Collier County has been awarded a \$13 million TIGER grant for Immokalee's complete streets program.

**AGENDA ITEM #16
ADJOURNMENT**

The next meeting will be on April 19, 2018. The meeting adjourned at 10:46 a.m.

Commissioner Donna Storter-Long, Secretary

The meeting was duly advertised in the March 2, 2018 issue of the **FLORIDA ADMINISTRATIVE REGISTER**, Volume 44, Number 43.

--- Agenda --- Item

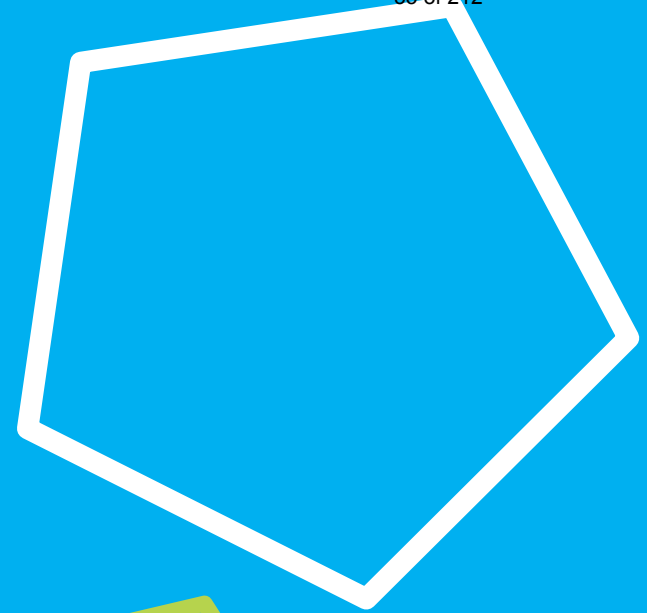
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Regional Impact

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GROWTH MANAGEMENT PROGRAM



GROWTH MANAGEMENT PLANNING

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



Babcock Ranch



BABCOCK RANCH MASTER AND INCREMENT 1 DEVELOPMENT ORDER NOTICE OF PROPOSED CHANGES IN CHARLOTTE COUNTY

- The original Master Development Order (MDO) Resolution 2007-196 was approved by the Charlotte County Board of County Commissioners on December 13, 2007 (Attachment I Location Map).
- The existing BRC development is approved for 17,870 residential dwelling units; 1.4 million square feet of retail uses; 3.5 million square feet of office uses; 650,000 square feet of industrial uses; 600 hotel rooms; 177 hospital beds, 418 units of assisted living facilities, 54 golf holes, and ancillary facilities such as the educational service center, schools, and university research facilities, libraries, places of worship, regional and community park sites, and the necessary utility infrastructure. Buildout was approved to May 8, 2043.
- The original Increment 1 Development Order (IDO) was approved by the Charlotte County Board of County Commissioners on December 15, 2009.

- The existing BRC Increment 1 land area is 4,048 acres (see Attachment II Location Map) and has approved two phases totaling 2,500 residential dwelling units (1,500 single family and 1,000 multifamily units); 126,000 square feet of retail uses; 322,500 square feet of office uses; 90,000 square feet of industrial uses; 100 hotel rooms; and associated accessory and ancillary facilities.
- To date, Increment 1 Development Order (IDO) is the only approved Increment within the BRC development site. Development of the first phase on Increment 1 has started in 2015 with construction of the town center and residential home sites. The current buildout is November 3, 2026.

PROPOSED CHANGES TO THE MDO and IDO

MDO

- 1. Revise Map H Master Development Plan (see Attachment III):
 - a. Expand the boundaries of the North Area of Increment 1 to 1,453± acres to allow for the addition of solar and energy storage facilities.

- b. Convert the 25-acre Educational Services site shown in Increment 1 South Area to Mixed-Use/Residential/Commercial.
- c. Remove the 71 Acre Higher Education / University Land Use Designation from Increment 1.
- d. Add Note 5 to Map H – Master Development Plan to include a condition limiting the nonresidential land uses to a maximum of 6,000,000 square feet for both the Lee and Charlotte portions of the Babcock Ranch Community Master Development of Regional Impact.
- e. Add Note 6 indicating the solar and energy storage facilities are permitted in all of the Increment 1 North Area, except in areas with a recorded conservation easement.
- f. Reflect the extension of the expiration date and buildout date of this Development Order per the Governor's Executive Orders.

IDO

- 1. Revise the Legal Description and Sketch for Increment 1 North Area to expand the North Area of Increment 1 to include a 1,453± acres to allow for additional solar and energy storage facilities to be developed in the increment.

- 2. Modify the Education Condition 2 to acknowledge the sign agreement between the Developer and the Charlotte County School District.
- 3. Revise Exhibit C to include Assisted Living Facilities in the Equivalency Matrix.
- 4. Revise Map H Increment I Master Development Plan (see Attachment IV):
 - a. to expand the boundaries of Increment 1 North Area to 1,453± acres.
 - b. revise the Development Intensity table inset to include 100 Assisted Living Facility units by converting 15,000 square-feet of office uses based on the Equivalency matrix included as Exhibit C.
 - c. to convert the 25±-acre Educational Services Center site in the Increment 1 South Area to Mixed Use/Residential/Commercial as outlined in the proposed revision to the Master Development Order.
 - d. to remove the 71± Acre Higher Education Facility Land Use Designation from Increment 1 as outlined in the proposed revision to the Master Development Order.
- 5. Revise Map H-1 Increment 1 South Area Development Plan to reflect the changes to Increment 1 described above (see Attachment V).
- 6. Revise Map H-3 Increment 1 North Area Development Plan to reflect the changes to Increment 1 described above (see Attachment VI).

- 7. Amend Exhibit E to allow for 100 Assisted Living Facility units to be permitted in Increment 1 by reduce the permitted office intensity by 15,000 sq. ft. based on the conversions outlined in the equivalency matrix.
- 8. Revise the Master Drainage Plan to reflect the changes to Increment 1 described above.
- 9. Revise the Master Internal Circulation Plan to reflect the changes to Increment 1 described above.
- 10. Revise the Increment 1 North Area Primary Greenway Map and Trails Plan to reflect the changes to Increment 1 described above (see Attachment VII).
- 11. Reflect the extension of the expiration date and buildout date of this Development Order per the Governor's Executive Orders.

REGIONAL STAFF ANALYSIS

- Since there are no more substantial deviations the issue is whether the change creates additional regional impact not previous reviewed by the SWFRPC. State agency review of the changes had no objections. Charlotte County also had no objections and has determined the proposed changes are consistent with goals, objectives, and policies set forth in the County's Comprehensive Plan.

REGIONAL RESOURCES AND FACILITIES IMPACT

- There are no regional resources or facilities impacts create by the changes.

CHARACTER, MAGNITUDE AND LOCATION

- There are no changes in magnitude or location of the DRI associated with the changes. However, the character of the DRI has changed by the addition of more solar power on site creating a distinction of being a solar powered town.

MULTI-JURISDICTIONAL ISSUES

- No new multi-jurisdictional issues will occur from these changes.

ACCEPTANCE OF THE PROPOSED MDO AND IDO AMENDMENT

- The county staff report provided an acceptable draft development order necessary to rebut the presumption that no additional regional impacts will occur from the changes.

- **RECOMMENDED ACTION:** Notify Charlotte County, the Florida Department of Economic Opportunity, and the applicant that the proposed changes do not create additional regional impacts.

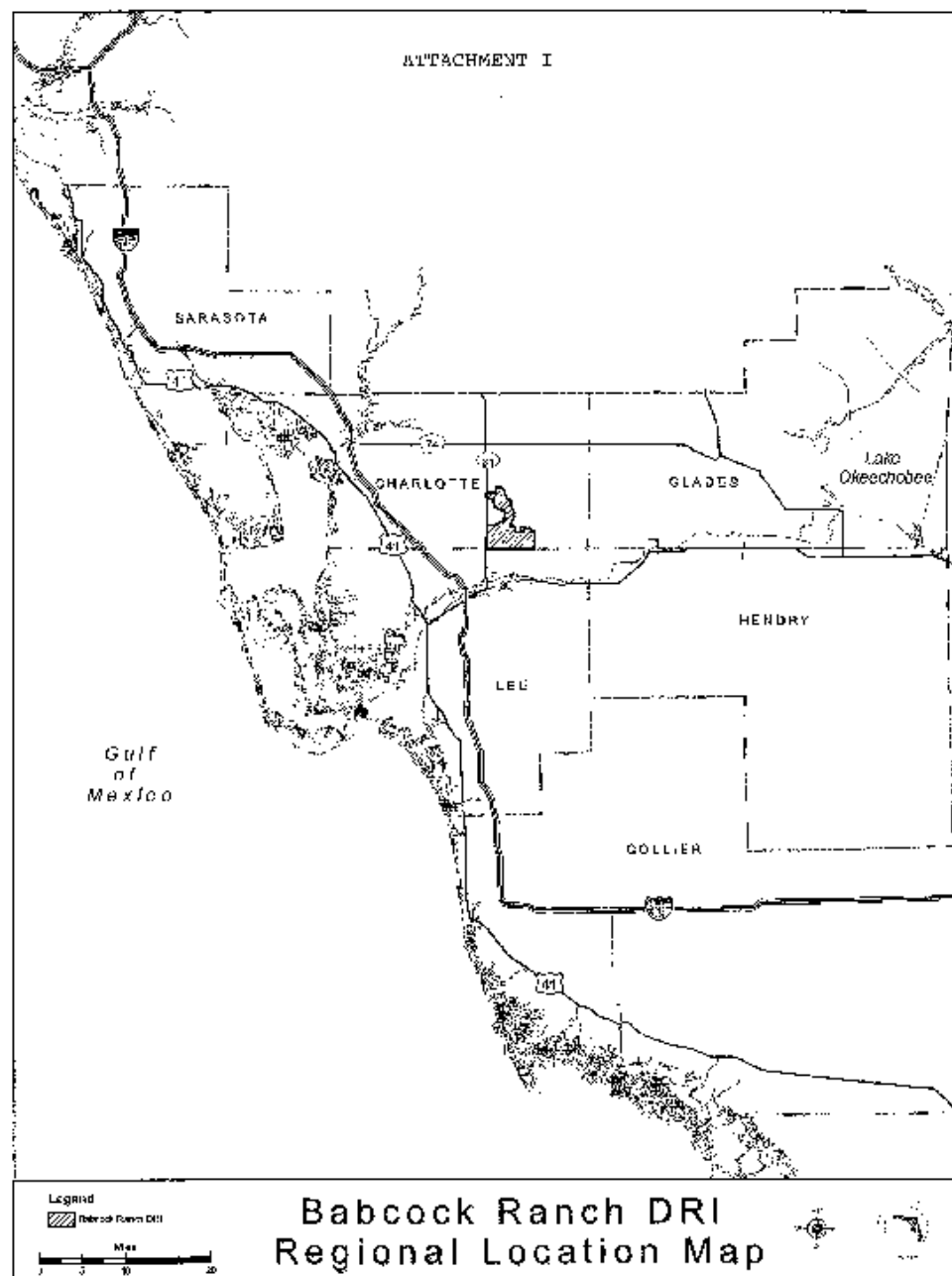
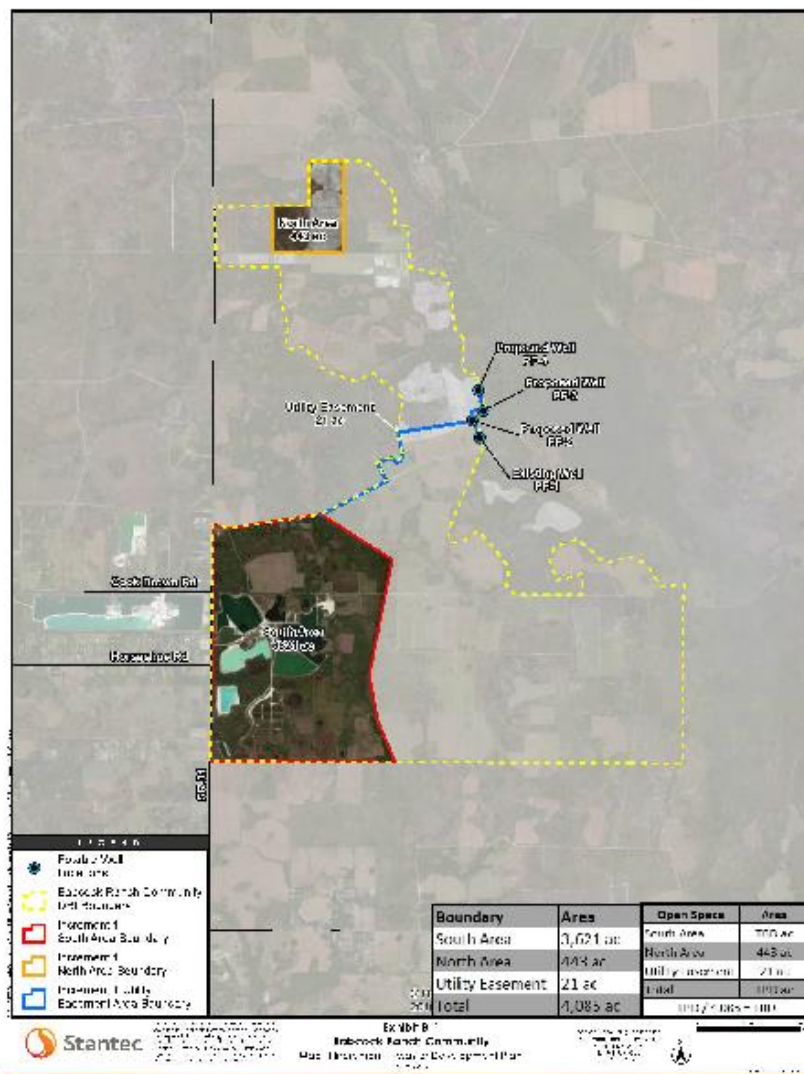
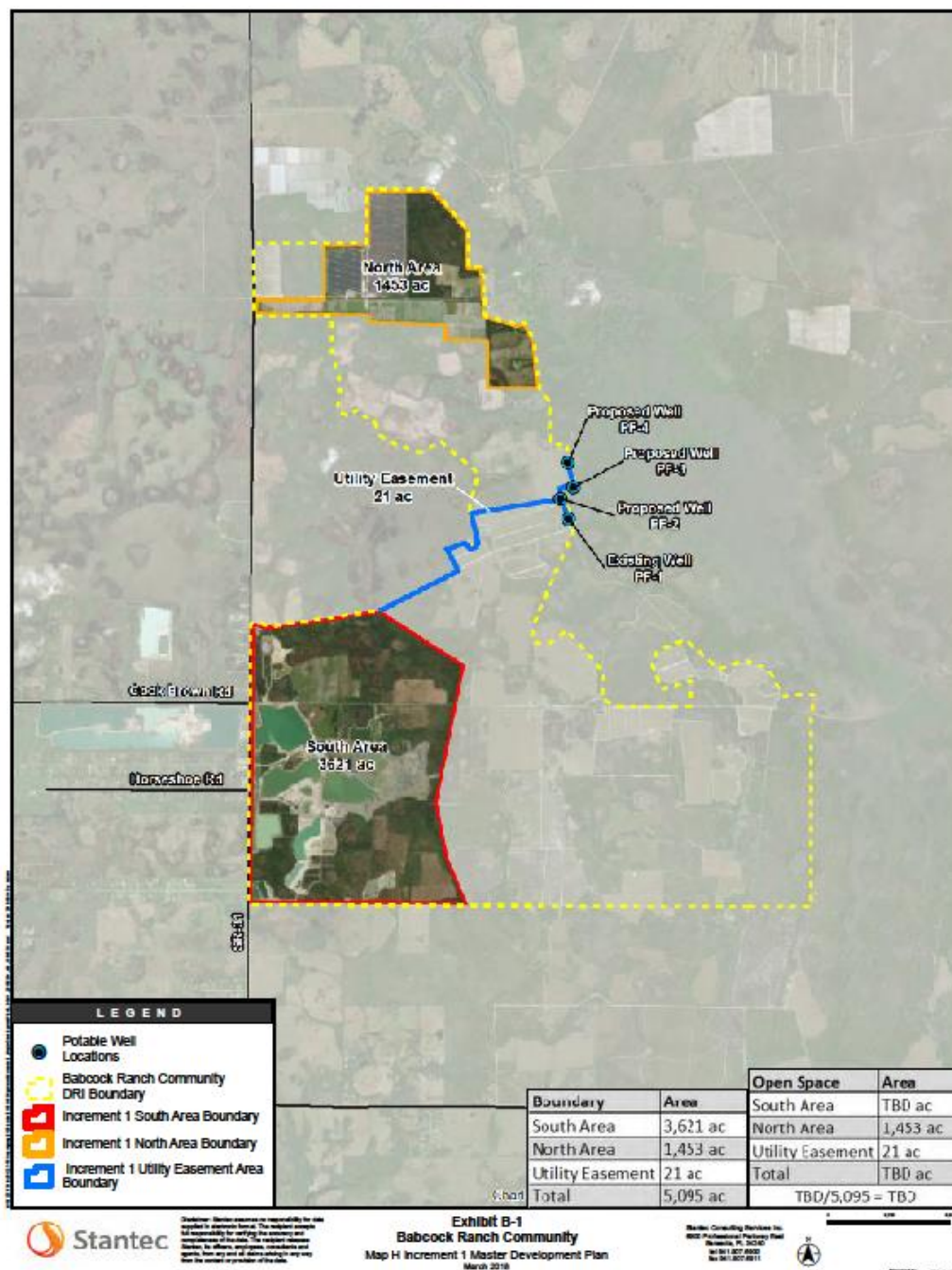
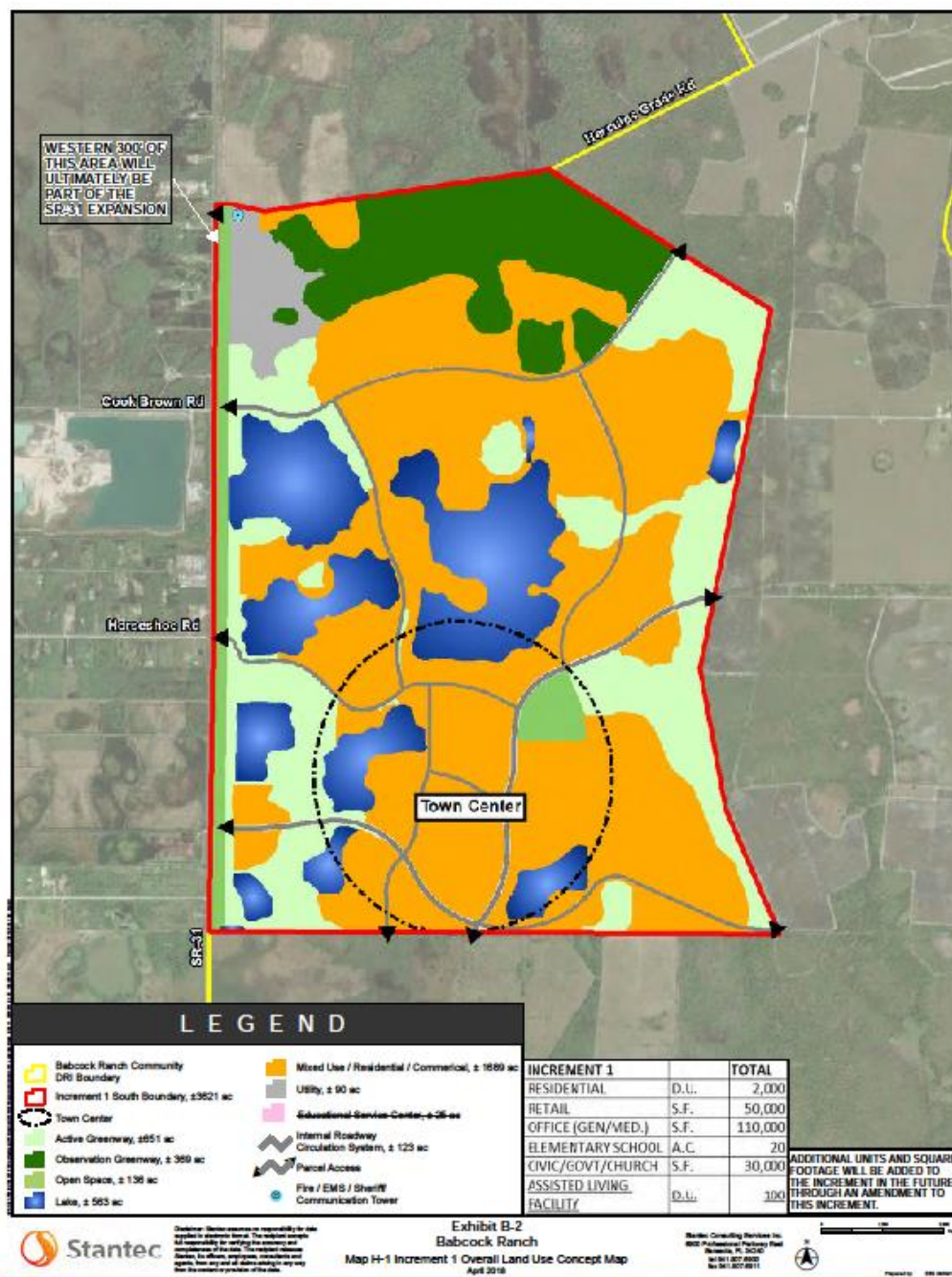
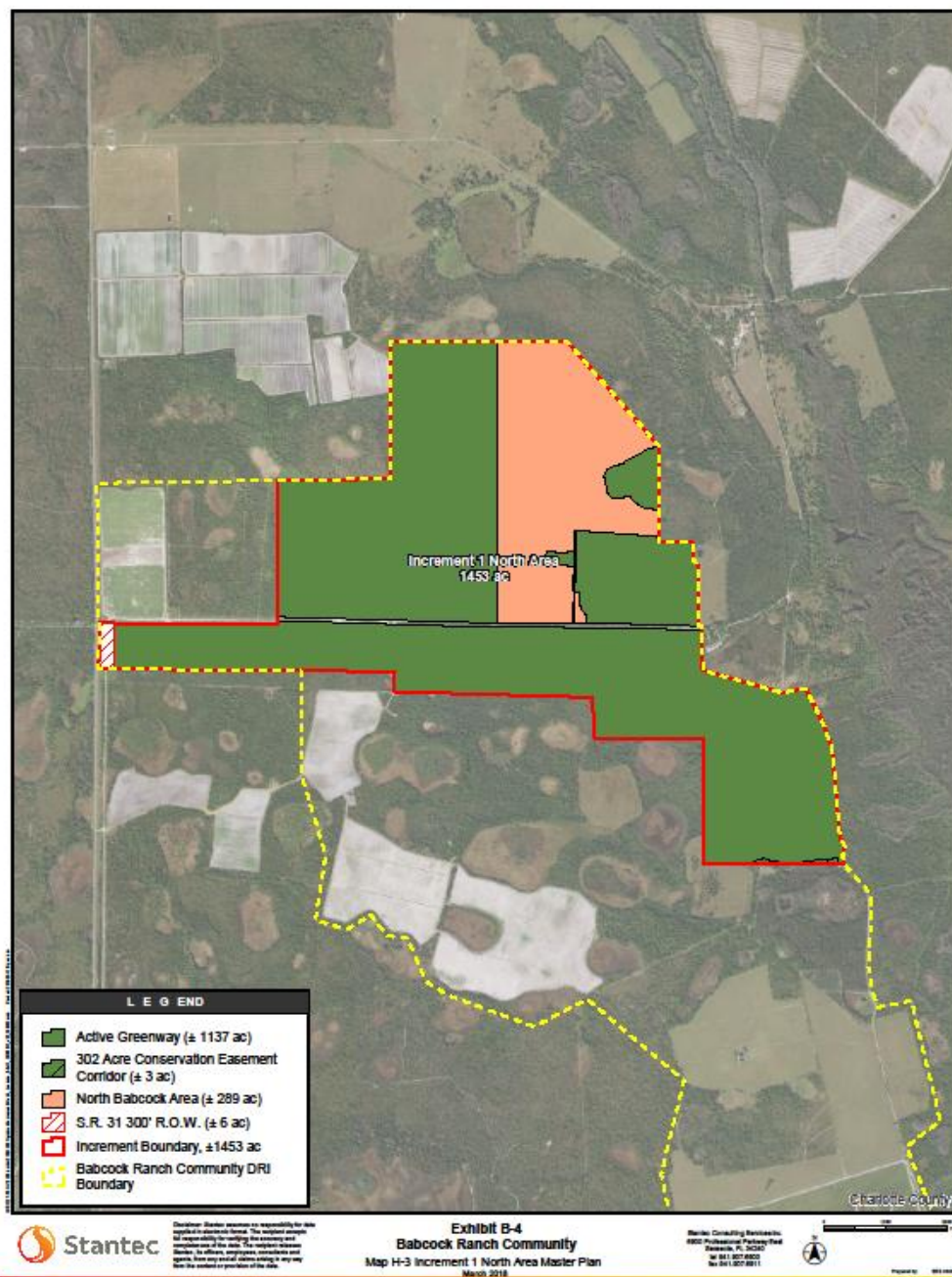


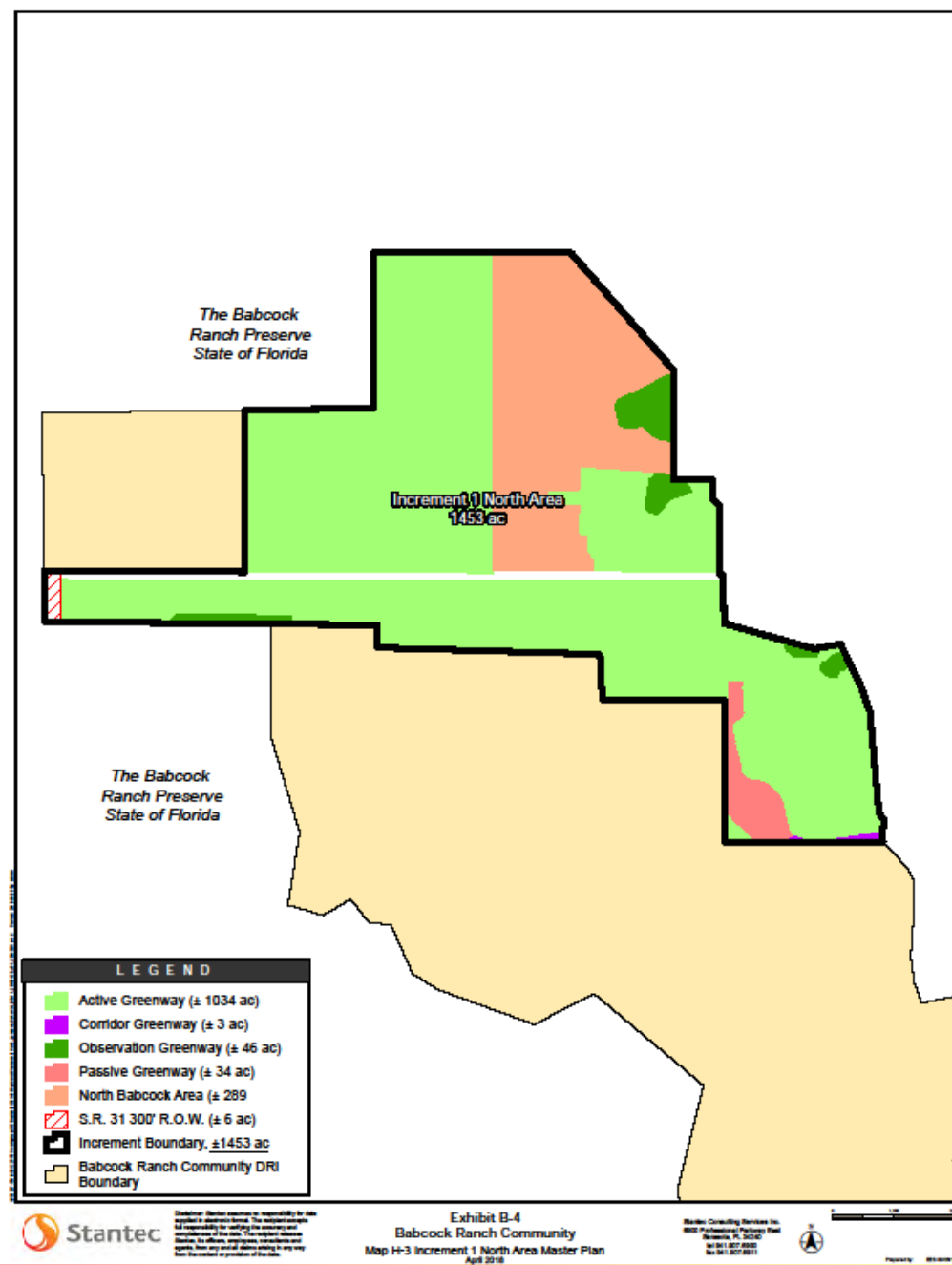
EXHIBIT B-1











Agenda Item

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Babcock Ranch NOPC

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

BACKGROUND

The Babcock Ranch Community (BRC) Development of Regional Impact (DRI) is an approved mixed-use development located in southeastern Charlotte County, north of CR 78, south of CR 74, and immediately east of SR 31, and contains approximately 13,630 acres (see Attachment I Location Map). The original Master Development Order (MDO) Resolution 2007-196 was approved by the Charlotte County Board of County Commissioners on December 13, 2007. The existing BRC development is approved for 17,870 residential dwelling units; 1.4 million square feet of retail uses; 3.5 million square feet of office uses; 650,000 square feet of industrial uses; 600 hotel rooms; 177 hospital beds, 418 units of assisted living facilities, 54 golf holes, and ancillary facilities such as the educational service center, schools, and university research facilities, libraries, places of worship, regional and community park sites, and the necessary utility infrastructure. Buildout was approved to May 8, 2043.

The original Increment 1 Development Order (IDO) was approved by the Charlotte County Board of County Commissioners on December 15, 2009. The existing BRC Increment 1 land area is 4,048 acres (see Attachment II Location Map) and has approved two phases totaling 2,500 residential dwelling units (1,500 single family and 1,000 multifamily units); 126,000 square feet of retail uses; 322,500 square feet of office uses; 90,000 square feet of industrial uses; 100 hotel rooms; and associated accessory and ancillary facilities. To date, Increment 1 Development Order (IDO) is the only approved Increment within the BRC development site. Development of the first phase on Increment 1 has started in 2015 with construction of the town center and residential home sites. The current buildout is November 3, 2026.

PREVIOUS CHANGES TO THE MDO and IDO

MDO

1. On June 17, 2008, the Charlotte County Board of County Commissioners (CCBOCC) approved Resolution 2008-063 to reflect the settlement agreement entered into by DCA and Babcock Property Holdings.
2. On December 15, 2009, the CCBOCC approved Resolution 2009-283 to insure consistency between the MDO and IDO, to revise transportation conditions and to revise Map H.
3. On December 13, 2011, the CCBOCC approved Resolution 2011-485 to increase office and decrease retail square footages, and update Exhibit F as a result of the initial Master Traffic Study.
4. On April 24, 2012, the CCBOCC approved Resolution 2012-024 to allow for the statutory and executive order extensions of all commencement, phase, build out and expiration dates.
5. On January 28, 2014 the CCBOCC approved Resolution 2014-047 to update the antiquated

Affordable Housing programs that no longer exist and to allow analyses of Affordable Housing needs upon development of the 1.5 million square feet of non-residential development approved in the development and provide for mitigation of the identified need as it occurs.

6. On July 25, 2017 the CCBOCC approved Resolution 2017-187 to clarify density for Villages/Hamlets and Town Center, modify stormwater, transportation, wastewater management and water supply conditions, reflect previously approved extension of the Master DRI Development Order expiration date, update Exhibit B – Master Concept Plan – Map H, to add 46± acres to the Increment 1, South area, of which 25 acres is proposed for Educational Services, modify Exhibit D to clarify types, acreages, and time frames for commencement of operations of public facilities, and other minor amendments to Map H include refinements to conceptual road layouts and development areas.

IDO

1. On December 14, 2010, the CCBOCC approved Resolution 2010-112 to replace Exhibit L with the Babcock Ranch Community Increment 1 Phase One Master Roadway Improvement Agreement.
2. On April 24, 2012, the CCBOCC approved Resolution 2012-024 to allow for the statutory and executive order extensions of all commencement, phase, build out and expiration dates.
3. On January 28, 2014, the CCBOCC approved Resolution 2014-048 to increase the acreage of Increment 1 by approximately 992 acres in order to increase flexibility in community planning alternatives for the subject site. No development levels were changed. Also, affordable housing conditions were revised to provide consistency with the MDO requirements and changes were made to Development Order Buildout and Expiration dates to reflect the extensions as provided by law and to reflect permits that have been issued.
4. On July 25, 2017 the CCBOCC approved Resolution 2017-188 to clarify for Villages/Hamlets and Town Center, add golf course and age-restricted communities to land use types, clarify that Increment 1, Phases 1 and 2, are combined into one phase, modify wastewater management, water supply and education conditions, and extend the previously approved buildout and expiration extensions.

Amend Exhibit C to add Age restricted community category to the Increment 1 equivalency matrix, modify Exhibit D to clarify types, acreages, and timeframes for commencement of operations of public facilities, amend Exhibit E consistent with the permitted Land Use Exchange, simultaneous increase residential units and civic/government and decrease hotel rooms, retail, office and industrial and amend Map H-1 and H-2 to reflect these changes.

PROPOSED CHANGES TO THE MDO and IDO

In March 2018 the applicant Babcock Property Holdings, LLC submitted a Notice of Proposed Change (NOPC) for the MDO and the IDO as listed below.

MDO

1. Revise Map H Master Development Plan (see Attachment III):
 - a. Expand the boundaries of the North Area of Increment 1 to 1,453± acres to allow for the addition of solar and energy storage facilities. The boundary for Increment 1 North Area has been expanded by 1,010± acres to allow for the addition of solar and energy storage facilities in the North Area.
 - b. Convert the 25-acre Educational Services site shown in Increment 1 South Area to mixed-Use/Residential/Commercial. The developer is working with the Charlotte County School District to determine the most appropriate location for the Educational Services site. Rather than show the shifting location for the site, the 25-acre Educational Services site has been removed from Map H. The final location of the Educational Services site will be shown in the future. The developer is committed to addressing school concurrency with the Charlotte County School Board and Charlotte County based on the School Site Dedication Agreement between BPH and the Charlotte County Public School District.
 - c. Remove the 71 Acre Higher Education / University Land Use Designation from Increment 1. The final location for the higher education facility has not been determined at this time. The application will continue to work with the appropriate parties to finalize this location. Rather than show a location that continues to shift, the land use designation has been removed. The land use designation will be provided in the future, consistent with the commitments made to date.
 - d. Add Note 5 to Map H – Master Development Plan to include a condition limiting the nonresidential land uses to a maximum of 6,000,000 square feet for both the Lee and Charlotte portions of the Babcock Ranch Community Mater Development of Regional Impact. Note 5 has been added to Map H to include a condition limiting non-residential land uses to a maximum of 6,000,000 square-feet for the portions of Babcock Ranch in Lee and Charlotte Counties.
 - e. Add Note 6 indicating the solar and energy storage facilities are permitted in all of the Increment 1 North Area, except in areas with a recorded conservation easement.
 - f. Reflect the extension of the expiration date and buildout date of this Development Order per the Governor’s Executive Orders.

IDO

1. Revise the Legal Description and Sketch for Increment 1 North Area to expand the North Area of Increment 1 to include a 1,453± acres to allow for additional solar and energy storage facilities to be developed in the increment. The boundary for Increment 1 North Area has been expanded by 1,010 acres to allow for the addition of solar and energy storage facilities in the North Area.
2. Modify the Education Condition 2 to acknowledge the sign agreement between the Developer and the Charlotte County School District.

3. Revise Exhibit C to include Assisted Living Facilities in the Equivalency Matrix.
4. Revise Map H Increment I Master Development Plan (see Attachment IV):
 - a. to expand the boundaries of Increment 1 North Area to 1,453± acres.
 - b. revise the Development Intensity table inset to include 100 Assisted Living Facility units by converting 15,000 square-feet of office uses based on the Equivalency matrix included as Exhibit C.
 - c. to convert the 25±-acre Educational Services Center site in the Increment 1 South Area to Mixed Use/Residential/Commercial as outlined in the proposed revision to the Master Development Order.
 - d. to remove the 71± Acre Higher Education Facility Land Use Designation from Increment 1 as outlined in the proposed revision to the Master Development Order.
5. Revise Map H-1 Increment 1 South Area Development Plan to reflect the changes to Increment 1 described above (see Attachment V).
6. Revise Map H-3 Increment 1 North Area Development Plan to reflect the changes to Increment 1 described above (see Attachment VI).
7. Amend Exhibit E to allow for 100 Assisted Living Facility units to be permitted in Increment 1 by reduce the permitted office intensity by 15,000 sq. ft. based on the conversions outlined in the equivalency matrix. Babcock Property Holdings, LLC proposes to convert 15,000 square-feet of general office to 100 Assisted Living Facility units based on the equivalency matrix included in Exhibit C. The office reduction and the new Age Restricted Residential units will be in the Town Center area of Increment 1. Based on the equivalency matrix no additional trips will be generated as a result of the conversion.
8. Revise the Master Drainage Plan to reflect the changes to Increment 1 described above.
9. Revise the Master Internal Circulation Plan to reflect the changes to Increment 1 described above.
10. Revise the Increment 1 North Area Primary Greenway Map and Trails Plan to reflect the changes to Increment 1 described above (see Attachment VII).
11. Reflect the extension of the expiration date and buildout date of this Development Order per the Governor's Executive Orders.

REGIONAL STAFF ANALYSIS

Based on Florida Statute Section 380.06(19)(a) (2017), “any proposed change to a previously approved development which creates a reasonable likelihood of additional regional impact, or any type of regional impact created by the change not previously reviewed by the regional planning

agency, shall constitute a substantial deviation and shall cause the proposed change to be subject to further development-of-regional-impact review.” However, since there are no more substantial deviations the issue is whether the change creates additional regional impact not previously reviewed by the SWFRPC. State agency review of the changes had no objections. Charlotte County also had no objections and has determined the proposed changes are consistent with goals, objectives, and policies set forth in the County’s Comprehensive Plan.

REGIONAL RESOURCES AND FACILITIES IMPACT

There are no regional resources or facilities impacts created by the changes.

CHARACTER, MAGNITUDE AND LOCATION

There are no changes in magnitude or location of the DRI associated with the changes. However, the character of the DRI has changed by the addition of more solar power on site creating a distinction of being a solar powered town.

MULTI-JURISDICTIONAL ISSUES

No new multi-jurisdictional issues will occur from these changes.

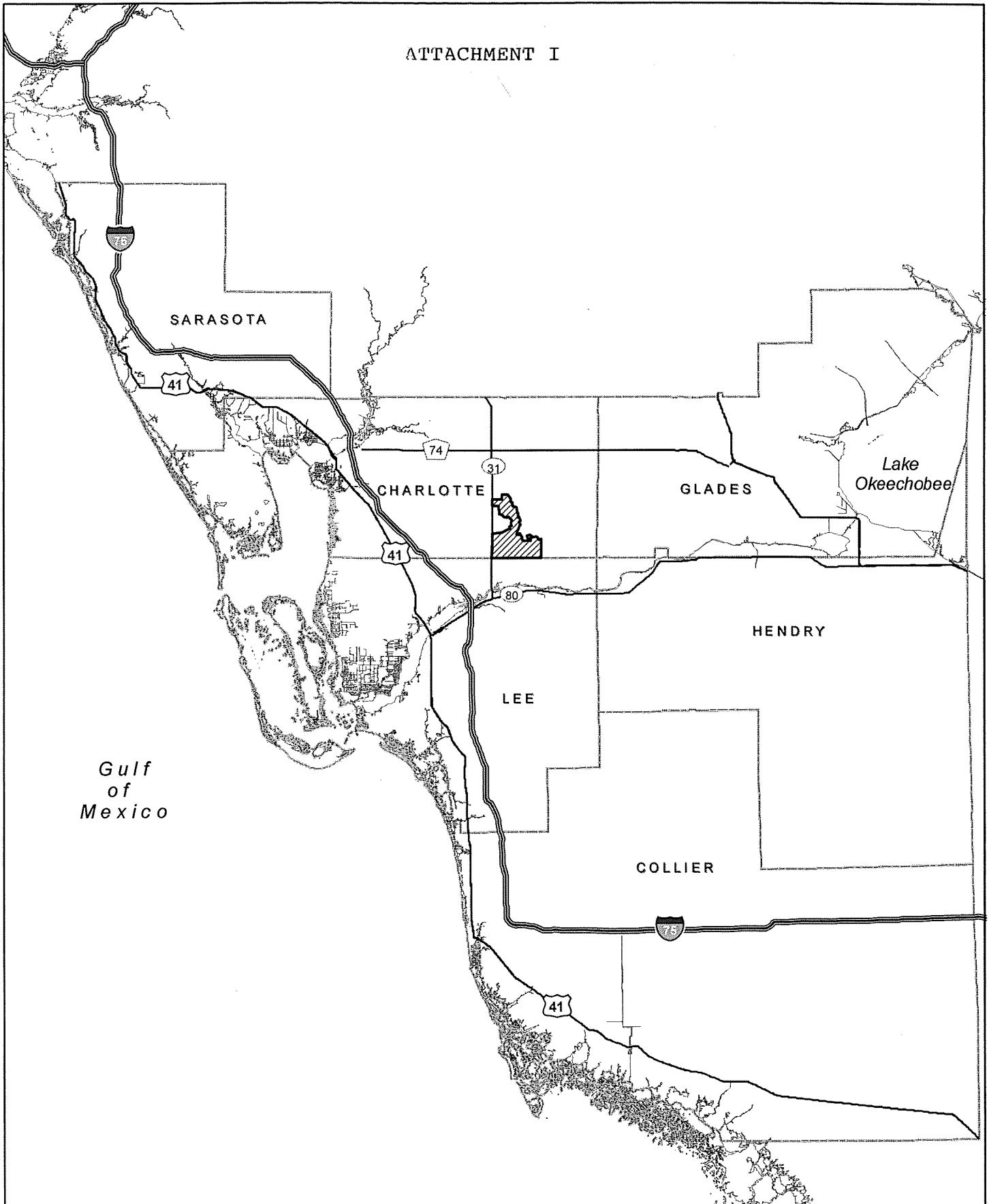
ACCEPTANCE OF THE PROPOSED MDO AND IDO AMENDMENT

The county staff report provided an acceptable draft development order necessary to rebut the presumption that no additional regional impacts will occur from the changes.


- RECOMMENDED ACTIONS:**
1. Notify Charlotte County, the Florida Department of Economic Opportunity, and the applicant that the proposed changes do not create additional regional impacts.
 2. Request that Charlotte County provide SWFRPC staff with copies of any development order amendments related to the proposed changes.

May 17, 2018

ATTACHMENT I



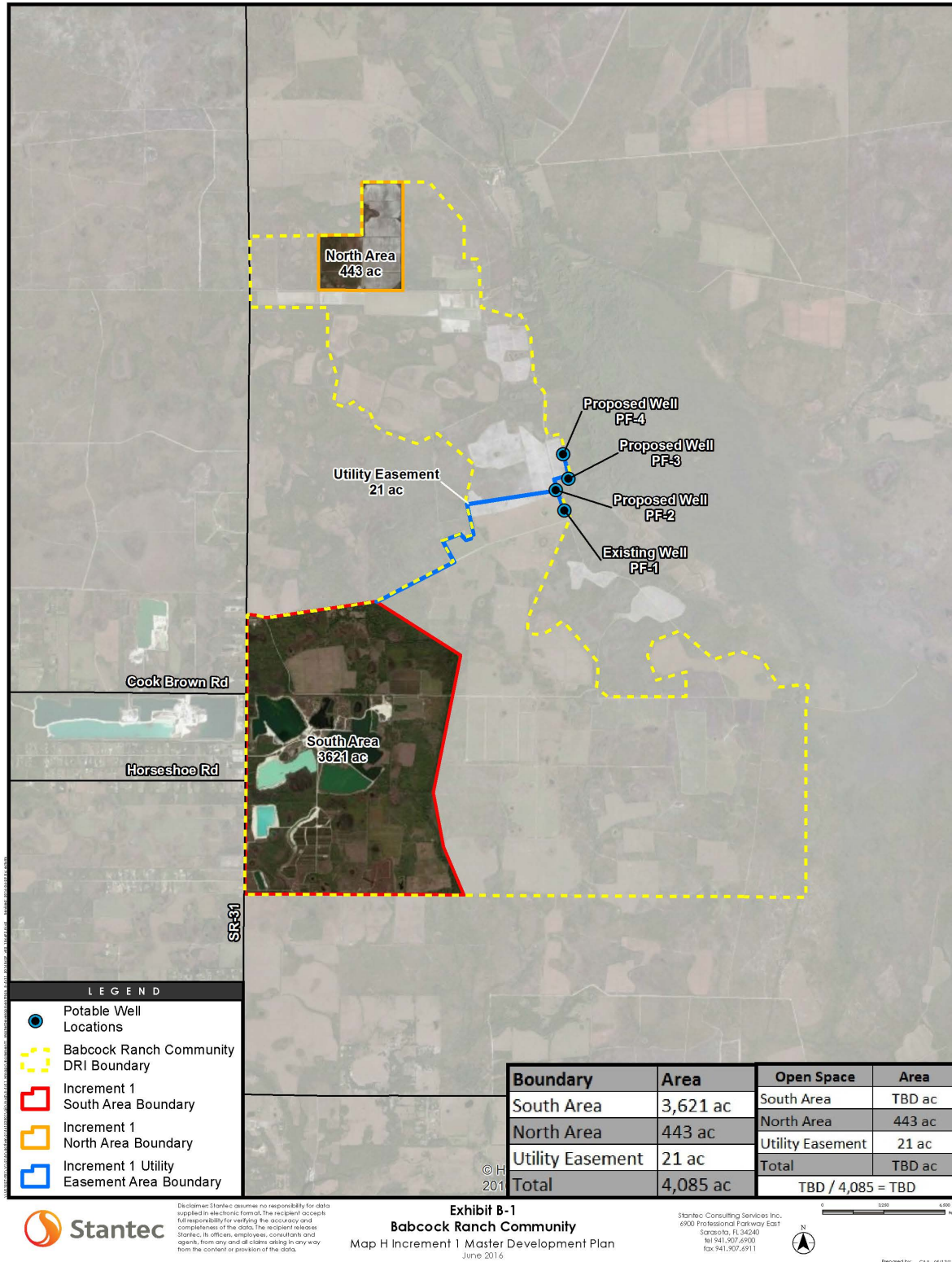
Legend

 Babcock Ranch DRI

Babcock Ranch DRI Regional Location Map



EXHIBIT B-1



L E G E N D

DRI Land Use Summary

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

Conservation Easement Corridor (± 320 ac)

Future Conservation Area / Agriculture

Solar Array (± 443 ac)

Regional / Community Park (369 ac)

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

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

Higher Education / University (71 ac)

Educational Service Center (± 25 ac)

Mixed-Use/Residential/ Commerical (MURC) (± 5,382 ac)

Mining Operation (± 835 sc)

Utility Site (± 90 ac)

S.R. 31 300' R.O.W. (± 127 ac)

Primary Roadway

Conceptual Trail System

Limited Transportation, Pedestrian, and Utility Corridor

Town Center

Increment Boundary

Fire / EMS / Sheriff/ Communication Tower

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

Increment 1 North Area

Babcock Ranch Preserve
State of Florida

Increment 1 Utility Easement Area

Increment 1 South Area

Babcock Ranch Preserve
State of Florida

Cook Brown Rd

Horseshoe Rd

Town Center

Charlotte County
Lee County

Babcock Ranch Preserve
Lee County

SR 31

CR 76 / North River Rd

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

FIXED DEVELOPMENT CRITERIA

1. Development of the subject property shall not exceed: 17,870 dwelling units; 6,000,000 square feet of non-residential uses, including commercial/office/retail space, light industrial, government/civic space (not including schools or churches), assisted living units, hospital beds, and hotel rooms. Ancillary facilities such as education service center, library, park buildings, schools, places of worship, and university research facilities and regional and community park sites will not be attributed to other development components and will not require use of the equivalency matrix.
2. Agricultural uses shall be permitted throughout the Babcock Ranch Community.
3. There shall be a minimum of thirty-five (35%) percent Open Space provided overall.
4. Open Space/Conservation Easements shall be addressed during subsequent incremental submittals, and recorded in the Public Records following final permitting.
5. When combined with non-residential development in the Lee County Babcock mixed use planned development district the total non-residential development shall not exceed the total square footage in the Charlotte County Babcock ranch master development of regional impact order (as may be modified by the dri's adopted conversion matrix).
6. Solar arrays and related facilities are permitted in all of Increment 1 North Area, except in the Passive Greenway, Observation Greenway, and Conservation Easement Corridor.

VARIABLE DEVELOPMENT CRITERIA

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

a. Final acreages of all proposed uses;

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

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

d. The internal road alignments and circulation;

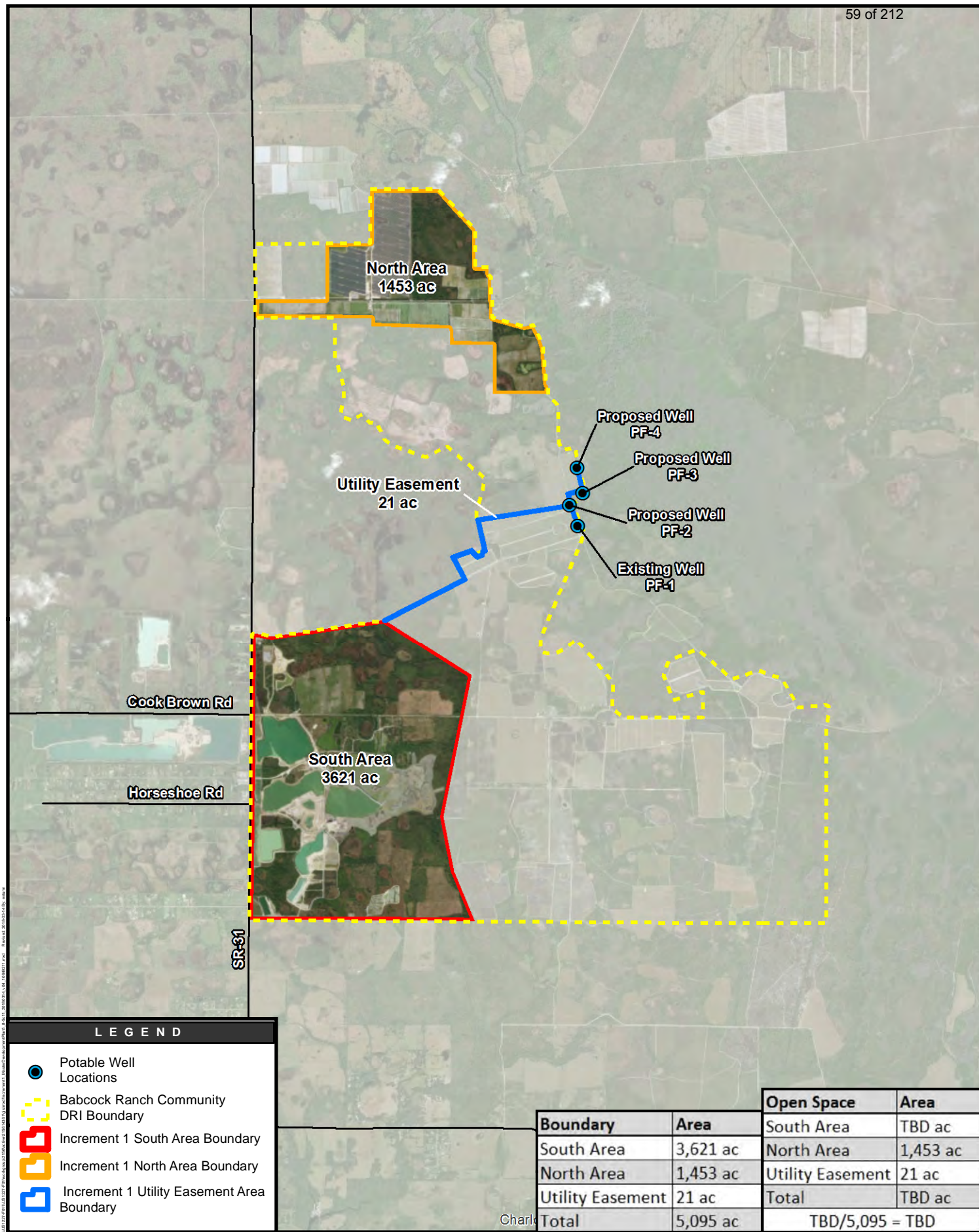
e. The configuration and detail associated with the agriculture areas;

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

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

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





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Exhibit B-1
Babcock Ranch Community
 Map H Increment 1 Master Development Plan
 March 2018

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



0 3,280 6,560 Feet

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

Hercules Grade Rd














Cook Brown Rd

Horseshoe Rd

Town Center

SR-31

LEGEND

-  Babcock Ranch Community DRI Boundary
-  Increment 1 South Boundary, ±3621 ac
-  Town Center
-  Active Greenway, ±651 ac
-  Observation Greenway, ± 369 ac
-  Open Space, ± 136 ac
-  Lake, ± 563 ac
-  Mixed Use / Residential / Commercial, ± 1689 ac
-  Utility, ± 90 ac
-  Educational Service Center, ± 25 ac
-  Internal Roadway Circulation System, ± 123 ac
-  Parcel Access
-  Fire / EMS / Sheriff / Communication Tower

INCREMENT 1		TOTAL
RESIDENTIAL	D.U.	2,000
RETAIL	S.F.	50,000
OFFICE (GEN/MED.)	S.F.	110,000
ELEMENTARY SCHOOL	A.C.	20
CIVIC/GOVT/CHURCH	S.F.	30,000
ASSISTED LIVING FACILITY	D.U.	100

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



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Exhibit B-2 Babcock Ranch

Map H-1 Increment 1 Overall Land Use Concept Map
April 2018







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



0 1,250 2,500 Feet

Increment 1 North Area
1453 ac

LEGEND

-  Active Greenway (± 1137 ac)
-  302 Acre Conservation Easement Corridor (± 3 ac)
-  North Babcock Area (± 289 ac)
-  S.R. 31 300' R.O.W. (± 6 ac)
-  Increment Boundary, ±1453 ac
-  Babcock Ranch Community DRI Boundary

Charlotte County



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.

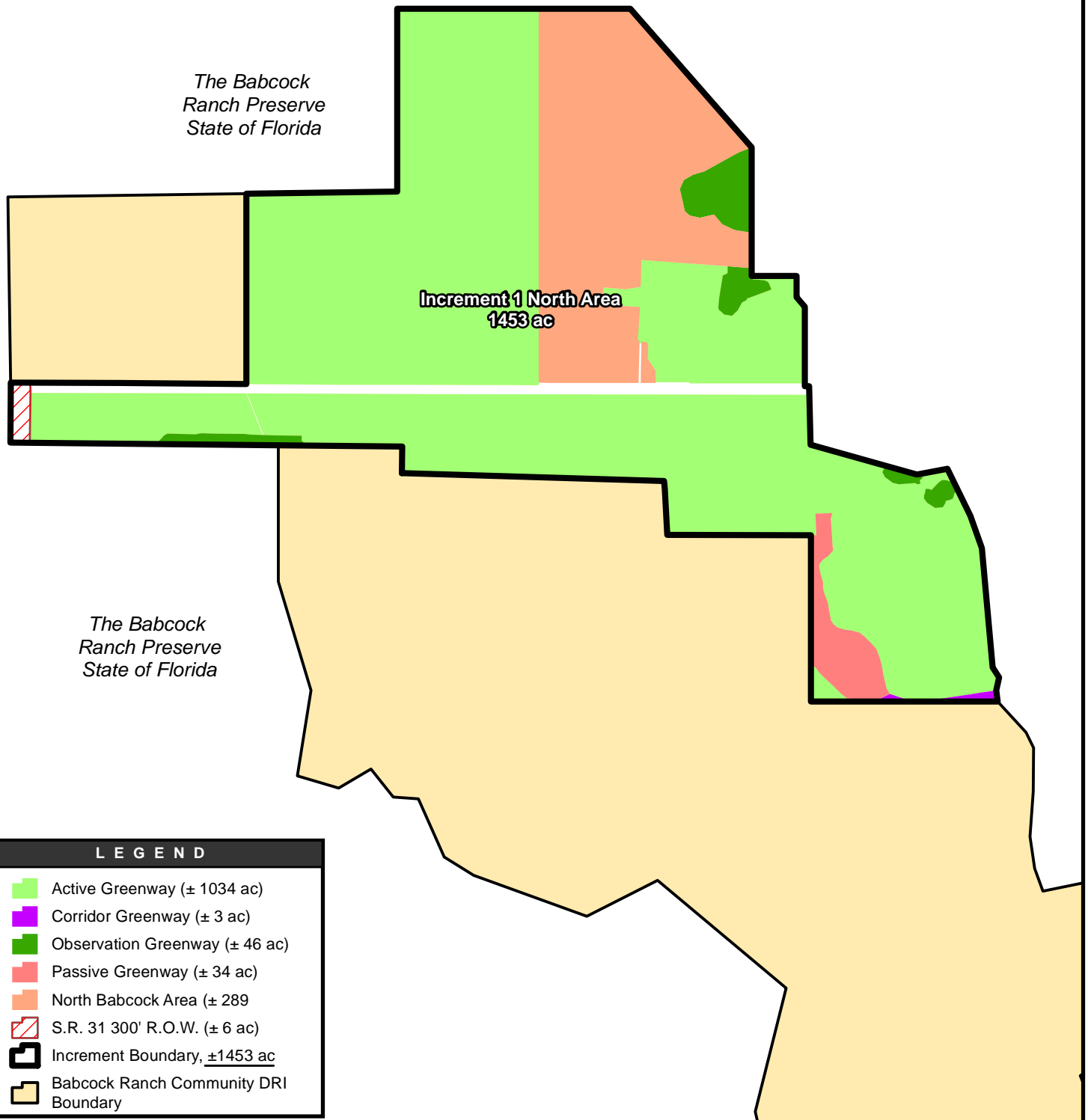
Exhibit B-4 **Babcock Ranch Community** Map H-3 Increment 1 North Area Master Plan March 2018

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



0 1250 2500 Feet

Prepared by: EES 03/09/18



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.

Exhibit B-4
Babcock Ranch Community
 Map H-3 Increment 1 North Area Master Plan
 April 2018

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



0 1,100 2,200 Feet

Agenda Item

8

Consent Agenda

8

8

Consent Agenda Summary

Agenda Item #8(a) – City of Cape Coral Comp Plan Amendment DEO 18-1ESR

City of Cape Coral DEO 18-1ESR amends the City's Future Land Use Map to amend 82.69 acres of property to the Multi-Family Residential (MF) future land use map classification. The site is located in the north-central portion of the City that is receiving centralized utilities through the North 2 Utility Expansion Program. The change is comprised of an amendment from Single-Family Residential to MF for 82.69 acres.

RECOMMENDED ACTION: Staff finds this amendment package not regionally significant and consistent with the SRPP. Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the City of Cape Coral.

Agenda Item #8(b) – City of Fort Myers Comp Plan Amendment DEO 18-1ESR

City of Fort Myers DEO 18-1ESR contains an amendment to the Future Land Use Map adding the Future Land Use designation Midtown. Also, the package includes a text revision to Future Land Use Policies wherein:

The maximum base density (not including bonus allocations) is proposed to be increased for the Downtown District Future Land Use Category in Policy 1.7 from 35 dwelling units per acre to 70 dwelling units per acre. The standard allowable intensity [quantified as floor area ratio (FAR)] for the Downtown District has been reduced from 18 FAR to 8 FAR. However, the existing Policy applied FAR to residential and non-residential uses. It is proposed that FAR will now only apply to non-residential uses.

The Midtown Future Land Use is a new Future Land Use Category proposed in Future Land Use Policy 1.8 with a maximum base density (not including bonus allocations) of 70 dwelling units per acre and a maximum non-residential FAR of 8. The Future Land Use Map is proposed to be amended to depict the Midtown Future Land designated areas. Currently, this area has Future Land Use Category designations of Downtown, Traditional Community, and Corridor Commercial.

RECOMMENDED ACTION: Staff finds this amendment package regionally significant with regards to magnitude and consistent with the SRPP. Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the City of Fort Myers.

Agenda Item #8(c) – City of Bonita Springs Comp Plan Amendment DEO 18-1ESR

City of Bonita Springs DEO 18-1ESR proposes to amend Policy 1.1.11a.5 of the Old 41 Town Center Mixed-Use Redevelopment Area Overlay to allow densities, intensities, and range of uses to be blended with a unified planned development zoning district. The intent of the Overlay is to permit mixed-use redevelopment through residential, commercial, cultural and community, hospitality, industrial, recreational and governmental center uses that are focused around the aesthetic and recreational value of the Imperial River and that are supported by "walk-to-town" neighborhoods.

RECOMMENDED ACTION: Staff finds this amendment package not regionally significant and consistent with the SRPP. Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and The City of Bonita Springs.

Agenda Item #8(d) – Sarasota County Comp Plan Amendment DEO 18-1ESR

Sarasota County DEO 18-1ESR is a privately-initiated Comprehensive Plan Amendment (CPA) relating to the incorporation of Ibis Street, from State Road 72 (Clark Road) to Future North-South Roadway A into Sarasota County's Future Thoroughfare Plan Maps and Tables. The intent of CPA No. 2017-F is to provide for the roadway network needed to support future development within the Sarasota 2050 South Village, as delineated on Map 8-7: RMA-3 Village/Open Space.

RECOMMENDED ACTION: Staff finds this amendment package not regionally significant and consistent with the SRPP. Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Sarasota County.

Agenda Item #8(e) – Sarasota County Comp Plan Amendment DEO 18-2ESR

Sarasota County DEO 18-2ESR is a privately-initiated Comprehensive Plan Amendment relating to 2050 Villages, revising Future Land Use (FLU) Policy VOS1. to delete "contiguous" from the policy footnote related to the requirement of subsequent Village Centers. This would allow the elimination of the required Village Center in Grand Lakes. The commercial and service needs of the development's residents can be met by the Village Center (approved for 300,000 square feet of non-residential uses) in LT Ranch Village, which will be located approximately 2.5 miles to the east. This revision would not impede on the overall intent of the policy.

RECOMMENDED ACTION: Staff finds this amendment package not regionally significant and consistent with the SRPP. Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Sarasota County.

Agenda Item #8(f) – Charlotte County Comp Plan Amendment DEO 18-2ESR

Charlotte County DEO 18-2ESR is a request to amend Coastal Planning (CST) Policy 1.4.7: Manatee Protection Plan to reflect that the Board of County Commissioners accepted the Manatee Protection Plan on February 14, 2017.

RECOMMENDED ACTION: Staff finds this amendment package not regionally significant and consistent with the SRPP. Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Charlotte County.

Agenda Item #8(g) – City of Punta Gorda Comp Plan Amendment DEO 18-1ESR

This amendment is for the purpose of applying the City's Future Land Use Designations to vacant undeveloped properties that were annexed into the incorporated City limits. These properties are located within an area that was previously annexed in 2014 and underwent a Comprehensive Plan revision (DEO 14-1ESR).

The property locations can be seen in Attachment III and combine for approximately 13.78+ acres. The properties will be given a Highway Commercial Center (HCC) FLU Designation. This designation is consistent with the surrounding properties. There is no proposed development within this area at this time. When development is proposed all levels of service impacts to solid waste, sanitary sewer, drainage, potable water and water supply, traffic circulation, schools and recreation will be addressed.

RECOMMENDED ACTION: Staff finds this amendment package not regionally significant and consistent with the SRPP. Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and the City of Punta Gorda.

Agenda Item #8(h) – Hendry County Comp Plan Amendment DEO 18-1ESR

The applicant, Long Hammock Grove Inc. is requesting to amend the Hendry County Comprehensive Plan Future Land Use Map (FLUM) to change the future land use designation for the subject property from Agriculture (AG) Future Land Use Category (FLUC) to Multi-Use Development (MUD) FLUC. The subject property is located on US 27 and consists of 233.34+ acres in Hendry County with an additional 60.51+ acres in Glades County. The current use on the entire property is agriculture (sugarcane farming). The proposed MUD FLUC allows existing agricultural uses to continue, recreational facilities, residential, commercial, and industrial uses. The Glades County application proposes to redesignate the 60.51+ acres to Industrial. The applicant has stated that the Glades County property may be used for stormwater management. County staff is coordinating with Glades County in the review of the applications.

RECOMMENDED ACTION: Staff finds this amendment package not regionally significant and consistent with the SRPP. Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Hendry County.

Agenda Item #8(i) – Summit Church DO Rescission

The Summit Church (aka University Baptist Church) Development of Regional Impact (DRI) review development order was approved by the Lee County Board of County Commissioners on April 3, 2006. This DRI review project is located in unincorporated southcentral Lee County just south of the southern entrance road to Florida Gulf Coast University (see Location Map). Normally, a stand-alone church would not be reviewed as a DRI, however, because of a Lee County Comprehensive Plan requirement associated with the approval of Florida Gulf Coast University, Policy 18.2.2 required **“all property within the University Village shall undergo a DRI review”**. Therefore, the DRI review for regional impacts was on the 10.3-acre site, 61,500 square feet depicted in three church structures, a 1.55-acre storm water management lake, and parking areas. This project has no regional impacts other than related to vegetation and wildlife. To be consistent with how other DRIs in the University Village have been reviewed it was necessary to impose regional conditions related to habitat impacts to Florida panthers, wetlands and indigenous vegetation on this site. To date 26,641 SF has been constructed. The applicant seeks to develop an additional 11,600 square foot worship hall in a proposed single story building adjacent to and adjoining to its existing 26,641 square foot two-story building.

RECOMMENDED ACTION: Notify Lee County, the Florida Department of Economic Development and the applicant the proposed application is acceptable and will be in compliance with Chapter 380.115 FS.

Agenda Item

8a

Cape Coral DEO 18-1ESR

8a

8a

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



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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 18-1ESR). 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 Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 18-1ESR	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 Cape Coral

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

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

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

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

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

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

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

COMPREHENSIVE PLAN AMENDMENTS

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

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

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

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

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

Regional Planning Council Review

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

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

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

CITY OF CAPE CORAL COMPREHENSIVE PLAN AMENDMENT (DEO 18-1ESR)

RECEIVED: FEBRUARY 23, 2018

Summary of Proposed Amendment

City of Cape Coral DEO 18-1ESR amends the City's Future Land Use Map to amend 82.69 acres of property to the Multi-Family Residential (MF) future land use map classification. The site is located in the north-central portion of the City that is receiving centralized utilities through the North 2 Utility Expansion Program. The change is comprised of an amendment from Single-Family Residential to MF for 82.69 acres.

A PDP to permit MF development was established on site in 2007 and has been extended through 2022. The property's FLU was amended by City of Cape Coral from SM to SF in 2017. This amendment would make the property consistent with the PDP and help address the shortfall of multi-family housing in Cape Coral. A 2016 study concluded that the City would need to add approximately 1,500 multi-family units per year for the next 5 years to make up for the shortfall. The amendment would result in a net gain of 960 dwelling units. The traffic analysis showed a net gain of +51 AM peak hour trips and +40 PM peak hour trips. All roadways meet or surpass the minimum acceptable Level of Service Standards and capacity is available for this amendment.

Regional Impacts

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

Extra-Jurisdictional Impacts

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

Conclusion

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

Recommended Action

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

MAPS

City of Cape Coral

DEO 18-1ESR

Growth Management Plan

Comprehensive Plan Amendment

500' PROXIMITY BOUNDARY

SUBJECT PROPERTY

CITY OF CAPE CORAL
Department of
Community Development
Planning Division

CURRENT FUTURE
LAND USE MAP
500' Proximity Boundary

Case No. LU17-0011

LEGEND

500' Proximity Boundary

Subject Property

Future Land Use

SF

SM

CAC

PF

LEE COUNTY FLU



JANUARY 30TH, 2018

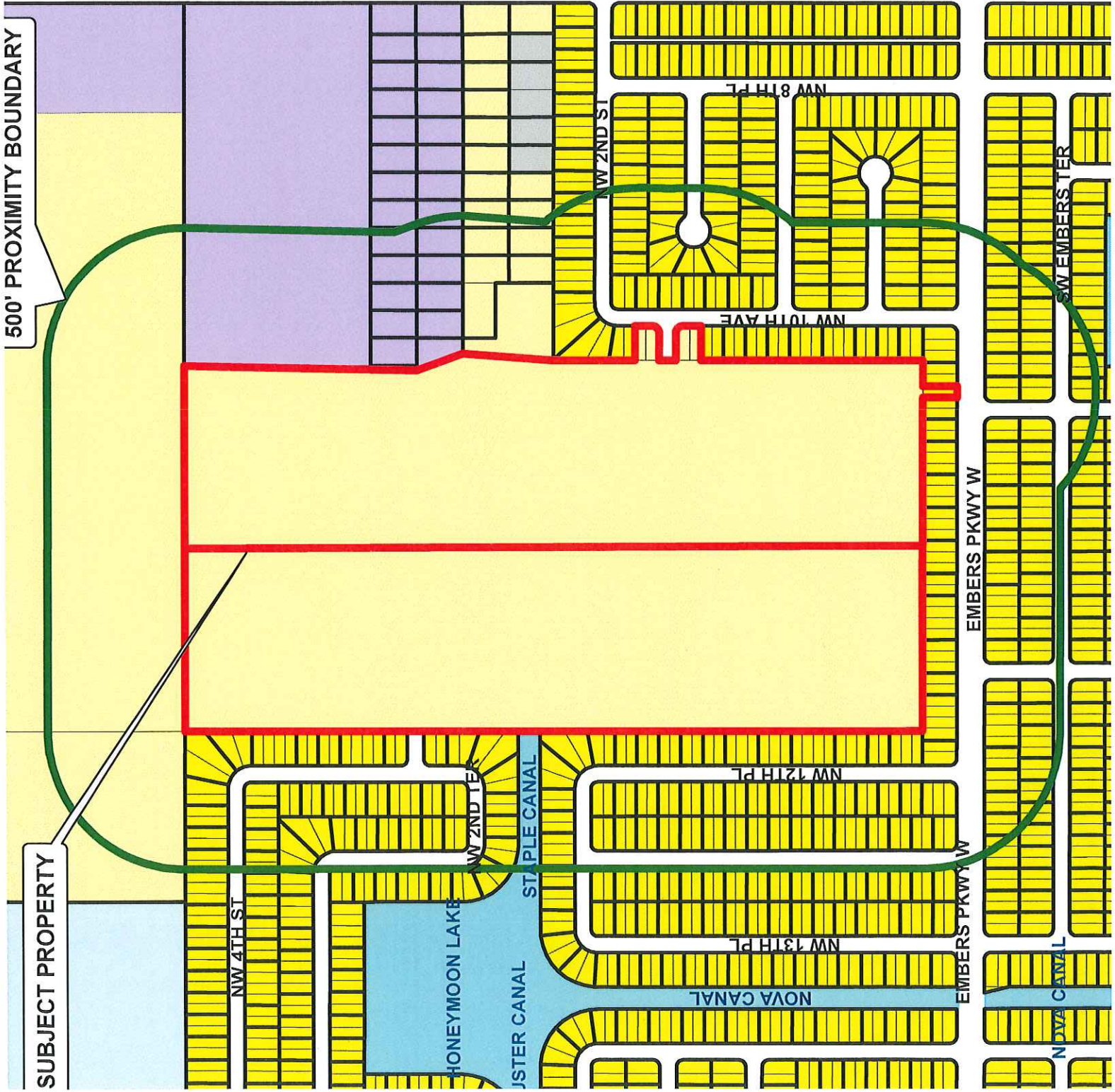
Feet

580

741,161

0

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 occur. Please contact the Department of Community Development with any questions regarding this map product.



500' PROXIMITY BOUNDARY

SUBJECT PROPERTY

CITY OF CAPE CORAL
Department of
Community Development
Planning Division

PROPOSED FUTURE
LAND USE MAP

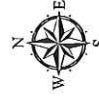
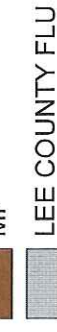
500' Proximity Boundary

Case No. LU17-0011

LEGEND



Future Land Use



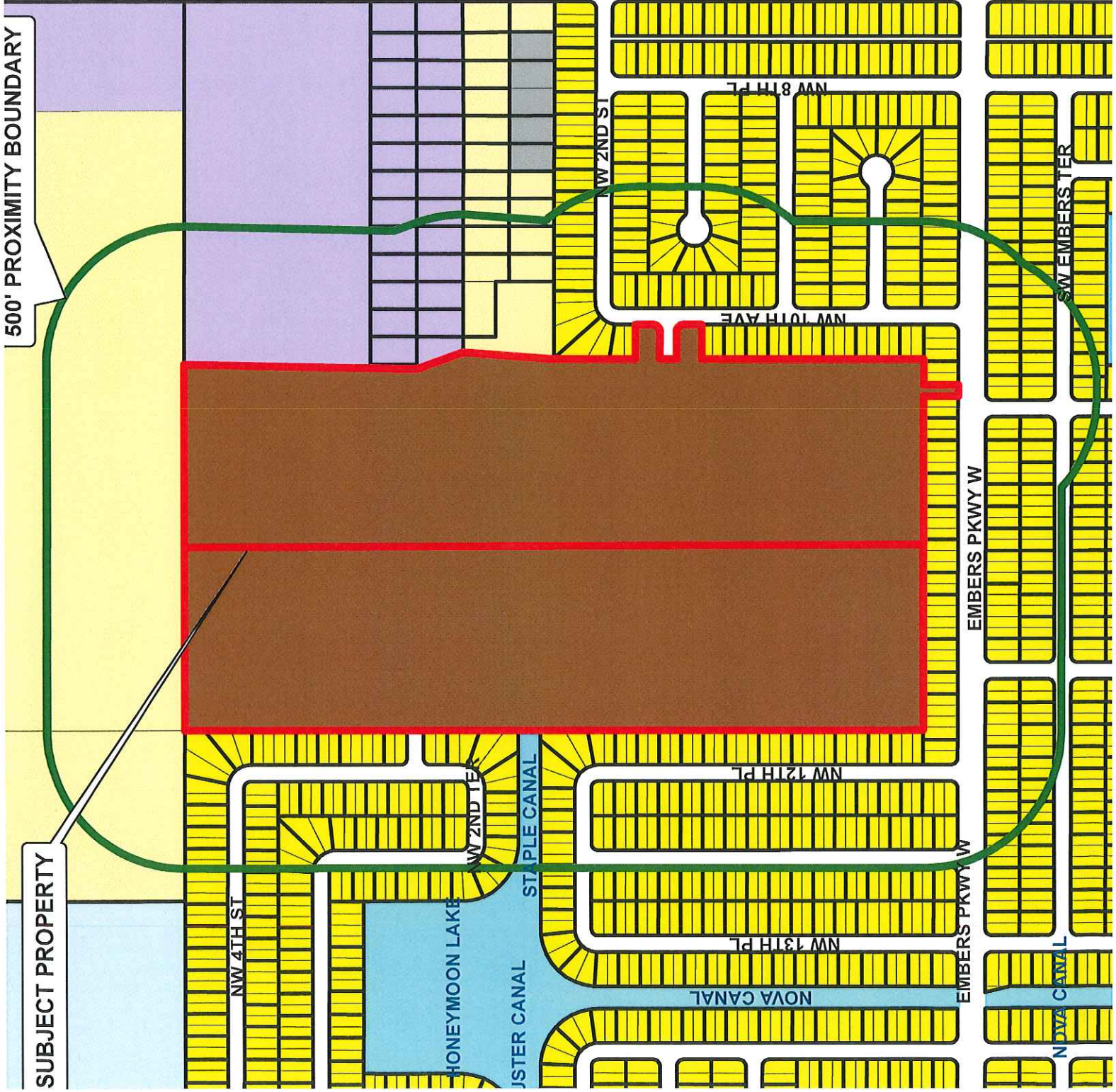
JANUARY 30TH, 2017

Feet

580

0 51.16

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Agenda Item

8b

Fort Myers DEO 18-1ESR

8b

8b

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Fort Myers, FL 33907



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

LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS CITY OF FORT MYERS

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the City of Fort Myers Comprehensive Plan (DEO 18-1ESR). 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 Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 18-1ESR	No	Yes	No	(1) Regionally Significant (2) Consistent with SRPP

RECOMMENDED ACTION:

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

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

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

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

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

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

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

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

COMPREHENSIVE PLAN AMENDMENTS

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

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

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

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

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

Regional Planning Council Review

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

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

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

CITY OF FORT MYERS COMPREHENSIVE PLAN AMENDMENT (DEO 18-1ESR)

RECEIVED: FEBRUARY 22, 2018

Summary of Proposed Amendment

City of Fort Myers DEO 18-1ESR contains an amendment to the Future Land Use Map adding the Future Land Use designation Midtown. Also, the package includes a text revision to Future Land Use Policies wherein:

The maximum base density (not including bonus allocations) is proposed to be increased for the Downtown District Future Land Use Category in Policy 1.7 from 35 dwelling units per acre to 70 dwelling units per acre. The standard allowable intensity [quantified as floor area ratio (FAR)] for the Downtown District has been reduced from 18 FAR to 8 FAR. However, the existing Policy applied FAR to residential and non-residential uses. It is proposed that FAR will now only apply to non-residential uses.

The Midtown Future Land Use is a new Future Land Use Category proposed in Future Land Use Policy 1.8 with a maximum base density (not including bonus allocations) of 70 dwelling units per acre and a maximum non-residential FAR of 8. The Future Land Use Map is proposed to be amended to depict the Midtown Future Land designated areas. Currently, this area has Future Land Use Category designations of Downtown, Traditional Community, and Corridor Commercial.

Density and intensity limits are no longer included in the Comprehensive Plan for the individual zoning districts. The Land Development Regulations will specify the standard density and intensity ranges for each zoning district.

Bonus density will no longer be allocated based on the criteria in existing Future Land Use Action 1.7.7. The remaining items in renumbered Policy 1.7.5 will become requirements for all new developments, which will be implemented in the Land Development Regulations.

Bonus density, bonus intensity, and bonus height, will now be allocated according to proposed Future Land Use Policy 1.9. A maximum bonus of 30% above the standard density, intensity, and height will be allowed in the Downtown District and Midtown South District for properties which are greater than one-half acre. A maximum bonus of 40% above the standard density, intensity, and height will be allowed in the Downtown District and Midtown South District for properties which are one-half acre or less. Developments approved for bonus density, intensity, or height will be subject to a bonus incentive requirement, the standards and procedures for which shall be outlined in the Land Development Regulations. The aggregate maximum number of bonus dwelling units available within the Downtown and Midtown Future Land Use designations shall be based on surplus utility capacity which is available in the phase of the proposed development according to new Map F.

A study has been conducted to determine the amount of surplus utility capacity which is currently available past build-out at the proposed base densities. With the current utility infrastructure, it

has been determined that the system can accommodate additional capacity past the proposed base density as follows, within each phase area, as depicted on proposed Map F. Surplus capacity is expressed in equivalent dwelling units (EDUs) which can be converted to residential dwelling units or office/commercial space.

Phase Area 1: 827 Surplus EDUs

Phase Area 2: 1,500 Surplus EDUs

Phase Area 3A: 400 Surplus EDUs

Phase Area 3B: 326 Surplus EDUs

Phase Area 4: 802 Surplus EDUs

Proposed Future Land Use Policy 1.10 provides for residential neighborhood protection by limiting building heights to 6 stories for new development and redevelopment adjacent to properties zoned Urban General. Bonus height cannot be approved in violation of this Policy.

Regional Impacts

The amendment package is regionally significant in regard to magnitude. The maximum number of potential dwelling units added to the City by this amendment is greater than the 3,000 unit threshold used to determine regional significance for Lee County. However, the amendment package does not produce any significant regional impacts that would be inconsistent with the SRPP or Comprehensive Plan of any other local government within the region. These amendments will help continue the strong revitalization efforts in Fort Myers. Staff has no objections to this amendment package.

Comments by DEO, FDOT, and SFWMD are attached. None of these agencies raised any objections to these amendments.

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 regionally significant and consistent with the SRPP. Staff has no objections to this amendment package.

Recommended Action

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

SFWMD Comments:

Dear Mr. LaRue:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from the City of Fort Myers (City). The package includes text amendments addressing changes to the density and intensity of use in the Downtown Redevelopment District and adds the Midtown land use designation. The proposed changes do not appear to adversely impact the water resources within the South Florida Water Management District; however, the District offers the following technical guidance regarding Regional Water Supply Planning:

- When amendment #18-1ESR has been adopted, the City should update the Water Supply Facilities Work Plan to be consistent with the changes in the Comprehensive Plan. The update should include the impacts of potential development on the City's water supply.
- The City is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower West Coast (LWC) Water Supply Plan Update by the District's Governing Board. The District's Governing Board approved the LWC Water Supply Plan Update on December 11, 2017. Therefore, the City's Work Plan needs to be updated and adopted by June 14, 2019. The Work Plan must cover at least a 10-year planning period, include updated water demand projections, identify alternative and traditional water supply projects, and describe conservation and reuse activities needed to meet the projected future demands. Planning tools are available on the District's website for your use and District Staff are available to provide technical assistance to update the Work Plan, including reviewing draft Work Plans prior to formal plan amendment submittal. The planning tools are located at this link:
<https://www.sfwmd.gov/our-work/water-supply/work-plans>.

The District offers its technical assistance to the City in developing sound, sustainable solutions to meet the City's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District. Please contact me if you need assistance or additional information.

Sincerely,

Deb Oblaczynski
Policy & Planning Analyst
Water Supply Implementation Unit
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
(561) 682-2544 or <mailto:doblaczy@sfwmd.gov>



Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

MIKE DEW
SECRETARY

March 19, 2018

James G. LaRue, AICP, Planning Consultant
LaRue Planning & Management Services, Inc.
1375 Jackson Street, Suite 206
Fort Myers, FL 33901

Mr. Robert Gardner
Community Development Director
City of Fort Myers
1825 Hendry Street
Fort Myers, FL 33901

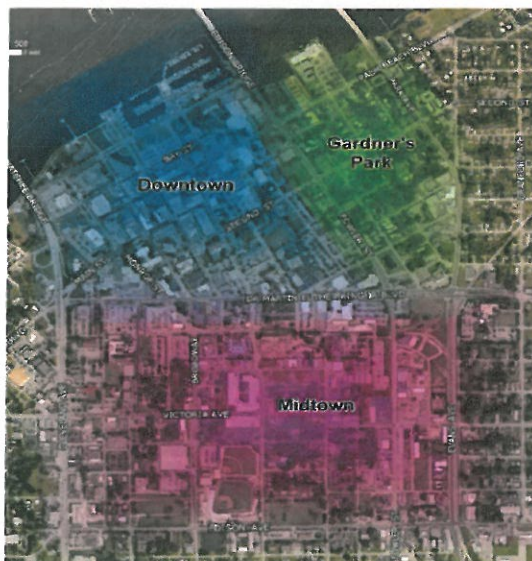
RE: Fort Myers 18-1ESR Proposed Comprehensive Plan Amendment (Expedited State Review Process) – FDOT Technical Assistance Comments

Dear Mr. LaRue/Mr. Gardner:

The Florida Department of Transportation (FDOT), District One, has reviewed the Fort Myers 18-1ESR Proposed Comprehensive Plan Amendment (CPA), which was transmitted under the Expedited State Review process by the City Council in accordance with the requirements of Florida Statutes (F.S.) Chapter 163. FDOT offers Fort Myers the following technical assistance comments.

The CPA proposes to amend the Fort Myers Comprehensive Plan Future Land Use (FLU) Map to add a Midtown FLU designation. The CPA also includes the following text amendments, as summarized below:

- Reduce the maximum base intensity for the Downtown District Future Land Use Category in Policy 1.7 from the standard allowable intensity floor area ratio (FAR) of 18 to eight FAR. Policy 1.7 also includes language to state that the FAR only applies to non-residential uses.
- Add the new Midtown FLU Category as Policy 1.8, with a maximum base density (not including bonus allocations) of 70 dwelling units (DUs) per acre and a maximum non-residential FAR of eight. Currently, this area has FLU category designations of 131-acres of Downtown (D/T), 71.24-acres of Traditional Community (T/C), 11.88-acres of Industrial, and 34.83-acres of Corridor Commercial (C/C). FDOT is not able to prepare a trip generation comparison at this time, because the currently adopted FLU categories require specific mixes of



James LaRue

Fort Myers 18-1ESR Proposed CPA – FDOT Technical Assistance Comments

March 19, 2018

Page 2 of 3

uses based on zoning categories under each Policy. For example, the D/T FLU category includes zoning categories that include Urban Core, Urban Center, Urban General, Civic, Civic Recreational, Intensive Commercial, Light Industrial and Single-Family Residential (per FLU Standards 1.7.2.1 thru 1.7.2.8). Each zoning category requires different mixes of uses.

- Add new FLU Policy 1.9 to establish a bonus incentive program for additional density, intensity and height within the Downtown District and Midtown South District. Actions 1.9.1 thru 1.9.3 provides for an additional 30% bonus on parcels greater than one-half acre; an additional 40% bonus on parcels less than one-half acre; and additional bonuses which can be approved through standards and procedures outlined in the land development regulations.
- Add new FLU Policy 1.10 to establish a neighborhood protection such that residential neighborhoods shall have protection from development and redevelopment which is not in harmony or compatible with the character of the existing community.

In general, the new policies in the Comprehensive Plan reduces non-residential intensities in the Downtown FLU and introduces new residential density and intensity for the new Midtown FLU category. FDOT notes that it is not possible to assess the impacts on State and Strategic Intermodal System (SIS) transportation facilities until a project is planned. As a result, FDOT offers the following technical assistance comments.

FDOT Technical Assistance Comment #1:

Per the CPA package, amendments to the Transportation and Concurrency Elements are not included in this amendment package. They are being addressed separately and are currently being drafted by the City's consultant with staff input.

When preparing the amendments to the Transportation and Concurrency Elements, FDOT encourages the City to develop strategies that support a multi-modal network to promote non-vehicular uses, including pedestrian, bicycle and transit, comprehensively within the Downtown and new Midtown areas. Additionally, FDOT is available to provide technical assistance to the City during planning phases of new and redeveloped property in the new and modified FLU categories, in an effort to preserve the regional transportation network and ensure mobility for current and future area residents.

FDOT Technical Assistance Comment #2:

FDOT, also notes that land uses/development patterns drive the development of transportation systems along with their safe and efficient operation. In an effort to decrease overall passenger vehicle trips on the roadway network, and in line with the intent of this CPA, FDOT supports the planning and development of well-planned communities that promote the use of multimodal alternatives that aid in mitigating potential transportation impacts, promote safety and economic development, and improve quality of life for all residents in the City of Fort Myers. This can be achieved by employing multimodal alternatives that encourage compact and dense

James LaRue
Fort Myers 18-1ESR Proposed CPA – FDOT Technical Assistance Comments
March 19, 2018
Page 3 of 3

developments that provide multimodal connectivity between existing and future development areas.

FDOT offers several initiatives to assist the City of Fort Myers in creating quality developments while protecting future mobility on the regional roadway network, including "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 the City to create developments that 1) support multimodal transportation facilities for all users, and 2) that are in support of the principles that guide healthy community design, while utilizing complete streets concepts and strategies.

Thank you for providing FDOT with the opportunity to review and comment on the proposed amendment. If you have any questions 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/>

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

March 23, 2018

The Honorable Randall P. Henderson
Mayor, City of Fort Myers
2200 Second Street
Fort Myers, Florida 33901

Dear Mayor Henderson:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for the City of Fort Myers (Amendment No. 18-1ESR) which was received on February 21, 2018. We have reviewed the proposed amendment pursuant to the expedited state review process in Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comments related to important state resources and facilities within the Department's authorized scope of review that will be adversely impacted by the amendment if adopted.

The City is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the City. If other reviewing agencies provide comments, we recommend the City consider appropriate changes to the amendment based on those comments. If unresolved, such reviewing agency comments could form the basis for a challenge to the amendment after adoption.

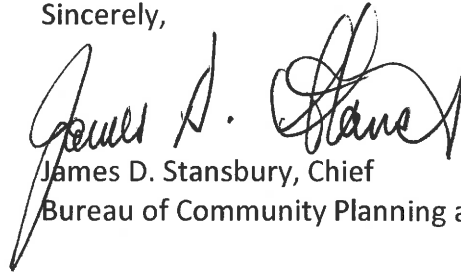
The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public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

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

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

If you have any questions concerning this review, please contact Diana Elsner, Planning Analyst, by telephone at (850) 717-8489 or by email at diana.elsner@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with a large, stylized initial "J".

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

JDS/de

Enclosure(s): Procedures for Adoption

cc: James G. LaRue, AICP, Planning Consultant, LaRue Planning & Management Services
Margaret Wuerstle, AICP, Executive Director, Southwest Regional Planning Council

MAPS

City of Fort Myers

DEO 18-1ESR

Growth Management Plan

Comprehensive Plan Amendment

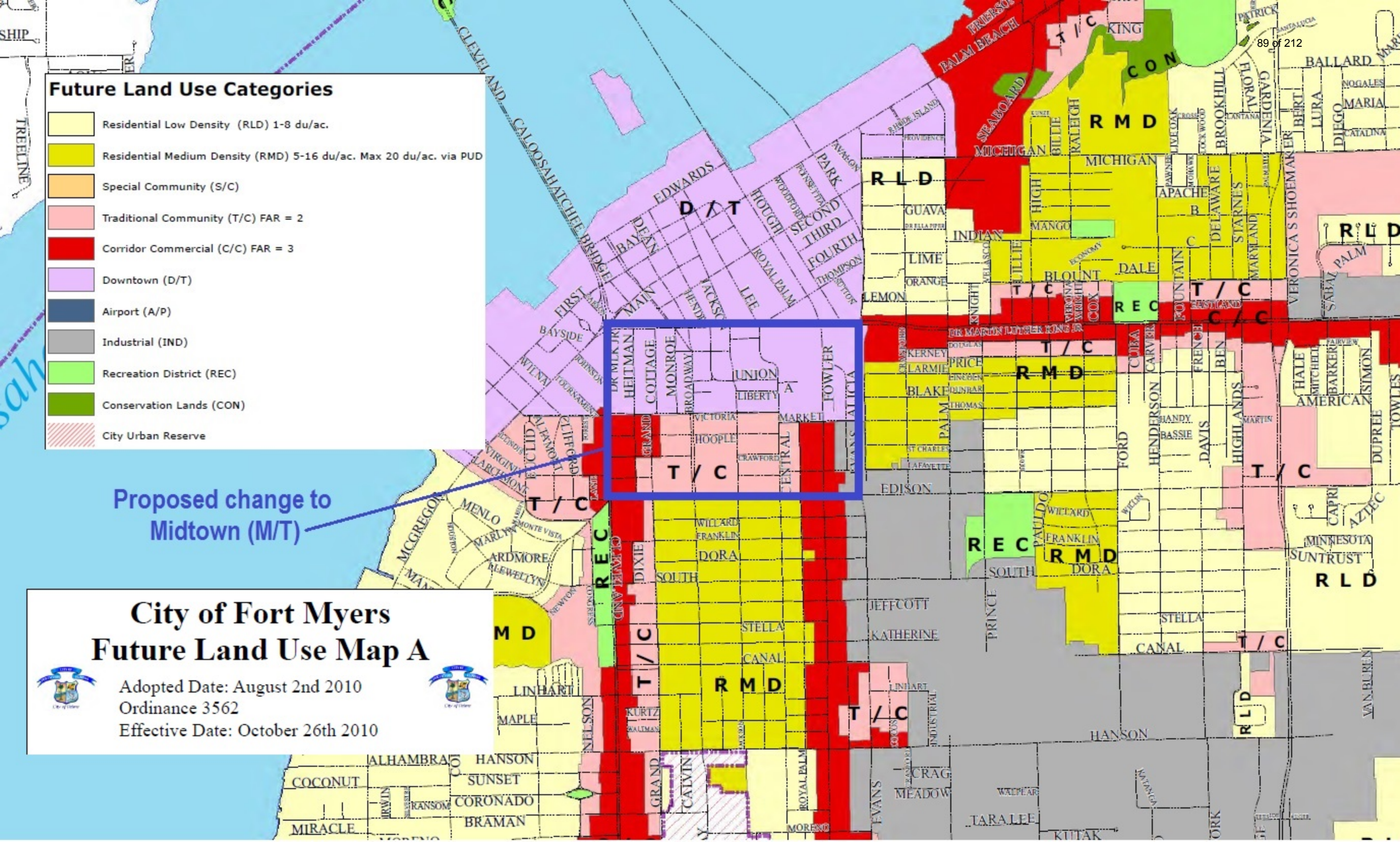
Future Land Use Categories

- Residential Low Density (RLD) 1-8 du/ac.
- Residential Medium Density (RMD) 5-16 du/ac. Max 20 du/ac. via PUD
- Special Community (S/C)
- Traditional Community (T/C) FAR = 2
- Corridor Commercial (C/C) FAR = 3
- Downtown (D/T)
- Airport (A/P)
- Industrial (IND)
- Recreation District (REC)
- Conservation Lands (CON)
- City Urban Reserve

Proposed change to
Midtown (M/T)

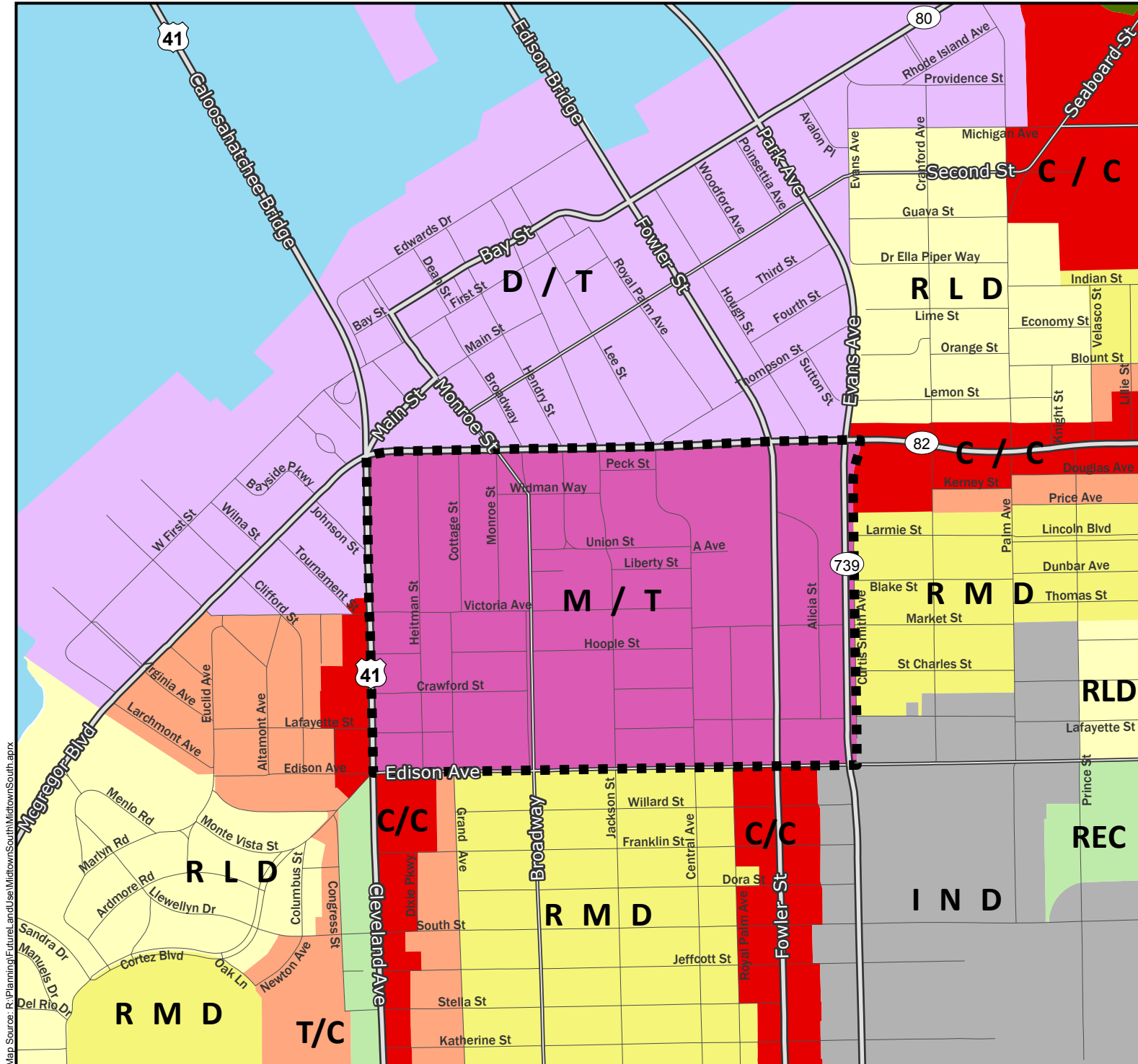
City of Fort Myers Future Land Use Map A

Adopted Date: August 2nd 2010
Ordinance 3562
Effective Date: October 26th 2010



Proposed Midtown Future Land Use Category

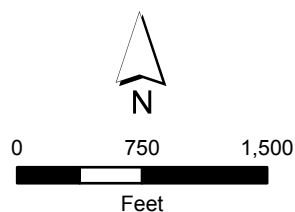
90 of 212



Proposed Change

Future Land Use Categories

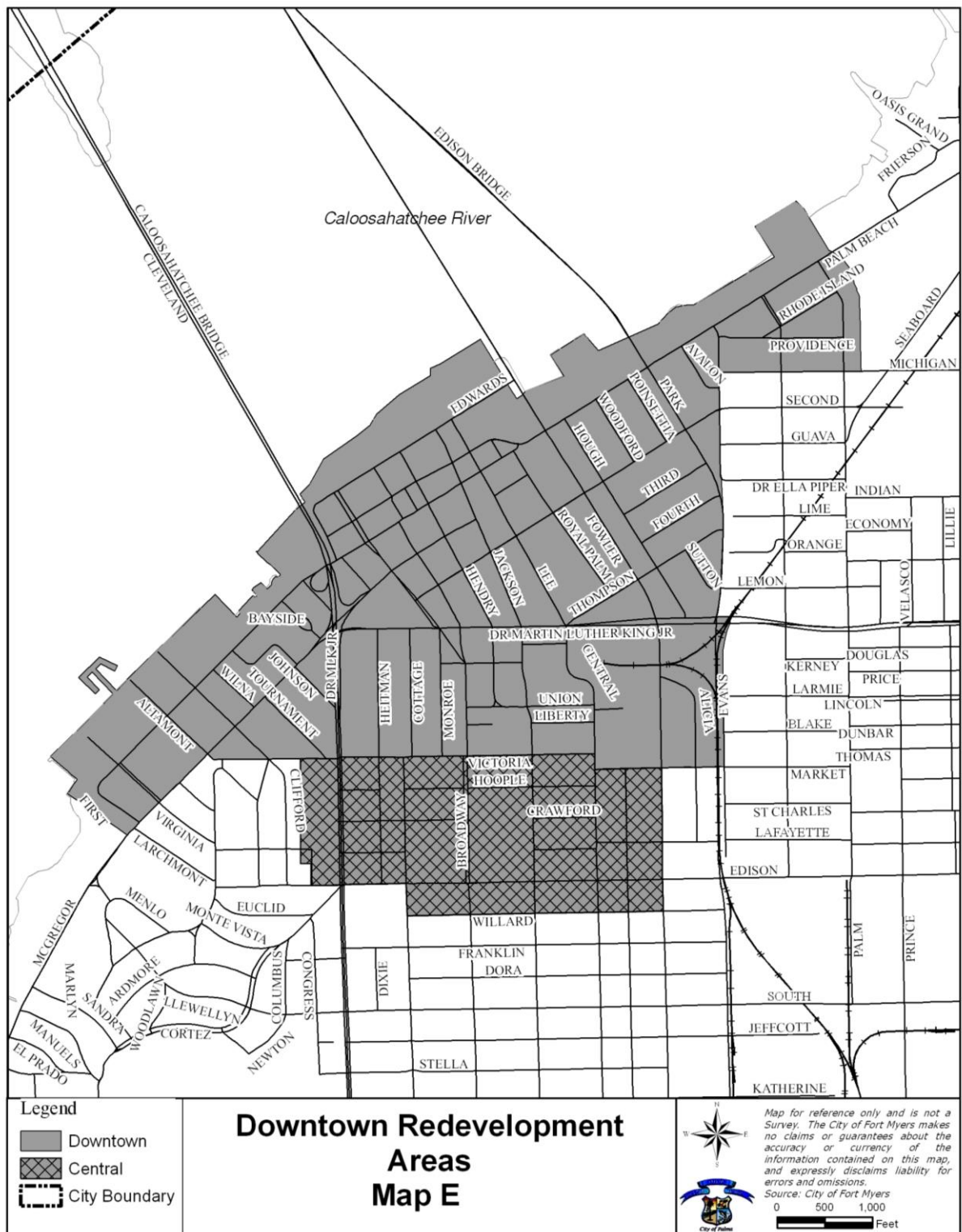
- Residential Low Density (RLD)
- Residential Medium Density (RMD)
- Traditional Community (T/C)
- Corridor Commercial (C/C)
- Downtown (D/T)
- Midtown (M/T)
- Industrial (IND)
- Recreation (REC)
- Conservation Land (CON)



Map for reference only and is not a Survey. The City of Fort Myers makes no claims or guarantees about the accuracy or currency of the information contained on this map, and expressly disclaims liability for errors and omissions. Source: City of Fort Myers - GIS

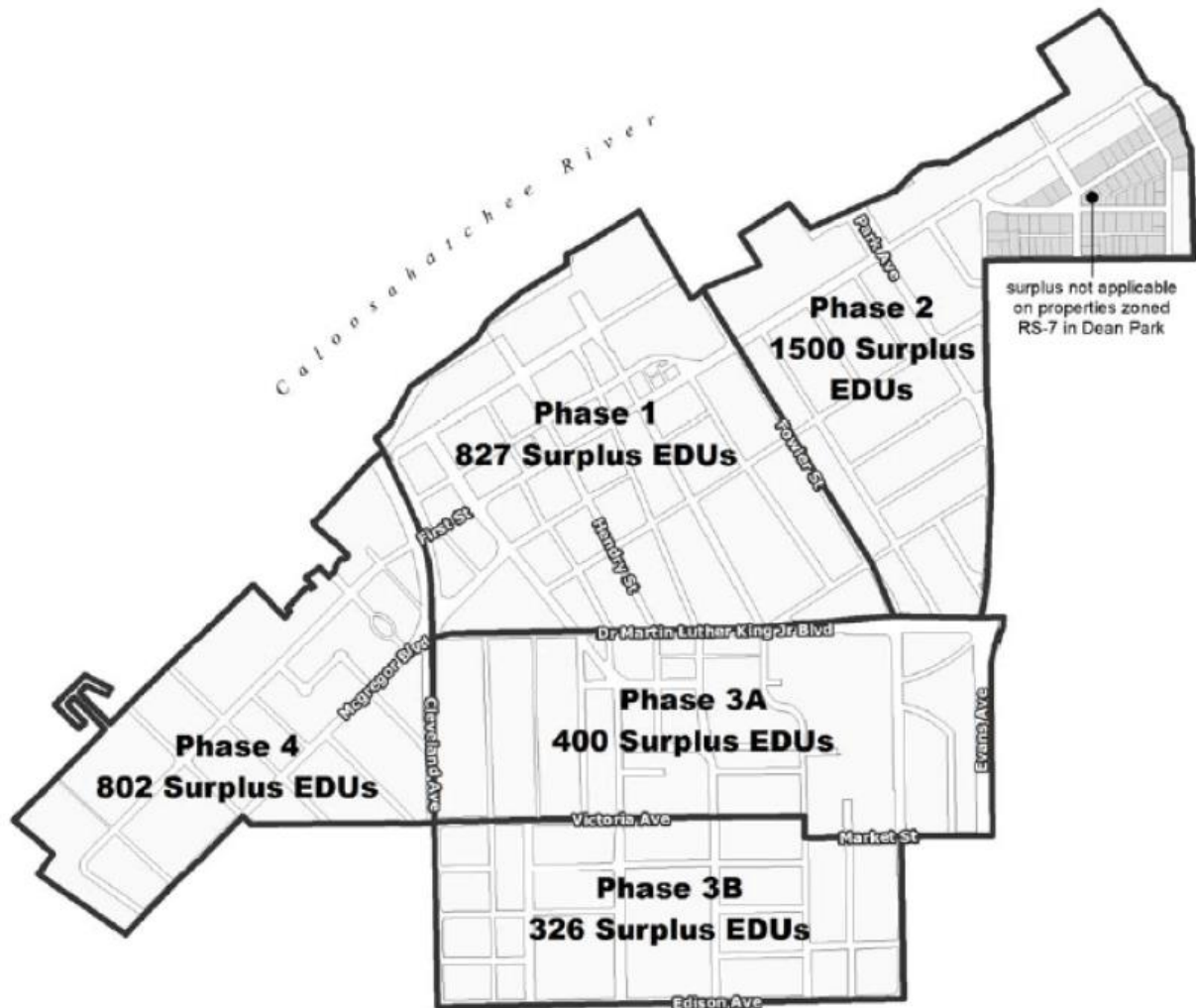


Date: 1/25/2018



Map F

Surplus Equivalent Dwelling Units by Utility System Phase



The surplus EDUs indicated for each Utility System Phase are cumulative maximums for each phase. Available EDUs on a site specific basis are subject to the infrastructure in the immediate vicinity serving the specific site, on a sub-phase level. These more specific sub-phase capacities are identified and depicted in the *Downtown and Midtown Fort Myers Utility Capacity Analysis* (January 2017), as may updated from time to time, on file with the Community Development Department.

Agenda Item

8c

Bonita Springs DEO 18-1ESR

8c

8c

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Fort Myers, FL 33907



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LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS CITY OF BONITA SPRINGS

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the City of Bonita Springs Comprehensive Plan (DEO 18-1ESR). 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 Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 18-1ESR	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 Bonita Springs.

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

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

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

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

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

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

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

COMPREHENSIVE PLAN AMENDMENTS

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

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

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

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

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

Regional Planning Council Review

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

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

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

CITY OF BONITA SPRINGS COMPREHENSIVE PLAN AMENDMENT (DEO 18-1ESR)

RECEIVED: MARCH 30, 2018

Summary of Proposed Amendment

City of Bonita Springs DEO 18-1ESR proposes to amend Policy 1.1.11a.5 of the Old 41 Town Center Mixed-Use Redevelopment Area Overlay to allow densities, intensities, and range of uses to be blended with a unified planned development zoning district. The intent of the Overlay is to permit mixed-use redevelopment through residential, commercial, cultural and community, hospitality, industrial, recreational and governmental center uses that are focused around the aesthetic and recreational value of the Imperial River and that are supported by "walk-to-town" neighborhoods.

The current Overlay was adopted in 2006 based on the 2005 Old 41 Corridor Redevelopment Master Plan Study prepared by the RMPK Group, which resulted in the Old 41 Town Center Mixed-Use Redevelopment Area Overlay comprehensive plan policy and associated overlay map. The RMPK Group also prepared the Old 41 Corridor Redevelopment Master Plan Town Center Concept Plan, which was used as the supporting data and analysis for creating Policy 1.1.11: "Old 41" Town Center Mixed-Use Redevelopment Overlay Area. The text of Policy 1.1.11.a lists permitted land uses and their associated intensities/densities by Sub Area based on the areas shown on the Old 41 Corridor Redevelopment Master Plan. The underlying Future Land Use Map designation for the Overlay area is depicted on the Future Land Use Map in the Comprehensive Plan.

The applicant is proposing a project with three mixed use buildings (one with a private amenity) and two multi-family residential buildings, which are located in the Mixed Use 6B, Commercial 3A and Multi-Family 4 Sub Areas of the Overlay. Two of the mixed-use buildings are located in the Commercial and Multi-Family Sub Area of the Overlay, which do not allow for residential uses for integration into a mixed-use development. The underlying Future Land Use Map of these same properties are located in the General Commercial and Medium Density Multi-family residential categories. The General Commercial category allows for single use commercial, vertical mixed use, and single-use residential (multi-family). The Medium Density Multi-family category allows for a variety of residential dwelling unit types and commercial uses within a mixed-use project.

The Old 41 Corridor Redevelopment Master Plan Town Center Concept Plan Map and Policy 1.1.11 do not allow for residential uses in the Commercial Sub Area nor commercial uses in the Multi-Family Sub Areas of the Overlay. While the applicant is requesting for vertical mixed-use buildings in these two Sub Areas, the uses are not permitted; therefore, an amendment to the comprehensive plan is required. The applicant has filed this request to provide greater design flexibility as a tool for the City to evaluate unique projects that meet the overall intent of the overlay.

The proposed language provides the opportunity for blending of density, intensity, and uses within a unified planned development. A planned development rezoning application is required. Each application

request will be evaluated in accordance with the Land Development Code. No increase in density or intensity is proposed as a part of this request. The property must meet the following criteria:

- Be located within the Town Center
- File a unified rezoning application request to a planned development
- All property must be contiguous

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 Bonita Springs.

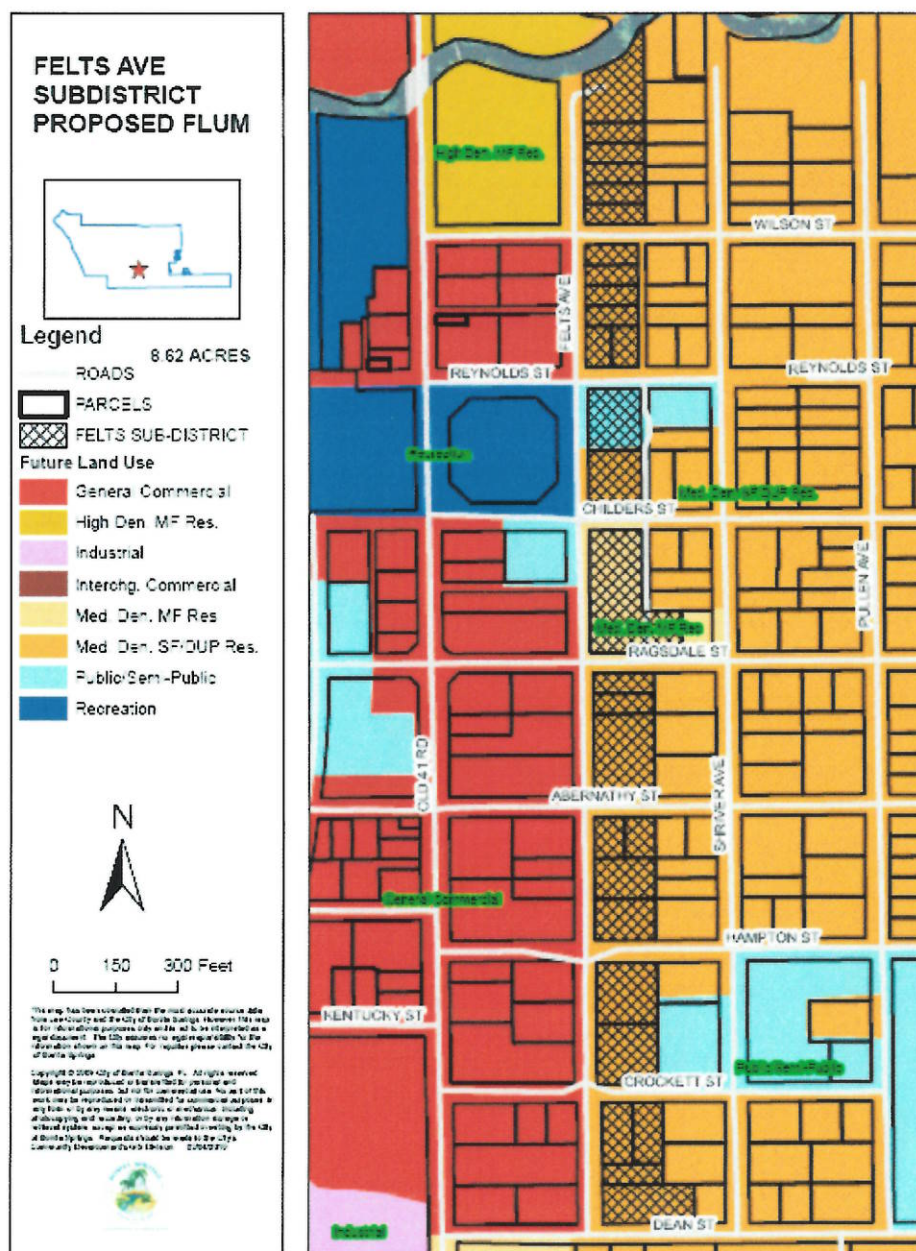
MAPS

City of Bonita Springs

DEO 18-1ESR

Growth Management Plan

Comprehensive Plan Amendment



(Ord. 10-07, § 2, 7-21-10; Ord. No. 06-18, § 1, 12-6-06)

DRAFT FOR DISCUSSION PURPOSES

DATE PREPARED: December 19, 2017 revised February 21, 2018

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Agenda Item

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Sarasota County DEO 18-1ESR

8d

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Fort Myers, FL 33907



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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 18-1ESR). 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 Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 18-1ESR	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 Sarasota County

03/2018

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 18-1ESR)

DATE RECEIVED: MARCH 8, 2018

Summary of Proposed Amendment

Sarasota County DEO 18-1ESR is a privately-initiated Comprehensive Plan Amendment (CPA) relating to the incorporation of Ibis Street, from State Road 72 (Clark Road) to Future North-South Roadway A into Sarasota County's Future Thoroughfare Plan Maps and Tables.

The intent of CPA No. 2017-F is to provide for the roadway network needed to support future development within the Sarasota 2050 South Village, as delineated on Map 8-7: RMA-3 Village/Open Space.

Table 1 shows the level of congestion summary using the Sarasota/Manatee Metropolitan Planning Organization (MPO) congestion criteria. The congestion condition is computed using the ratio of Annual Average Daily Traffic (AADT) of the roadway segment and the level of service standard capacity. This ratio is called the volume to capacity (v/c) ratio.

Table 1: Ibis Street Level of Congestion Summary

Traffic Congestion	v/c Ratio	Typical Improvements	Number of Segments	
			Scenario 1 No Build	Scenario 2 Build
Not Congested	Less than 0.85	None	11	11
Borderline Congested	0.85 – 1.04	None	4	6
Congested	1.05 – 1.20	Operational and minor improvements	5	6
Severely Congested	Greater than 1.20	Major capacity improvements	4	2
Total			24	25

Source of Data: Kimley-Horn Traffic Impact Analysis, October 2017, Table 3, page 9

The addition of Ibis Street from Clark Road to North-South Roadway A will result in two fewer severely congested roadway segments within the study area. The congested roadway segments will increase from five (5) to six (6) and the borderline congested roadway segments will increase from four (4) to six (6). The number of roadway segments not congested remain unchanged.

The total vehicle miles traveled (VMT) in the entire study area is reduced by 2,520, a decrease of only 0.12%. However, the connectivity being provided allows for volume shifts within the study area, which helps alleviate some of the severely congested roadway segments.

In summary, County staff recommends approval of the Comprehensive Plan Amendment to add Ibis Street to Sarasota County's Future Thoroughfare Plan based on the following from the review of the submitted traffic impact study:

- The addition of proposed Ibis Street is expected to reduce the projected capacity deficient roadways in the area;
- The addition of proposed Ibis Street provides significant connectivity to the County's roadway network east of I-75;
- With upcoming development south of Clark Road and east of I-75, the addition of proposed Ibis Street provides a needed additional north-south roadway to the Thoroughfare Plan; and
- The addition of the proposed Ibis Street allows for funding for roadway and mobility improvements along Ibis Street.

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 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

March 22, 2018

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

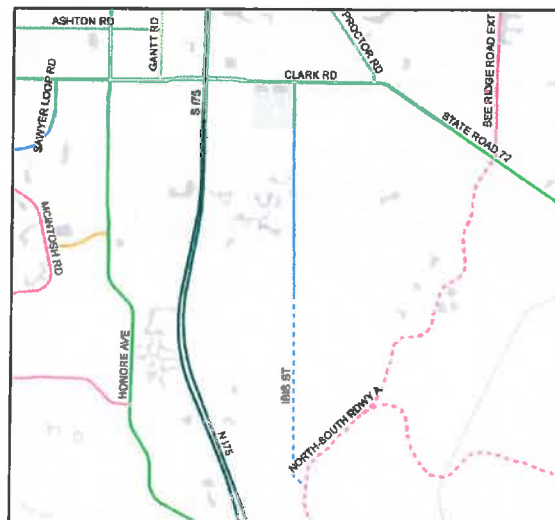
RE: Sarasota County 18-1ESR Proposed Comprehensive Plan Amendment (Expedited State Review Process) – FDOT Technical Assistance Comments

Dear Ms. Roe:

The Florida Department of Transportation (FDOT), District One, has reviewed the Sarasota County 18-1ESR Proposed Comprehensive Plan Amendment (CPA), locally known as CPA No. 2017-F. The CPA proposal package was transmitted under the Expedited State Review process by the Board of County Commissioners, in accordance with the requirements of Florida Statutes Chapter 163. FDOT offers the following technical assistance comments.

CPA No. 2017-F/Resolution No. 2018-034:

CPA No. 2017-F is a proposed text amendment to the Sarasota County Comprehensive Plan to add Ibis Street (from SR 72/ Clark Road to Future North-South Roadway A) to the Future Thoroughfare Plan Maps and Tables. The intent of the proposed CPA is to provide for the roadway network needed to support future development within the Sarasota 2050 South Village. The South Village is generally located east of I-75 and south of Clark Road, and is also delineated on Map 8-7 of the Future Land Use (FLU) Element. The amendment includes revising the following maps and table in the County Comprehensive Plan:



- **FLU Element:**
 - Map 10-8: 2040 Future Thoroughfare Plan (Class Descriptions)
 - Map 10-9: 2040 Future Thoroughfare Plan (Number of Lanes)
- **Mobility Element:**
 - Map 10-3a: Mobility Plan Corridor – North County
 - Map 10-3b: Mobility Plan Corridor – Central County

- Table 10-5, 2040 Future Thoroughfare Plan Roads

According to the information provided in the staff report, and based on the review of the “Traffic Impact Analysis” included in Appendix C (dated October 2017), the analysis provided in Table “3”, and the County transportation models for the 2040 “No-Build” and “Build” conditions, the proposed extension of Ibis Street from SR 72/Clark Road to Future North-South Roadway A is expected to:

- Reduce the number of projected capacity deficient roadways in the area;
- Provide significant connectivity to the County’s roadway network east of I-75; and
- Provide a needed additional north-south roadway to the Thoroughfare Plan with upcoming development south of Clark Road and east of I-75.

Additionally, adding the roadway to the Thoroughfare Plan allows for funding for roadway and mobility improvements along Ibis Street.

FDOT Technical Assistance Comment #1:

Based on the information provided in the staff report, the addition of Ibis Street from SR 72/Clark Road to Future North-South Roadway A is expected to improve the overall traffic operations of the area, and provide a gridded transportation network to the nearby State and Strategic Intermodal System (SIS) facilities. FDOT supports a connected transportation network, and looks forward to working with the County as this project moves forward into the design and construction stages.

As the proposed extension project advances, FDOT requests to be included as a review agency in future traffic studies and discussions, to ensure that the future traffic diversions do not adversely impact the traffic operations along nearby State and SIS transportation facilities, including I-75, SR 72/Clark Road, SR 758/Bee Ridge Road and SR 681.

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

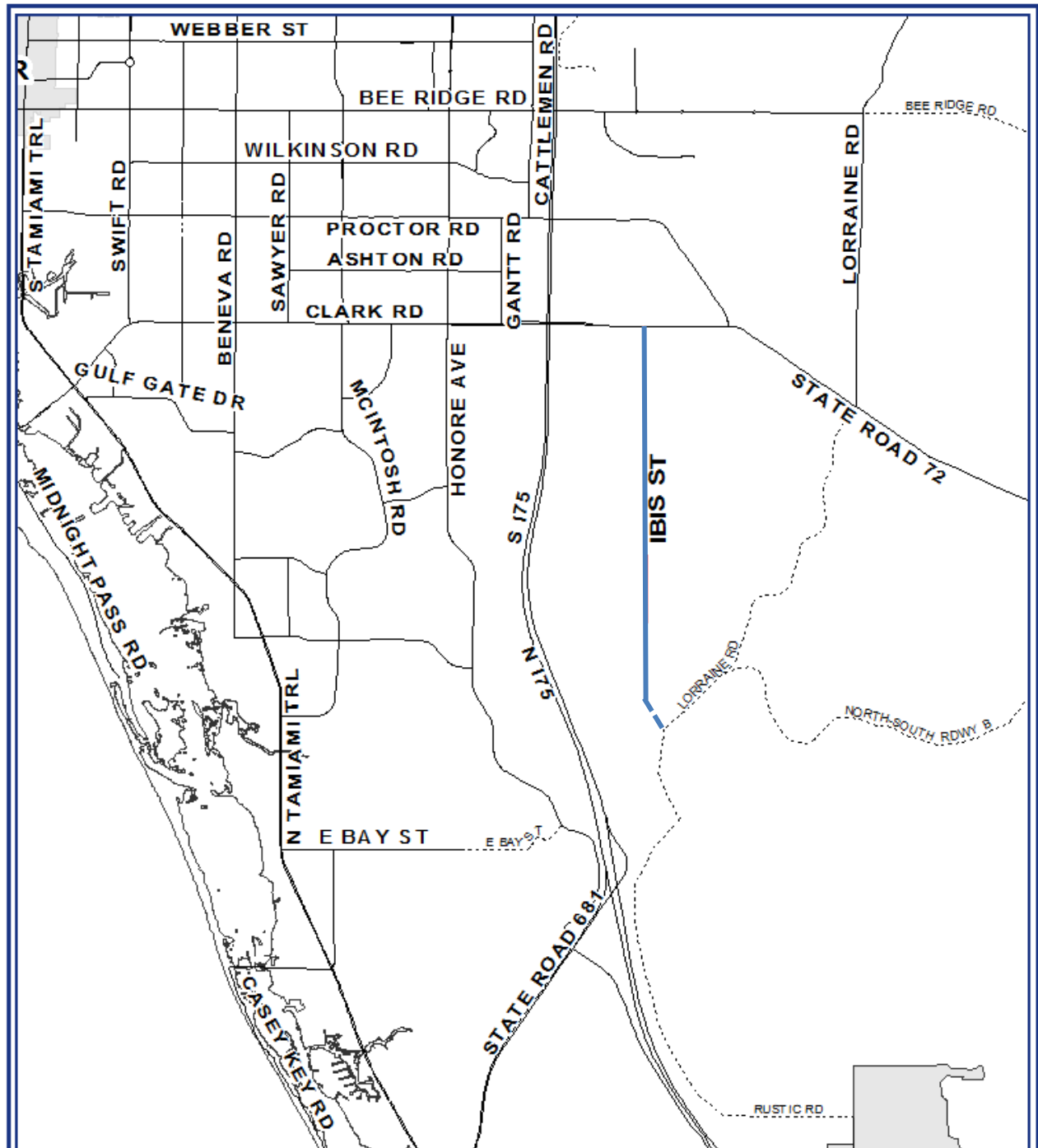
MAPS

Sarasota County

DEO 18-1ESR

Growth Management Plan

Comprehensive Plan Amendment



SARASOTA COUNTY COMMISSION PUBLIC HEARING
COMPREHENSIVE PLAN AMENDMENT NO. 2017-F
PROPOSED ADDITIONS TO THE
FUTURE THOROUGHFARE PLAN



This map is produced from Sarasota County GIS, and is representative information only. The County does not warrant, guarantee, or assume any responsibility for geographic information completeness and/or accuracy. This map should not be used as a guide for navigation. Copyright © 2018 2018

FEBRUARY 27, 2018

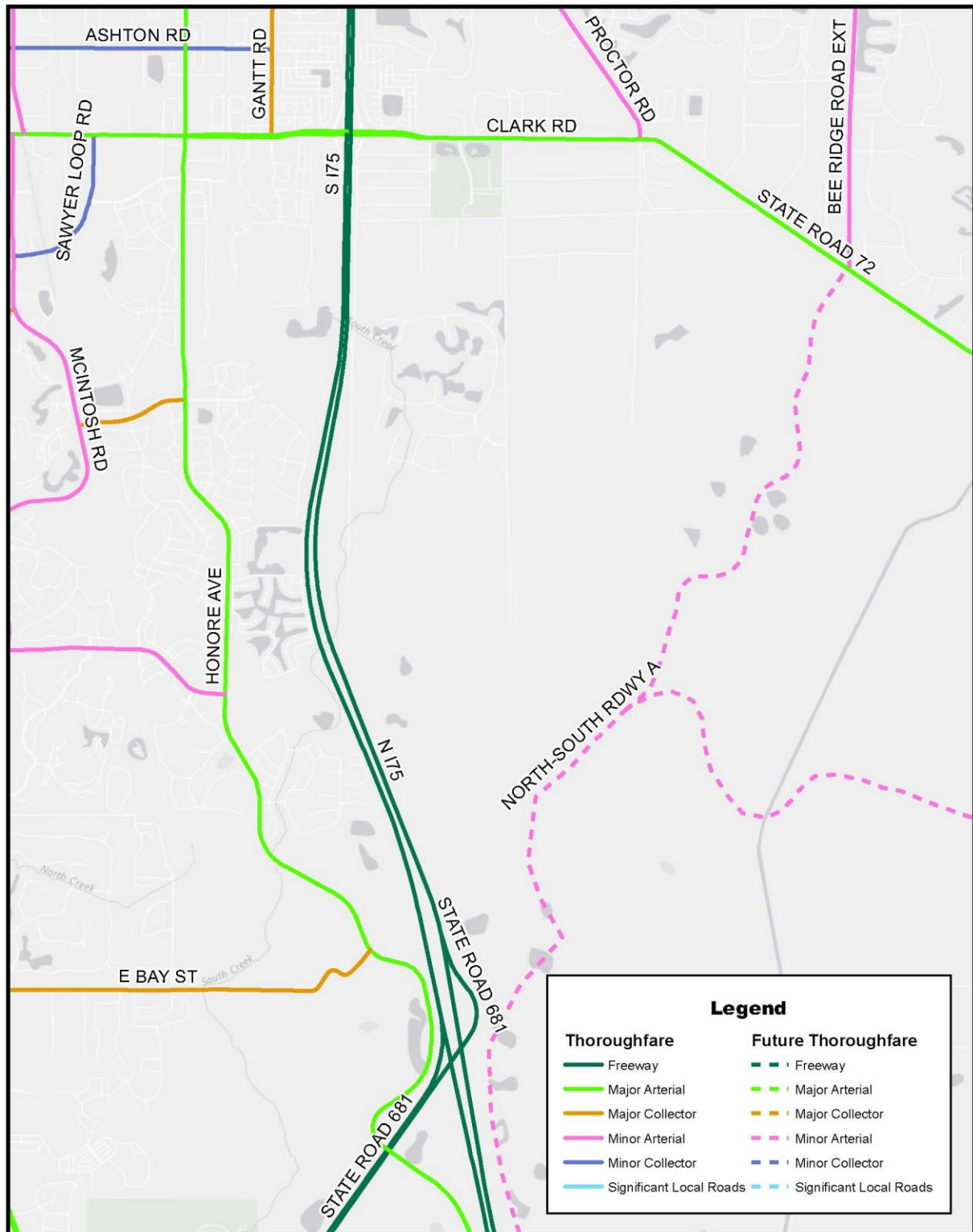


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Map published using ArcGIS 10.5 by eschendon on Tuesday, January 30, 2018

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Existing Thoroughfare Map



Ibis Street Future Thoroughfare Map
Existing

October 2017

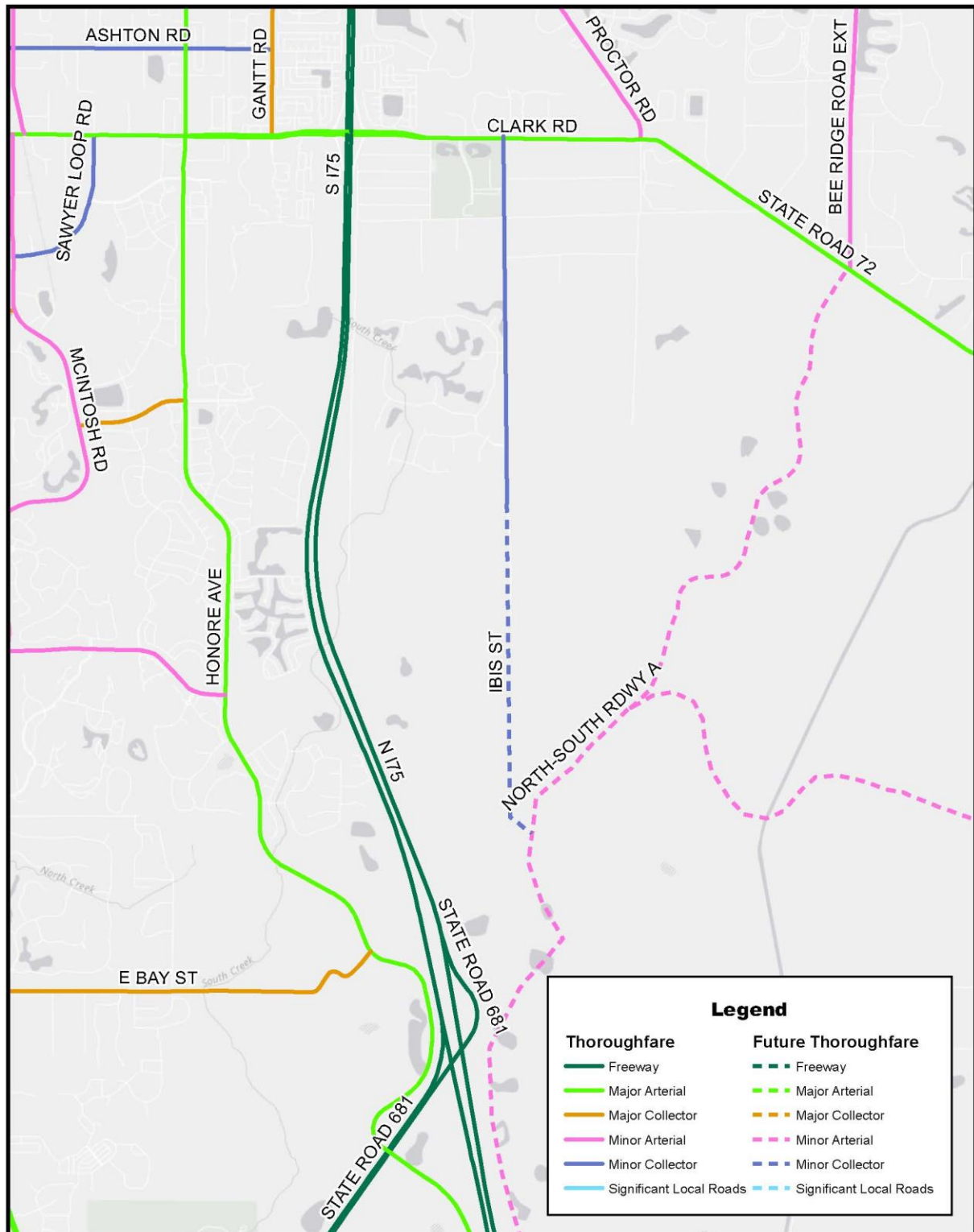
Sarasota County

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Kimley»Horn
AERIAL DATA: © NEARMAP
CONTACT: KELLEY KLEPPER 941.379.7600

Proposed Thoroughfare Map



Ibis Street Future Thoroughfare Map
Proposed

October 2017

Sarasota County

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Feet



Kimley»Horn
AERIAL DATA: © NEARMAP
CONTACT: KELLEY KLEPPER 941.379.7600

Agenda Item

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Sarasota County DEO 18-2ESR

8e

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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 18-2ESR). 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 Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 18-2ESR	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 Sarasota County

04/2018

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 18-2ESR)

DATE RECEIVED: MARCH 27, 2018

Summary of Proposed Amendment

Sarasota County DEO 18-2ESR is a privately-initiated Comprehensive Plan Amendment relating to 2050 Villages, revising Future Land Use (FLU) Policy VOS1. to delete “contiguous” from the policy footnote related to the requirement of subsequent Village Centers. This would allow the elimination of the required Village Center in Grand Lakes. The commercial and service needs of the development’s residents can be met by the Village Center (approved for 300,000 square feet of non-residential uses) in LT Ranch Village, which will be located approximately 2.5 miles to the east. This revision would not impede on the overall intent of the policy.

In the 2015 Phase 3 Comprehensive Plan Update, Policy VOS 1.2a was amended to add the footnote (below) after Figure VOS-1, regarding non-residential needs for each additional Village after an initial Village Master Development Plan has been approved.

After an initial Village Master Development Plan has been approved for a Village Area (North, Central, South), the gross leasable square footage may be reduced or eliminated and the minimum land area percentages adjusted for each additional contiguous Village Master Development Plan within that Village Area where it is demonstrated that the non- residential needs of the Village will be served within that Village Area in a manner consistent with the purposes of this chapter.

The analysis for the 2015 amendment recognized that smaller subsequent Villages may not be of sufficient size to support their own non-residential uses (Village Center), and that the initial, larger Village could provide sufficient non-residential services to support the entire Village area. As the justification from the Applicant states, LT Ranch is providing a Village Center (approximate 300,000 square feet of non-residential uses), which would support Grand Lakes and its residents.

The Applicant’s issue with the 2015 amendment language is that the word, “contiguous” was included in the footnote. The proposed Grand Lakes Village is not contiguous or adjacent to LT Ranch; it is located less than 2 miles to the west, but within the same South Village Area. The Applicant is requesting to delete the word, “contiguous” from the policy footnote. This revision which would not impede on the intent of Policy VOS 1.2a’s footnote. Planning staff has no objections to the proposed revision.

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 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.

MAPS

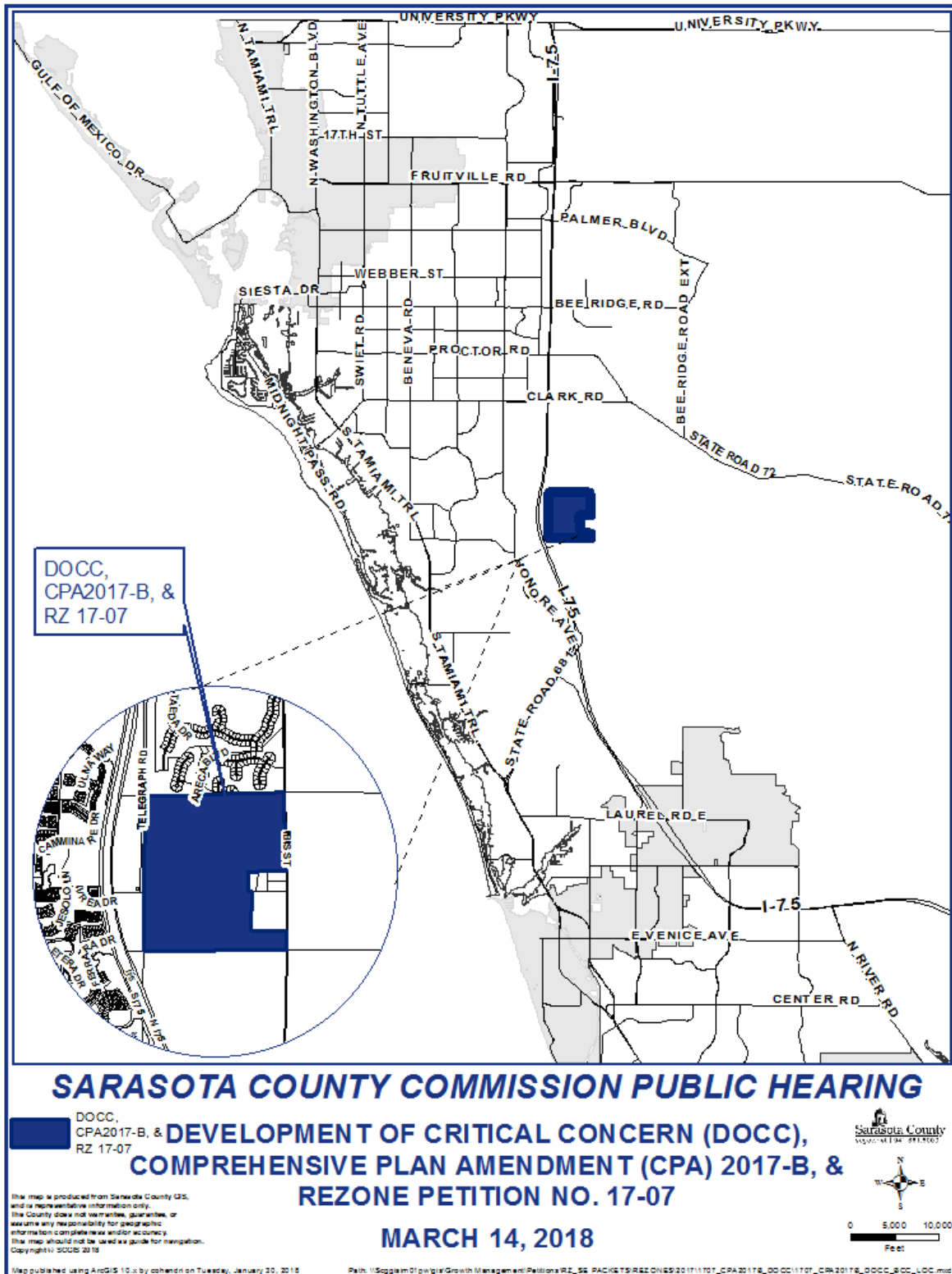
Sarasota County

DEO 18-2ESR

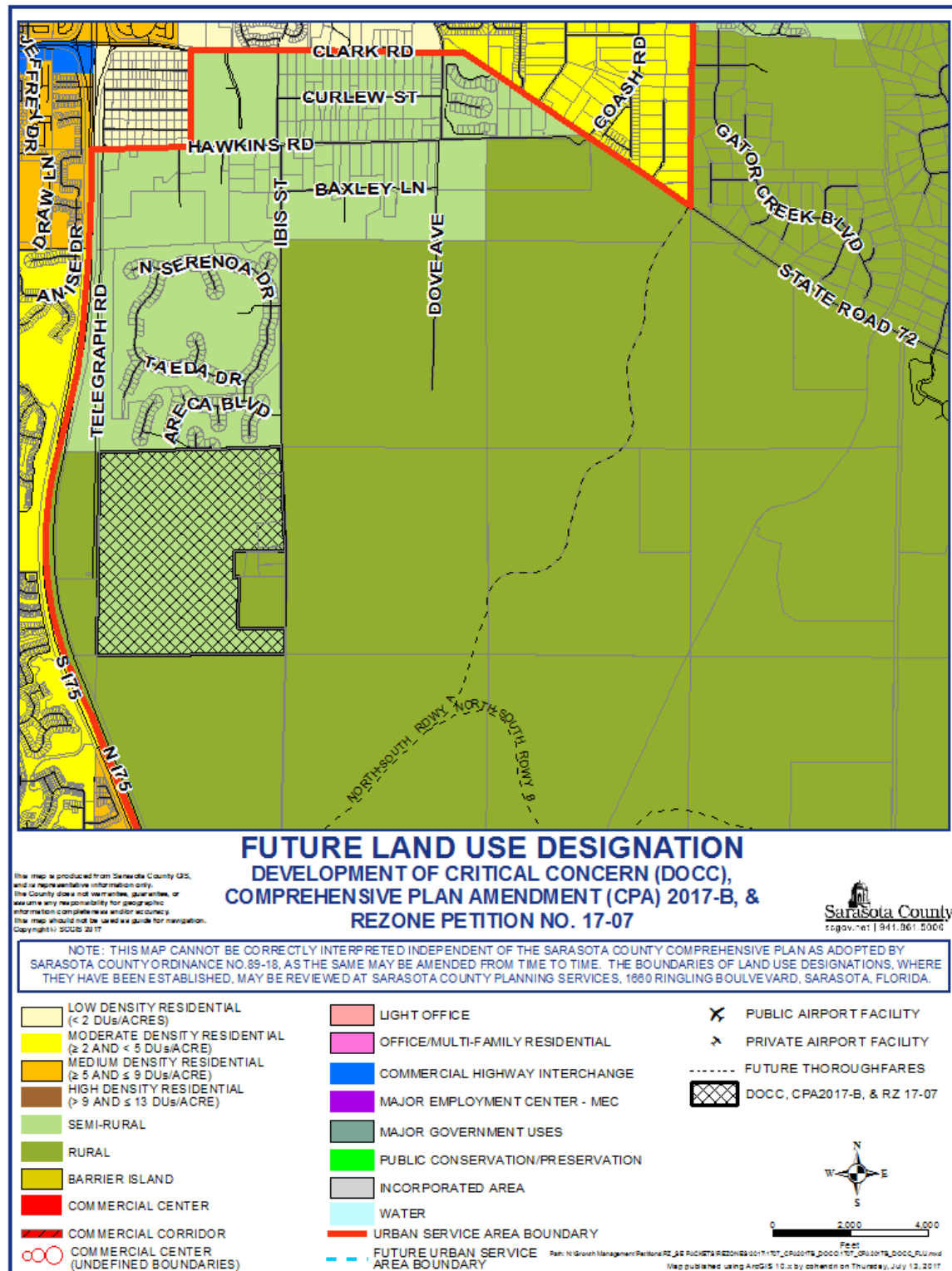
Growth Management Plan

Comprehensive Plan Amendment

STAFF REPORT







Agenda Item

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Charlotte County DEO 18-2ESR

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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 18-2ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II.

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

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

A summary of the results of the review follows:

Factors of Regional Significance

<u>Proposed Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 18-2ESR	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 Charlotte County.

4/2018

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 18-2ESR)

Summary of Proposed Amendment

Charlotte County DEO 18-2ESR is a request to amend Coastal Planning (CST) Policy 1.4.7: Manatee Protection Plan to reflect that the Board of County Commissioners accepted the Manatee Protection Plan on February 14, 2017.

On February 14, 2017, the Board of County Commissioners accepted the Manatee Protection Plan (MPP), which was developed in coordination with and approved by the Florida Fish and Wildlife Conservation Service. According to "Action Item" established under 8.1 Implementation Action, 8.1.1 Adoption and Permitting of MPP, the County will incorporate the MPP and a corresponding amendment to Coastal Element (CST) Policy 1.4.7: Manatee Protection Plan within 6-month after acceptance of MPP. On September 18, 2017, South Florida Ecological Services Office issued a letter which states that "the Service submits this letter in support of the Charlotte County MPP. We appreciate County's interest and commitment to protecting manatees and their habitat and we look forward to working with your staff and FWC on the successful implementation of the MPP". Therefore, Staff from Charlotte County Community Services is requesting to amend CST Policy 1.4.7: Manatee Protection Plan as follows to fulfill "Action Item":

CST Policy 1.4.7: Manatee Protection Plan (MPP)

The County ~~accepts shall continue to work with the appropriate State and Federal agencies to develop a~~ the Manatee Protection Plan (MPP) which has been developed in coordination with and approved by the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service. The MPP has been determined to balances the need for manatee protection and the need for recreational and commercial uses and was accepted by the Board of County Commissioners on February 14, 2017.

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.

Agenda Item

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City of Punta Gorda DEO 18-1ESR

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LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS CITY OF PUNTA GORDA

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the City of Punta Gorda Comprehensive Plan (DEO 18-1ESR). 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 Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 18-1ESR	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 Punta Gorda

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

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

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

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

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

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

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

COMPREHENSIVE PLAN AMENDMENTS

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

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

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

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

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

Regional Planning Council Review

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

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

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

CITY OF PUNTA GORDA COMPREHENSIVE PLAN AMENDMENT (DEO 18-1ESR)

RECEIVED: MARCH 23, 2018

Summary of Proposed Amendment

This amendment is for the purpose of applying the City's Future Land Use Designations to vacant undeveloped properties that were annexed into the incorporated City limits. These properties are located within an area that was previously annexed in 2014 and underwent a Comprehensive Plan revision (DEO 14-1ESR).

The property locations can be seen in Attachment III and combine for approximately 13.78± acres. The properties will be given a Highway Commercial Center (HCC) FLU Designation. This designation is consistent with the surrounding properties. There is no proposed development within this area at this time. When development is proposed all levels of service impacts to solid waste, sanitary sewer, drainage, potable water and water supply, traffic circulation, schools and recreation will be addressed.

Regional Impacts

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

Extra-Jurisdictional Impacts

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

Conclusion

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

Recommended Action

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

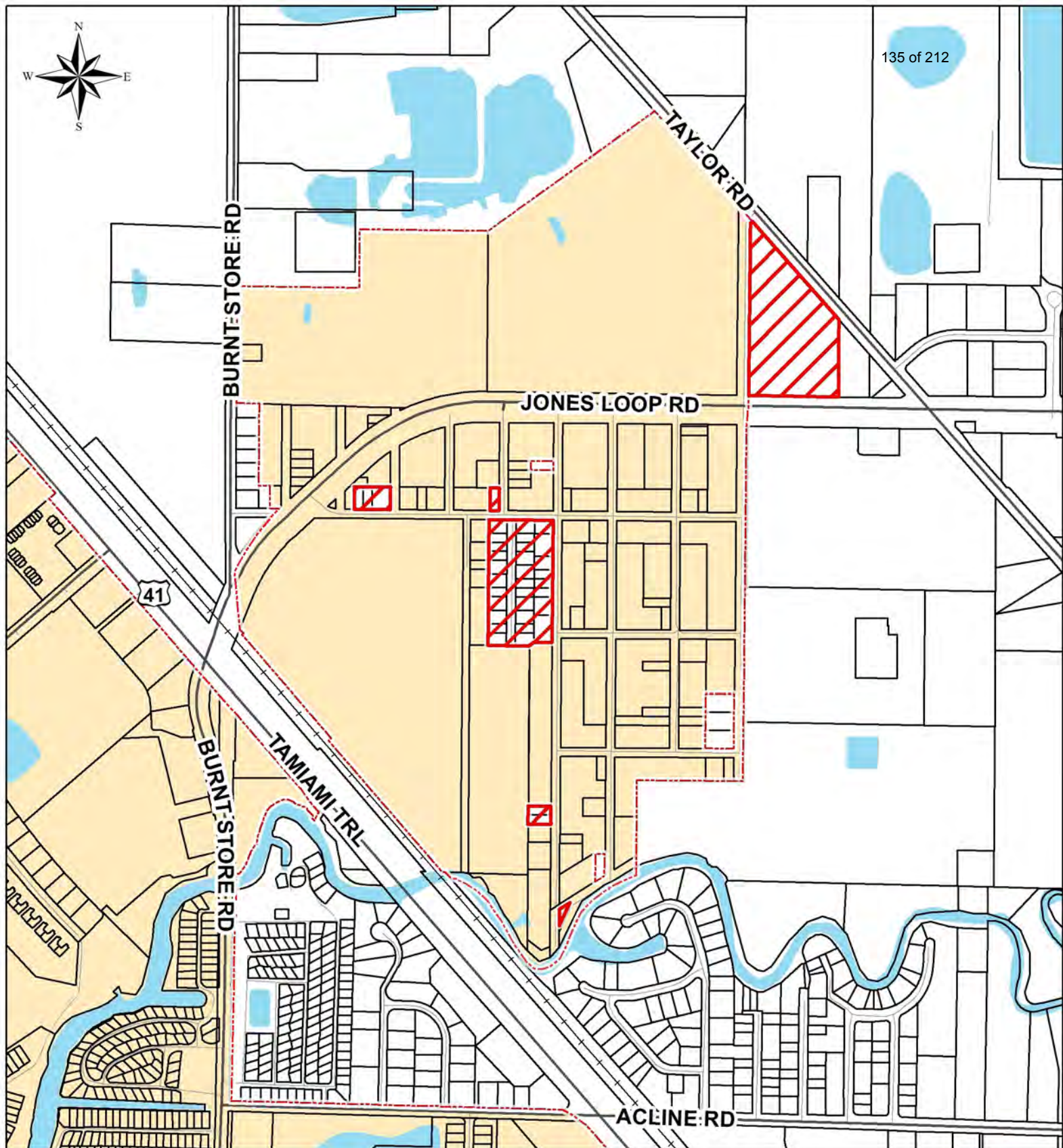
MAPS

City of Punta Gorda

DEO 18-1ESR

Growth Management Plan

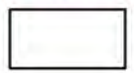
Comprehensive Plan Amendment



Subject Parcels



Existing City Limits



Accounts



Major Road



Street

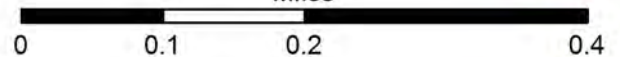


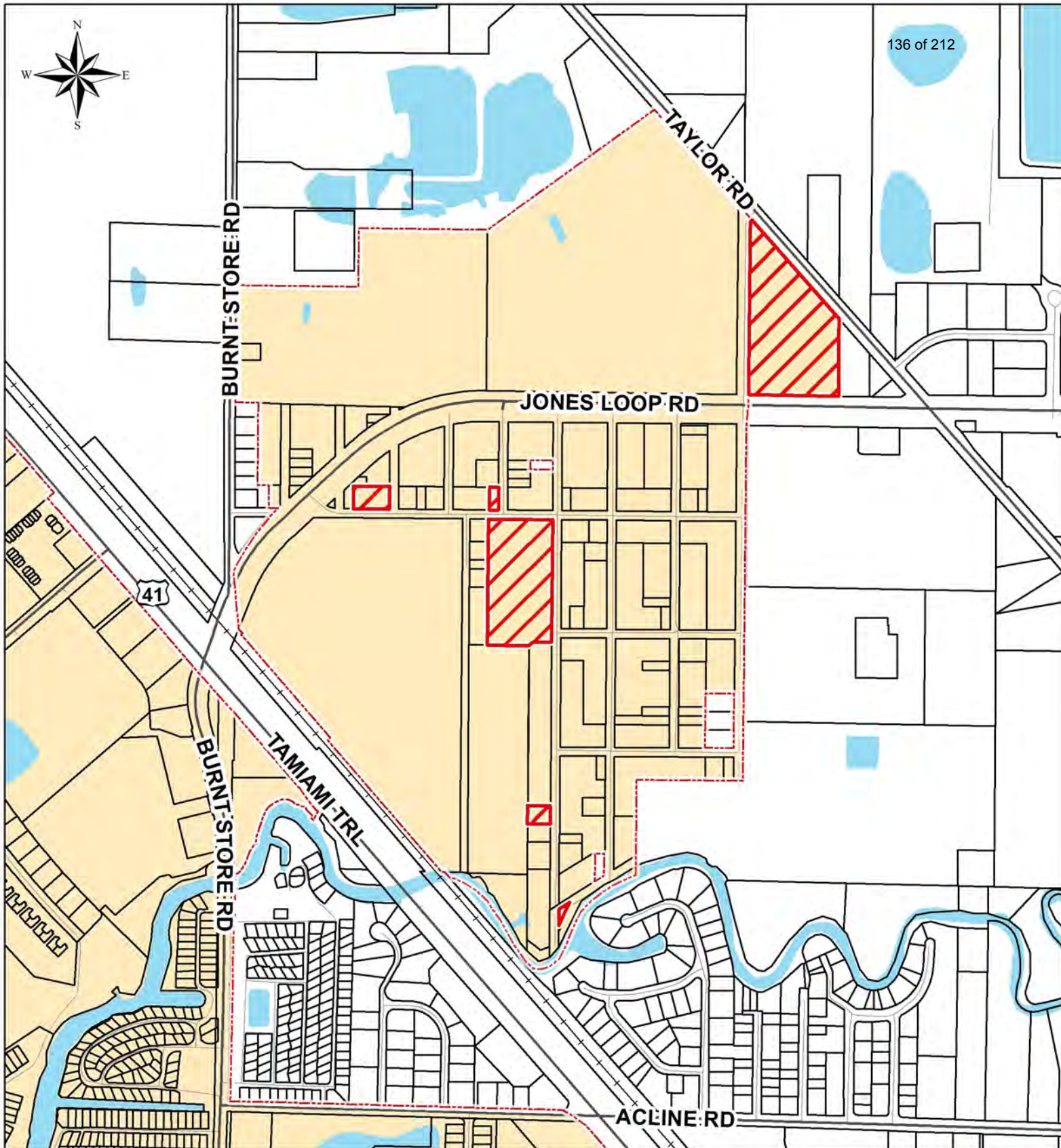
Railroad

Existing
City Limits



Miles





Subject Parcels



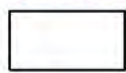
Major Road



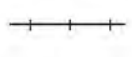
Proposed City Limits



Street



Accounts

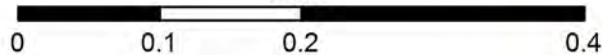


Railroad

Proposed
City Limits



Miles





BURNT-STORE RD

JONES LOOP RD

TAYLOR RD

BURNT-STORE RD

TAMIAMI-TRL

ACLIN RD

Subject Parcels

City Future Land Use

- Highway Commercial Corridor
- High Density Residential
- Public/Semi-Public

- Recreation-Public
- Recreation-Private
- Mobile Home
- Low Density Residential

County Future Land Use

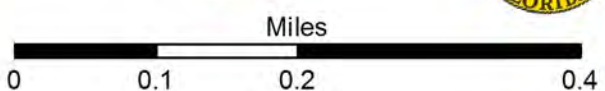
- Agriculture
- Commercial
- Low Intensity Industrial

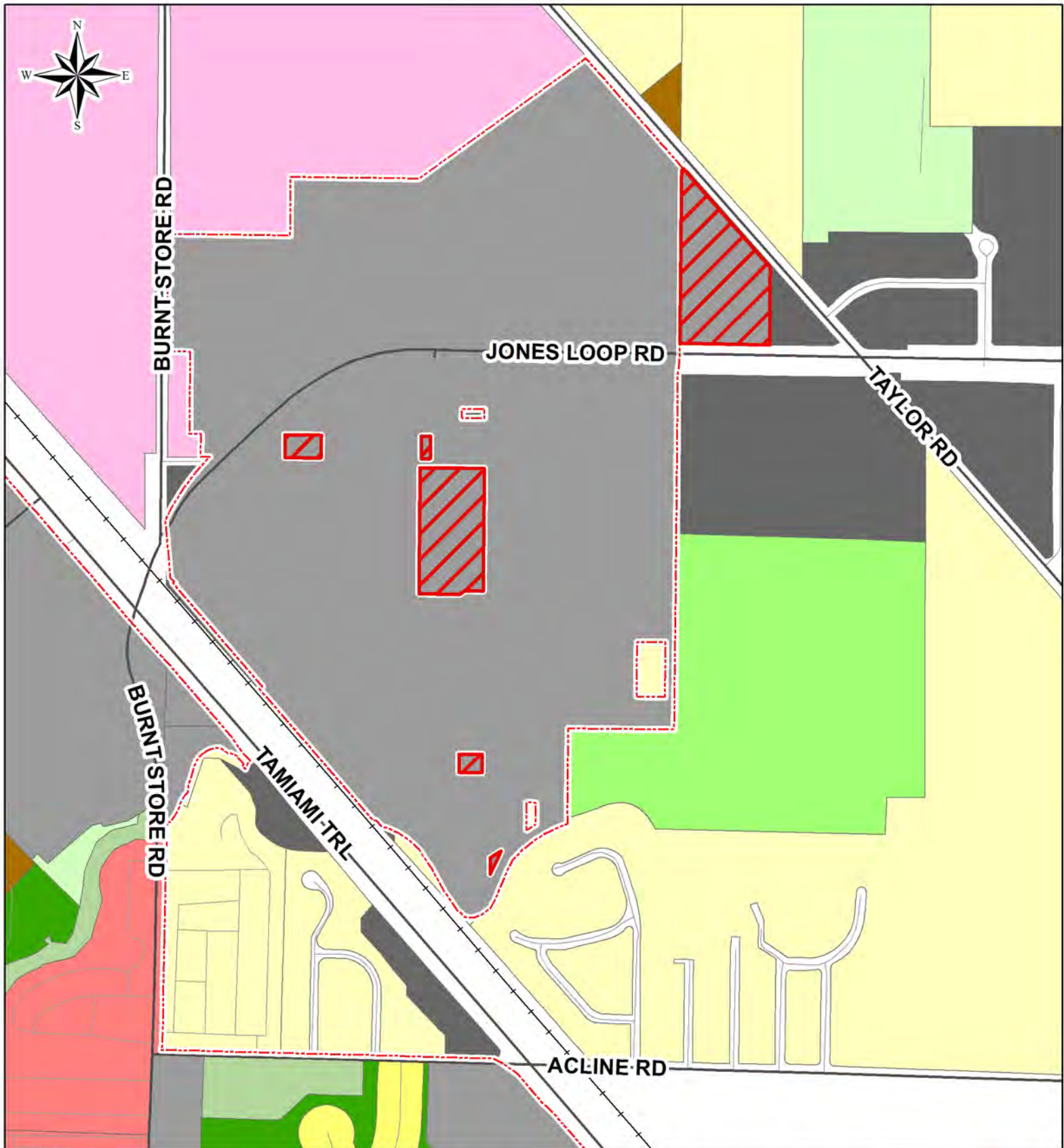
- Low Density Residential
- High Density Residential
- Public Lands & Facilities

- Major Road
- Street
- Railroad
- City Limits



Existing FLUM





Subject Parcels

City Future Land Use

Highway Commercial Corridor

High Density Residential

Public/Semi-Public

Recreation-Public

Recreation-Private

Mobile Home

Low Density Residential

County Future Land Use

Agriculture

Commercial

Low Intensity Industrial

Low Density Residential

High Density Residential

Public Lands & Facilities

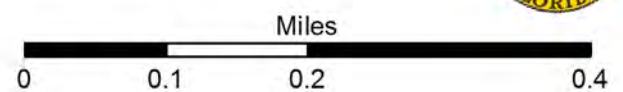
Major Road

Street

Railroad

City Limits

Proposed FLUM



Agenda Item

8h

Hendry County DEO 18-1ESR

8h

8h

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



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

LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS HENDRY COUNTY

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Hendry County Comprehensive Plan (DEO 18-1ESR). 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 Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 18-1ESR	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 Hendry County

04/2018

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:

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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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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".

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HENDRY COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 18-1ESR)

DATE RECEIVED: MARCH 23, 2018

Summary of Proposed Amendment

The applicant, Long Hammock Grove Inc. is requesting to amend the Hendry County Comprehensive Plan Future Land Use Map (FLUM) to change the future land use designation for the subject property from Agriculture (AG) Future Land Use Category (FLUC) to Multi-Use Development (MUD) FLUC. The subject property is located on US 27 and consists of 233.34± acres in Hendry County with an additional 60.51± acres in Glades County. The current use on the entire property is agriculture (sugarcane farming). The proposed MUD FLUC allows existing agricultural uses to continue, recreational facilities, residential, commercial, and industrial uses. The Glades County application proposes to redesignate the 60.51± acres to Industrial. The applicant has stated that the Glades County property may be used for stormwater management. County staff is coordinating with Glades County in the review of the applications.

The applicant has stated that there is no intent to develop residential due to the proximity to the Airglades Airport. Since we cannot condition a map amendment, any future development will be assessed through a Planned Unit Development (PUD). Impacts and or any restrictions resulting from the proximity to the airport will be addressed at that time.

The subject properties are located within an emerging growth corridor. 1.5± miles to the east is approximately 1,900± acres already designated as MUD FLUC. Further east is the City of Clewiston. To the South is the Airglades Airport, which is pursuing expansion plans, and the Airport Industrial Planned Development property. Approximately 2.5 miles to the west is the intersection of S.R. 80 and US 27. Based on the surrounding land uses, the proposed redesignation to the MUD FLUC is consistent with existing and planned development. The MUD requires a PUD rezoning which will further ensure the environmental, historical, floodplain, stormwater, water supply and all other public facilities will be addressed in accordance with all local, state and federal requirements.

In order to assess the potential economic impact, a comparison of what the property taxes were in 2016 vs. an estimate of Ad Valorem taxes based on the sample land use distribution labeled “Example Land Use Distribution Sketch”, was provided. The actual 2016 Ad Valorem Taxes were \$4,103.51 and the potential taxes are estimated at \$73,468.63. Based on the potential property taxes, this amendment would have a positive impact on the County and would further the County’s goals of economic diversity, creating new jobs and increasing the County’s tax base.

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

Recommended Action

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

MAPS

Hendry County

DEO 18-1ESR

Growth Management Plan

Comprehensive Plan Amendment



NINE MILE CANAL

GLADES COUNTY SITE

GLADES COUNTY
HENDRY COUNTY

HENDRY COUNTY SITE

← LABELLE

US 27

CLEWISTON →

AIRGLADES BLVD.

AIRGLADES PLANNED DEVELOPMENT

**JOHNSON - PREWITT & ASSOCIATES, INC.**

ENGINEERS • PLANNERS • LAND SURVEYORS

STATE AUTHORIZATION NUMBER LB1042, EB1042

P.O. BOX 1029 850 WEST VENTURA AVENUE CLEWISTON, FLORIDA
PH: (863) 983-9188 FAX: (863) 983-9854 www.johnsonprewitt.com

SCALE: 1" = 1000'

DATE: 07-05-2017

SHEET 1 OF 1

LONG HAMMOCK REZONE - AREA LOCATION MAPIN SECTIONS 9, T. 43 S., R. 33 E.,
HENDRY COUNTY, FLORIDA TO SERVE
"LONG HAMMOCK GROVE, INC."





JOHNSON - PREWITT & ASSOCIATES, INC.
ENGINEERS • PLANNERS • LAND SURVEYORS
STATE AUTHORIZATION NUMBER LB1042, EB1042
P.O. BOX 1029 850 WEST VENTURA AVENUE CLEWISTON, FLORIDA
PH: (863) 963-9188 FAX: (863) 963-9854 www.johnsonprewitt.com

SCALE: 1" = 500' DATE: 08-29-17 SHEET 1 OF 1

W.O. NO. 17-6034

SURVEY: XX-XX-XX
BOOK XXX, PG XX-XX

DRAWN BY: C.E.M

AREA PHOTO
PROPOSED COMP PLAN AMMENDMENT
IN SECTION 09, T.43 S., R. 33 E.,
HENDRY COUNTY, FLORIDA TO SERVE
"LONG HAMMOCK LLC"

Agenda Item

8i

Summit Church

8i

8i

SUMMIT CHURCH DRI DEVELOPMENT ORDER RESCISSION IN LEE COUNTY

Background

The Summit Church (aka University Baptist Church) Development of Regional Impact (DRI) review development order was approved by the Lee County Board of County Commissioners on April 3, 2006. This DRI review project is located in unincorporated southcentral Lee County just south of the southern entrance road to Florida Gulf Coast University (see Location Map). Normally, a stand-alone church would not be reviewed as a DRI, however, because of a Lee County Comprehensive Plan requirement associated with the approval of Florida Gulf Coast University, Policy 18.2.2 required **“all property within the University Village shall undergo a DRI review”**. Therefore, the DRI review for regional impacts was on the 10.3-acre site, 61,500 square feet depicted in three church structures, a 1.55-acre storm water management lake, and parking areas. This project has no regional impacts other than related to vegetation and wildlife. To be consistent with how other DRIs in the University Village have been reviewed it was necessary to impose regional conditions related to habitat impacts to Florida panthers, wetlands and indigenous vegetation on this site. To date 26,641 SF has been constructed. The applicant seeks to develop an additional 11,600 square foot worship hall in a proposed single story building adjacent to and adjoining to its existing 26,641 square foot two-story building.

Previous Changes

On August 21, 2007, the Lee County Board of Commissioners extended the phase, build out, and termination dates of the Summit Baptist Church DRI by three years in response to the legislature's amendment to Section 380.06(19)(c), F.S., pursuant to House Bill 7203. The extended buildout date of December 31, 2-13 has expired and the termination date is 2019.

Proposed Rescission

On March 15, 2018 the Rescission Application was submitted under the provisions of **Florida Statutes Section 380.115 (Vested rights and duties; effect of size reduction, changes in statewide guidelines and standards)**.

“A development that has received a development-of-regional-impact development order pursuant to s. 380.06 but is no longer required to undergo development-of-regional-impact review by operation of law may elect to rescind the development order pursuant to the following procedures: (2) If requested by the developer or landowner, the development-of-regional-impact development order shall be rescinded by the local government having jurisdiction upon a showing that all required mitigation related to the amount of development that existed on the date of rescission has been completed or will be completed under an existing permit or equivalent authorization issued by a governmental agency as defined in s. 380.031(6), if such permit or authorization is subject to enforcement through administrative or judicial remedies.”

On January 22, 2014, the Lee County Board of Commissioners adopted the University Community DRI Requirement Ordinance (Lee County Ordinance 14-03) eliminating the mandatory review of development in the University Community Land Use Category, unless otherwise required by law. The existing and proposed development do not require DRI review in accordance with the amended Lee County Comprehensive Plan Policy 18.2.2 and the applicant seeks the rescission of Zoning Resolution Z-05-098 approving the DRI.

Staff Review

The Applicant has fully performed the required wildlife mitigation off-site within the Panther Island Mitigation Bank and has mitigated the impact of development on vegetation by maintaining 1.5 acres of the site as indigenous plant communities. The applicant has provided an Affidavit of Compliance stating, “compliance of all applicable local regulations and required mitigation”. Therefore, based the criteria for rescission in Chapter 380.115 (2) FS as stated above, the rescission of this development order is acceptable.

Acceptance of Proposed Rescission Resolution Language

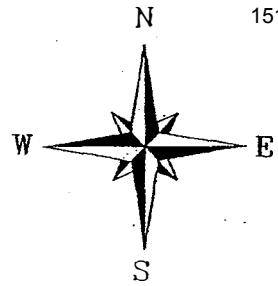
The proposed resolution is acceptable.

RECOMMENDATIONS: 1. Notify Lee County, the Florida Department of Economic Development and the applicant the proposed rescission application is acceptable and will be in compliance with Chapter 380.115 FS.

4/19/2018

TO FT. MYERS

151 of 212



ALICO ROAD

BEN HILL GRIFFIN
PKWY.

THREE OAKS
PKWY.

CORKSCREW
ROAD

**SUBJECT
PROPERTY**

R25E
R26E



CR 887
(OLD 41)

W. TERRY ST

BONITA BEACH RD.

LEE COUNTY
COLLIER COUNTY

TO NAPLES

SUMMIT CHURCH

MAP A
NOVEMBER, 2001

HM
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

6202-F Presidential Court
Fort Myers, FL 33919
Phone : (941) 985-1200
Professional Registration No.1772
Naples • Fort Myers • Venice • Englewood

SHEET
1

Agenda Item

9

Presentations

9

9

--- Agenda --- Item

9a

Charlotte Harbor National
Estuary Program

9a

9a

Agenda Item

9b

Immokalee Foundation-
Workforce Initiative

9b

9b

	Agenda
	Item

10

Director's Report

10

10



EXECUTIVE DIRECTOR'S REPORT: May 17, 2018

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

- February and March Financials
- Budget Amendments

2. Resource Development and Capacity Building

- Post-Disaster Coordinator Update- Ellie McKuen
- Promise Zone Update – Aiden Bandy
- Regional Transportation Update
- FRCA Monthly Report - attached

3. Third Quarter FY 2017-2018 (April 1, 2018 - June 30, 2018)

- Grants Awarded:
 - ✓ DEO grant for \$30,000: A Regional Strategy for Agriculture Sustainability
 - ✓ Contract with Bonita Springs for Flood Reduction Plan; \$50,000
 - ✓ Contract with Bonita Springs for study on Affordable Housing; \$30,000
 - ✓ EDA- Disaster Coordinator; \$250,000
 - ✓ Brownfields grant \$600,000
- Grants Under Development
- Grants Pending: \$538,572 approximately
 - ✓ DEO Grant Opioid Resource Guide \$40,000
 - ✓ DEO Grant Affordable Housing Directory of Providers & Resources \$40,000
 - ✓ DEO Grant AG Food Safety Plans \$30,000
 - ✓ DEO Grant for Web Interactive Map for Hurricane evacuation and Storm Surge \$35,000
 - ✓ EDA Agriculture Sustainability Implementation Plan \$250,000
 - ✓ Evaluation of landscape wetlands Connectivity in Charlotte Harbor Watershed \$143,572



MONTHLY ACTIVITY REPORT: April 2018

RESOURCE DEVELOPMENT/CAPACITY BUILDING and OUTREACH

- Organized and distributed the March 2018 Florida Regional Councils Association (FRCA) Newsletter, *FRCA Forward*. Began collecting articles and formatting the April 2018 Newsletter. Continued to update the FRCA Facebook page.
- Continued to work with the Florida Association of Counties regarding the maintenance and enhancement of the FRCA website and newsletter. Continued to update and maintain the email listserv for the more than 2,500 individuals who receive *FRCA Forward*.
- 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:
 - IFAS Coordination Meeting, April 4th
 - FDOT Workshop on F.S. 333 – Airport Zoning Regulations, April 24th
- Facilitated the Economic Development Planner and Disaster Recovery Coordinator Conference Call with the Economic Development Administration, April 13th
- Worked with the Department of Economic Opportunity and the Department of Environmental Protection to submit two presentation ideas which were selected for the American Planning Association Florida Annual Conference being held in West Palm Beach, September 11 – 14, 2018.

ASSOCIATION MANAGEMENT

- Participated in the March 8 - 9, 2018, Executive Directors Advisory Council (EDAC) and Partners Meetings held in Tallahassee. Prepared for the May 10th EDAC meeting being held by conference call including developing agendas and distributing meeting materials.
- Coordinated FRCA participation with the upcoming annual conferences:
 - National Association of Regional Councils
 - Florida Association of Counties
 - Florida League of Cities
 - American Planning Association, Florida Chapter
- Updated and enhanced the FRCA website.
- Distributed grant opportunities and information of interest from state and national organizations.

Agenda Item

10a

Budget Amendments

10a

10a

Southwest Florida Regional Planning Council

OCTOBER 1, 2017 TO SEPTEMBER 30, 2018

1st Amendment to 2017-2018 Approved Budget

APPROVED BUDGET AMENDMENTS

Revenues	Adopted FY 2017 Budget	Proposed Changes	SWFRPC General Fund	SWFRPC Special Revenue	Proposed Budget Amendment FY2017
Assessments	\$309,106	\$ -	\$ 309,106		\$ 309,106
Secured Federal/State Grants	220,074	323,357		543,431	\$ 543,431
*Program Development (Unsecured Grants/Contracts)	354,171	(298,266) *	55,905		\$ 55,905
Secured Contractual	9,900	80,600		90,500	\$ 90,500
DRIs/NOPCs/Other Reviews	35,000	-		35,000	\$ 35,000
Interest/Misc	6,000	-	6,000		\$ 6,000
**Fund Balance from Audit YE 9/30/16 (FY15/16)	811,779	- **	811,779		\$ 811,779
Total Income (Revenue)	\$1,746,030	\$ 105,691	\$ 1,182,790	\$ 668,931	\$1,851,721

Expenditures (Expenses)					
Direct:					
Salaries (A)	\$440,748	\$ 62,855	\$141,008	\$ 362,595	\$503,603
FICA	33,717	4,809	38,526		\$38,526
Unemployment	-	-			\$0
Workers Compensation	3,687	-	3,687		\$3,687
Retirement	48,915	3,363	52,278		\$52,278
Health Insurance (B)	64,433	20,413	84,846		\$84,846
Total Personnel Expenses	\$ 591,500	\$ 91,440	\$ 320,345	\$ 362,595	\$ 682,940

Expenses					
Consultants (C)	\$106,200	\$ (47,602)		\$ 58,598	\$ 58,598
Grant/Consulting - Contractual (D)	-	37,049		37,049	\$37,049
Audit Fees	32,000	-	32,000		32,000
Travel	20,000	13,000	9,000	24,000	33,000
Telephone	4,600	-	4,600		4,600
Postage	1,425	-	1,300	125	1,425
Equipment Rental (E)	6,695	-	6,695		6,695
Insurance (F)	10,722	1,304	12,026		12,026
Repair/Maint. (Tech/Equip)	1,000	-	1,000		1,000
Printing/Reproduction	3,100	-	600	2,500	3,100
Utilities (Elec/Internet)	24,900	-	24,900		24,900
Advertising	1,600	-	600	1,000	1,600
Other Miscellaneous	200	-	200		200
Bank Service Charges	-	-			-
Office Supplies	4,000	-	2,000	2,000	4,000
Computer Related Expenses (G)	24,184	7,500	25,487	6,197	31,684
Dues and Memberships (H)	25,095	-	25,095		25,095
Publications	100	-	100		100
Professional Development	1,000	-	1,000		1,000
Meetings/Events	6,000	3,000	6,000	3,000	9,000
Capital Outlay-Operations	24,000	-	4,000	20,000	24,000
Lease Long Term	45,930	-	45,930		45,930
Fund Balance from Audit YE 9/30/16 (FY15/16)	811,779	- *	811,779		811,779
Operational Expense	\$ 1,154,530	\$ 14,251	\$ 1,014,312	\$ 154,469	\$ 1,168,781

Fringe/Indirect Allocation			(151,867)	\$ 151,867	\$ -
Utilized Reserve					-
Total Operational Expenses	1,154,530	14,251	862,445	306,336	1,168,781
Total Cash Outlays	\$ 1,746,030	\$ 105,691	\$ 1,182,790	\$ 668,931	\$ 1,851,721

Net Income/Loss	\$ -	\$ (0)	\$ -	\$ -	\$ -
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*Program Development (Unsecured Grants/Contracts) was determined based on three previous years budgets which brought in at least \$354,171 in additional revenue after the budget was adopted. To date, the SWFRPC has exceeded the \$354,171 program development by securing funding of \$403,957 as of March 2018.

**Fund Balance from Audit YE 9/30/16 (FY15/16) - included in this fund is the investments, operating funds and net of all assets and liabilities as of 9/30/16.

***The Fund Balance - End of Year \$811,779 - is a snapshot as of 9/30/16 per audit report.

***** The Council approved by resolution on 4/21/16 to include investments in the budget. Investments consist of Money Market and Government Pool. The balance will increase over time as interest accrues.

	Adopted FY 2016 Budget	Proposed Changes	SWFRPC General Fund	SWFRPC Special	Proposed Budget
Investments as of 1/31/18	-	-	\$ 730,335	\$ -	\$ 730,335

Agenda Item

10b

February and March 2018 Financials

10b

10b

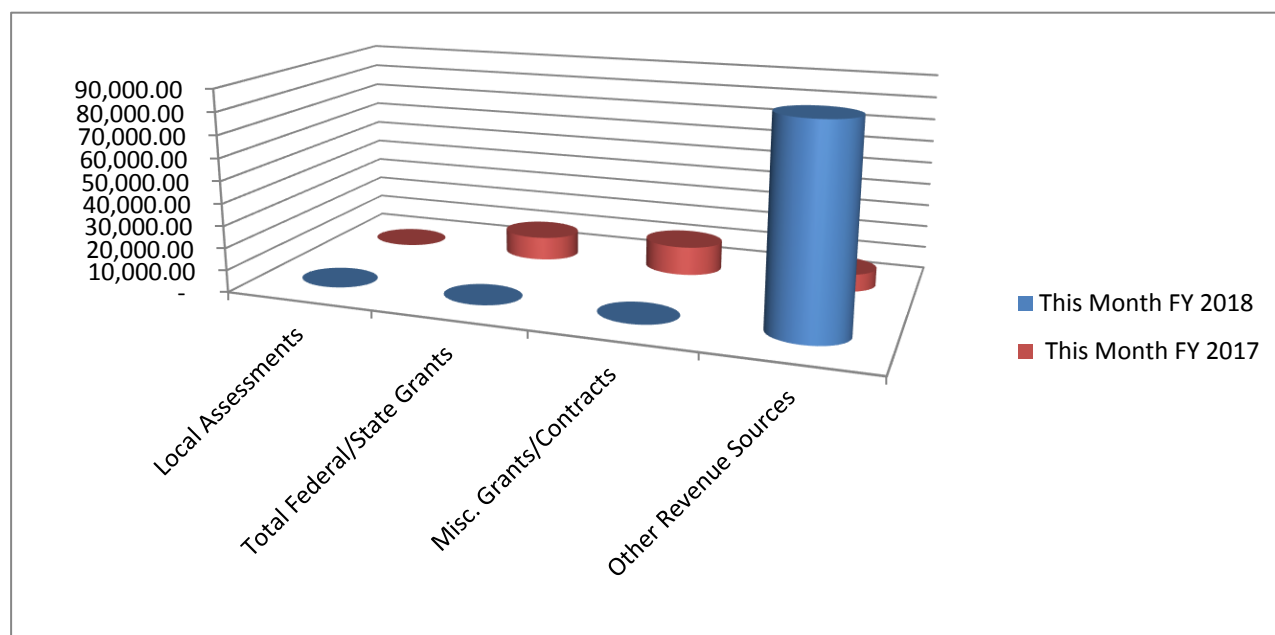
2017 - 2018 Workplan & Budget Financial Snapshot

Feb-18

Revenues

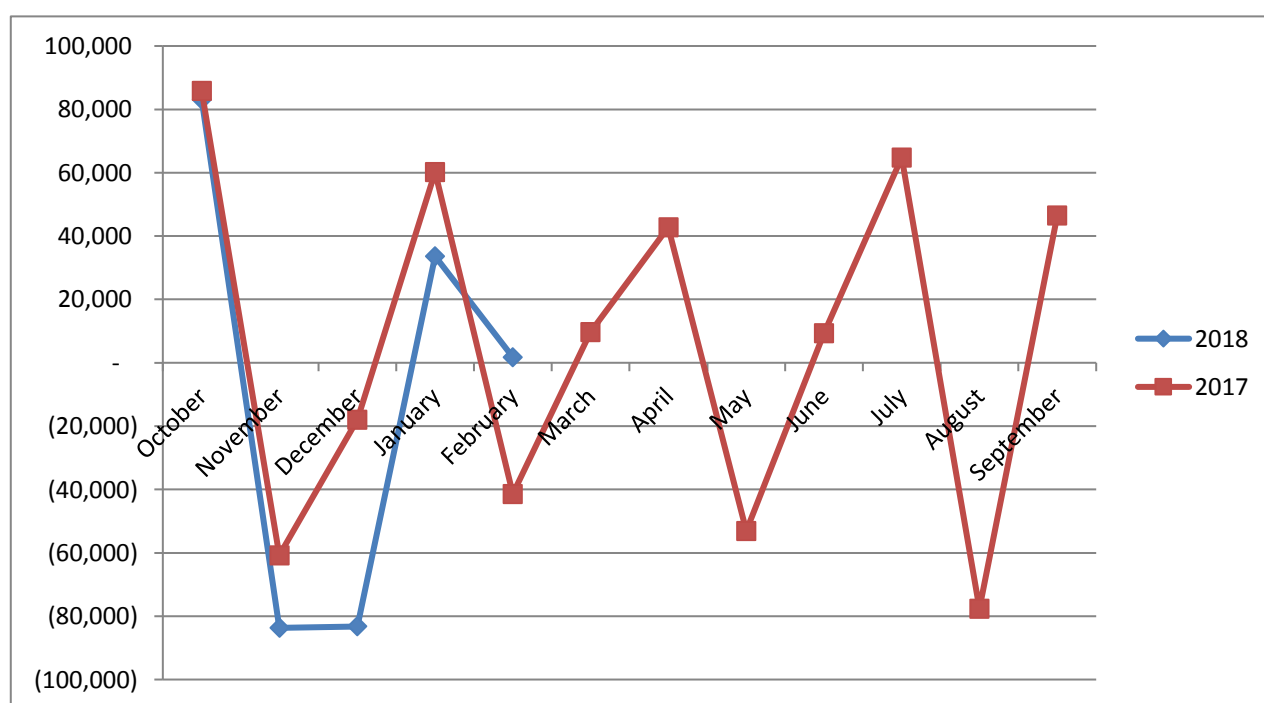
Local Assessments
Total Federal/State Grants
Misc. Grants/Contracts
Other Revenue Sources

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, and EPA
Federal Grants billed Semi Annually: Economic Development
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 (\$48,480) Unaudited

SWFRPC

Detail of Reserve

As of FEBRUARY 28, 2018

Cash and Cash Equivalents:

Petty Cash	\$	200
FineMark Operating Funds		105,812
2016 Fiscal Year Carryover		22,258
		<hr/>
<i>Total Cash and Cash Equivalents</i>	\$	128,270

Investments:

FineMark Money Market	\$	512,517
Local government Surplus Trust Fund Investment Pool (Fund A)		138,642
		<hr/>
<i>Total Investments</i>	\$	651,159

Total Reserves	<hr/>	<hr/>
	\$	779,430
		<hr/>

**SWFRPC INCOME STATEMENT
COMPARED WITH BUDGET**

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FOR THE ONE MONTH ENDING FEBRUARY 28, 2018

	Current Month	Year to Date A	FY 2017-2018 Approved Budget B	% Of Budget Year to Date	Budget Remaining				
REVENUES									
LOCAL ASSESSMENTS									
CHARLOTTE COUNTY	\$	- \$	25,568	\$	38,351	67%	\$	12,783	
COLLIER COUNTY		-	52,530		105,061	50%	\$	52,531	
GLADES COUNTY		-	1,958		3,914	50%	\$	1,956	
HENDRY COUNTY		-	5,756		11,511	50%	\$	5,755	
LEE COUNTY		-	55,906		83,858	67%	\$	27,952	
CITY OF CAPE CORAL		-	25,572		51,142	50%	\$	25,570	
CITY OF FORT MYERS		-	11,416		22,832	50%	\$	11,416	
TOWN OF FORT MYERS BEACH INC		-	942		1,883	50%	\$	941	
BONITA SPRINGS		-	7,258		14,516	50%	\$	7,258	
CITY OF SANIBEL		-	988		1,977	50%	\$	989	
SARASOTA COUNTY		-	29,965		29,965	100%		-	
TOTAL LOCAL ASSESSMENTS	\$	-	\$	217,859	\$	365,010	60%	\$	147,151
FEDERAL / STATE GRANTS									
TD Glades/Hendry 17/18		-	7,587		32,020	24%		24,433	
DEM - Collier Hazard Analysis 17/18		-	9,380		8,054	116%		(1,326)	
Wetland Mitigation Strategy - EPA		-	27,500		110,000	25%		82,500	
Promise Zone		-	1,476		-	N/A		1,476	
Economic Development Planning 17/19		-	-		70,000	0%		70,000	
TOTAL FEDERAL / STATE GRANTS	\$	-	\$	45,943	\$	220,074	21%	\$	177,084
MISC. GRANTS / CONTRACTS/CONTRACTUAL									
GLADES SQG		-	-		3,900	0%		3,900	
FHERO		-	-		6,000	0%		6,000	
TOTAL MISC. GRANTS/CONTRACTS	\$	-	\$	-	\$	9,900	0%	\$	9,900
DRIS/NOPCS/MONITORING									
DRI MONITORING FEES		250	\$	1,500	\$	-	\$	1,500	
DRIS/NOPCS INCOME		14,500		24,880		35,000	71%	10,120	
TOTAL	\$	14,750	\$	26,380	\$	35,000	75%	\$	11,620

	Current Month	Year to Date A	FY 2017-2018 Approved Budget B	% Of Budget Year to Date	Budget Remaining
Program Development (Unsecured Grants/Contract)					
*Program Development (Unsecured	-	-	354,171		-
DEM - LEPC 17/18	20,995	20,995	-	N/A	N/A
DEM - HMEP 16/17	23,680	23,680	-	N/A	N/A
Bonita Springs Flooding	20,000	20,000	-	N/A	N/A
DEO Agricultural Sustainability	10,000	10,000	-	N/A	N/A
TOTAL PROGRAM DEVELOPMENT	\$ 74,676	\$ 74,676	\$ 354,171	N/A	\$ -
OTHER REVENUE SOURCES					
ABM SPONSORSHIPS	-	-	-	N/A	-
CELA TEGA SPONSORSHIPS	-	-	-	N/A	-
Misc. Income	-	846	6,000	14%	5,154
INTEREST INCOME - Money Market	117	660	-	N/A	660
Fund A Investment Income	190	860	-	N/A	860
TOTAL OTHER REVENUE SOURCES	\$ 307	\$ 2,367	\$ 6,000	39%	\$ 6,674
<i>Fund Balance</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 811,779</i>		
TOTAL REVENUES	\$ 89,733	\$ 367,224	\$ 1,801,934		\$ 352,429
EXPENSES					
PERSONNEL EXPENSES					
SALARIES EXPENSE	\$ 34,214	\$ 183,430	\$ 440,748	42%	257,318
FICA EXPENSE	2,587	13,876	33,717	41%	19,841
RETIREMENT EXPENSE	5,944	20,850	48,915	43%	28,065
HEALTH INSURANCE EXPENSE	6,712	27,262	64,433	42%	37,171
WORKERS COMP. EXPENSE	484	1,210	3,687	33%	2,477
UNEMPLOYMENT COMP. EXPENSE	-	-	-	N/A	-
TOTAL PERSONNEL EXPENSES	\$ 49,940	\$ 246,630	\$ 591,500	42%	344,870
OPERATIONAL EXPENSES					
CONSULTANTS	\$ 21,289	\$ 37,099	\$ 106,200	35%	69,101
GRANT/CONSULTING EXPENSE	875	36,075	-	N/A	N/A
AUDIT SERVICES EXPENSE	-	1,000	32,000	3%	31,000
TRAVEL EXPENSE	4,290	22,284	20,000	111%	(2,284)
TELEPHONE EXPENSE	139	1,563	4,600	34%	3,037
POSTAGE / SHIPPING EXPENSE	-	176	1,425	12%	1,249
EQUIPMENT RENTAL EXPENSE	445	2,503	6,695	37%	4,192
INSURANCE EXPENSE	668	7,351	10,722	69%	3,371
REPAIR/MAINT. EXPENSE	-	85	1,000	9%	915
PRINTING/REPRODUCTION EXPENSE	163	1,244	3,100	40%	1,856

	Current Month	Year to Date A	FY 2017-2018 Approved Budget B	% Of Budget Year to Date	Budget Remaining
UTILITIES (Elec, Internet)	1,306	7,871	24,900	32%	17,029
ADVERTISING/LEGAL NOTICES EXP	329	819	1,600	51%	781
OTHER MISC. EXPENSE	-	-	200	0%	200
BANK SERVICE CHARGES	-	-	-	N/A	N/A
OFFICE SUPPLIES EXPENSE	28	1,106	4,000	28%	2,894
COMPUTER RELATED EXPENSE	45	10,670	24,184	44%	13,514
DUES AND MEMBERSHIP	-	15,193	25,095	61%	9,902
PUBLICATION EXPENSE	-	-	100	0%	100
PROF. DEVELOP.	-	-	1,000	0%	1,000
MEETINGS/EVENTS EXPENSE	4,625	5,109	6,000	85%	892
CAPITAL OUTLAY - OPERATIONS	-	-	24,000	0%	24,000
LEASE LONG TERM	3,859	18,926	45,930	41%	27,004
UNCOLLECTABLE RECEIVABLES	-	-	-	N/A	N/A
FUND BALANCE			\$ 811,779		
OPERATIONAL EXP.	\$ 38,062	\$ 169,074	\$ 1,154,530	15%	209,752
ALLOCATION FOR FRINGE/INDIRECT (CAPTURED BY GRANTS)					
TOTAL OPERATIONAL EXP.			\$ 1,154,530		
TOTAL CASH OUTLAY	\$ 88,003	\$ 415,704	\$ 1,746,030		\$ 554,622
NET INCOME (LOSS)	\$ 1,731	\$ (48,479)			

SWFRPC
Balance Sheet
February 28, 2018

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ASSETS

Current Assets		
Cash - Florida Prime	\$	138,642.22
Cash - FineMark Oper.		105,812.42
Cash - FineMark MM		512,517.01
Petty Cash		200.00
Accounts Receivable		130,897.18
		<hr/>
Total Current Assets		888,068.83
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>1,040,129.30</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 PR Parcel 9E DRI_5342		19,169.99
Deferred Pine Air NOPC_5343		1,437.12
Deferred PR XXVII DRI_5344		14,861.64
Deferred PR XXVI DRI_5345		20,000.00
Deferred Deep Lagoon NOPC_5346		1,842.78
Deferred Fiddlers NOPC_5347		1,235.87
Deferred City Gate NOPC_5348		2,000.00
Deferred Palmer Ranch 28_5349		9,896.73
Deferred Riverwood NOPC_5350		4,500.00
Deferred Murdock Center_5351		2,000.00
FICA Taxes Payable		12.13
Federal W/H Tax Payable		(118.70)
United way Payable		(220.00)
Deferred Compensation Payable		300.00
FSA Payable		(638.81)
LEPC Contingency Fund		305.25
		<hr/>
Total Current Liabilities		79,328.20
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		185,036.64

Unaudited - For Management Purposes Only

SWFRPC
Balance Sheet
February 28, 2018

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Capital		
Fund Balance-Unassigned	349,601.05	
Fund Balance-Assigned	514,000.00	
FB-Non-Spendable/Fixed Assets	39,970.74	
Net Income	<u>(48,479.13)</u>	
Total Capital		<u>855,092.66</u>
Total Liabilities & Capital	\$	<u><u>1,040,129.30</u></u>

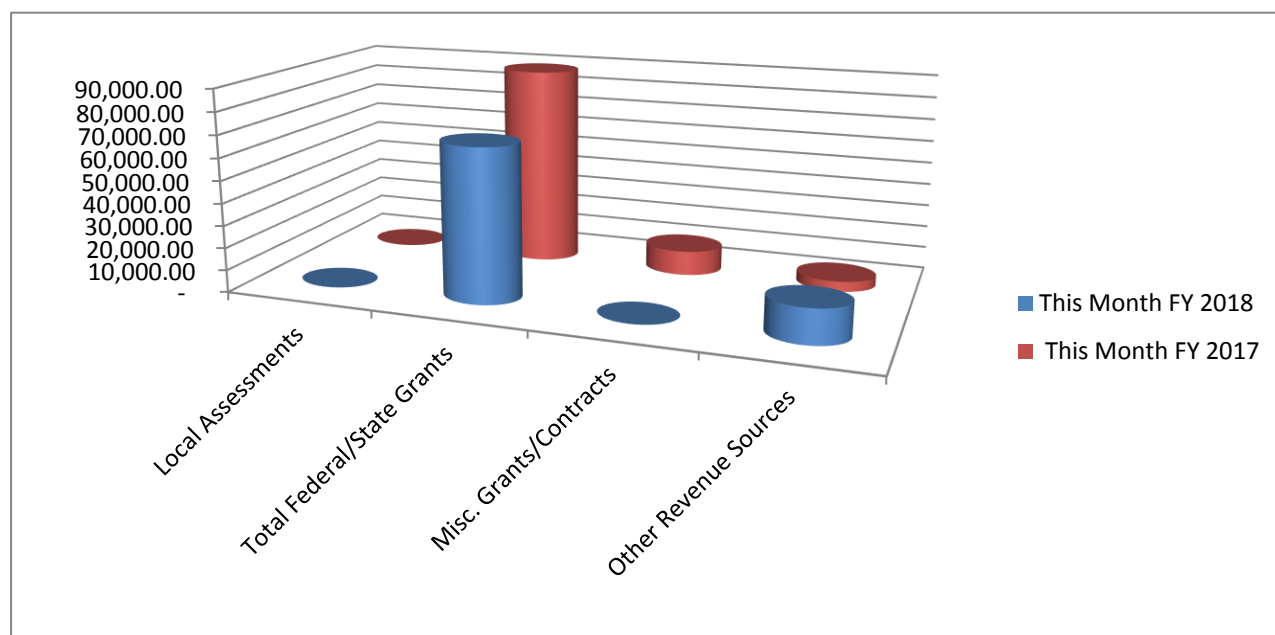
2017 - 2018 Workplan & Budget Financial Snapshot

Mar-18

Revenues

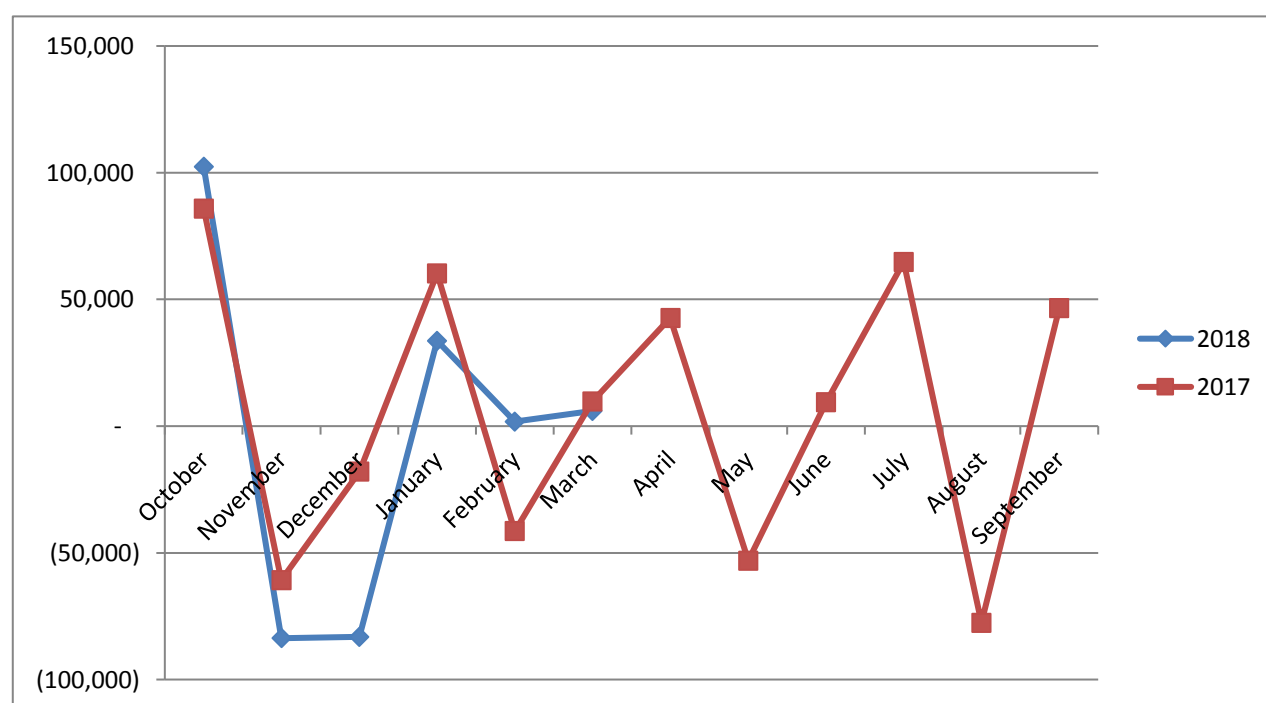
Local Assessments
Total Federal/State Grants
Misc. Grants/Contracts
Other Revenue Sources

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, and EPA
Federal Grants billed Semi Annually: Economic Development
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 (\$23,157) Unaudited

SWFRPC

Detail of Reserve

As of MARCH 31, 2018

Cash and Cash Equivalents:

Petty Cash	\$	200
FineMark Operating Funds		71,095
2016 Fiscal Year Carryover		22,258
		<hr/>
<i>Total Cash and Cash Equivalents</i>	\$	93,553

Investments:

FineMark Money Market	\$	512,648
Local government Surplus Trust Fund Investment Pool (Fund A)		138,853
		<hr/>
<i>Total Investments</i>	\$	651,500

Total Reserves	<hr/>	<hr/>
	\$	745,053
		<hr/>

**SWFRPC INCOME STATEMENT
COMPARED WITH BUDGET**

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FOR THE ONE MONTH ENDING MARCH 31, 2018

	Current Month	Year to Date A	FY 2017-2018 Approved Budget B	% Of Budget Year to Date	Budget Remaining
REVENUES					
LOCAL ASSESSMENTS					
CHARLOTTE COUNTY	\$	- \$ 25,568	\$ 38,351	67%	\$ 12,783
COLLIER COUNTY		- 52,530	105,061	50%	\$ 52,531
GLADES COUNTY		- 1,958	3,914	50%	\$ 1,956
HENDRY COUNTY		- 5,756	11,511	50%	\$ 5,755
LEE COUNTY		- 55,906	83,858	67%	\$ 27,952
CITY OF CAPE CORAL		- 25,572	51,142	50%	\$ 25,570
CITY OF FORT MYERS		- 11,416	22,832	50%	\$ 11,416
TOWN OF FORT MYERS BEACH INC		- 942	1,883	50%	\$ 941
BONITA SPRINGS		- 7,258	14,516	50%	\$ 7,258
CITY OF SANIBEL		- 988	1,977	50%	\$ 989
SARASOTA COUNTY		- 29,965	29,965	100%	-
TOTAL LOCAL ASSESSMENTS	\$	- \$ 217,859	\$ 365,010	60%	\$ 147,151
FEDERAL / STATE GRANTS					
DEM - LEPC 17/18		- 20,995	80,000	26%	59,005
DEM - HMEP 16/17		- 23,680	23,871	99%	191
DEM - HMEP 17/18		- -	60,349		
TD Glades/Hendry 17/18		- 7,587	18,367	41%	10,780
DEM - Collier Hazard Analysis 17/18		- 9,380	20,844	45%	11,464
Wetland Mitigation Strategy - EPA	27,500	55,000	110,000	50%	55,000
Promise Zone	-	1,476	-	N/A	(1,476)
DEO Agricultural Sustainability	5,000	15,000	30,000	50%	15,000
Disaster Recovery Coordinator	-	-	100,000	0%	100,000
National Community Service	-	-	30,000	0%	30,000
Economic Development Planning 17/19	36,158	36,158	70,000	52%	33,842
TOTAL FEDERAL / STATE GRANTS	\$ 68,658	\$ 169,277	\$ 543,431	31%	\$ 254,610
MISC. GRANTS / CONTRACTS/CONTRACTUAL					
GLADES SQG	-	-	4,500	0%	4,500
Bonita Springs Flooding	-	20,000	50,000	40%	30,000
Bonita Springs Affordable Housing	-	-	30,000	0%	30,000
FHERO	-	-	6,000	0%	6,000
TOTAL MISC. GRANTS/CONTRACTS	\$	- \$ 20,000	\$ 90,500	22%	\$ 70,500
DRIS/NOPCS/MONITORING					
DRI MONITORING FEES	- \$	1,500	\$ -		\$ 1,500
DRIS/NOPCS INCOME	15,139	40,019	35,000	114%	(5,019)
TOTAL	\$ 15,139	\$ 41,519	\$ 35,000	119%	\$ (3,519)

	Current Month	Year to Date A	FY 2017-2018 Approved Budget B	% Of Budget Year to Date	Budget Remaining
Program Development (Unsecured Grants/Contract)					
*Program Development (Unsecured	-	-	-		-
TOTAL PROGRAM DEVELOPMENT	\$ -	\$ -	\$ -	N/A	\$ -
OTHER REVENUE SOURCES					
ABM SPONSORSHIPS	-	-	-	N/A	-
CELA TEGA SPONSORSHIPS	-	-	-	N/A	-
Misc. Income	-	846	6,000	14%	5,154
INTEREST INCOME - Money Market	131	791	-	N/A	791
Fund A Investment Income	210	1,070	-	N/A	1,070
TOTAL OTHER REVENUE SOURCES	\$ 341	\$ 2,708	\$ 6,000	45%	\$ 7,015
<i>Fund Balance</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 811,779</i>		
TOTAL REVENUES	\$ 84,138	\$ 451,362	\$ 1,851,720		\$ 475,757
EXPENSES					
PERSONNEL EXPENSES					
SALARIES EXPENSE	\$ 37,963	\$ 221,394	\$ 440,748	50%	219,354
FICA EXPENSE	2,874	16,750	33,717	50%	16,967
RETIREMENT EXPENSE	4,011	19,937	48,915	41%	28,978
HEALTH INSURANCE EXPENSE	6,961	34,223	64,433	53%	30,210
WORKERS COMP. EXPENSE	242	1,452	3,687	39%	2,235
UNEMPLOYMENT COMP. EXPENSE	-	-	-	N/A	-
TOTAL PERSONNEL EXPENSES	\$ 52,050	\$ 293,755	\$ 591,500	50%	297,745
OPERATIONAL EXPENSES					
CONSULTANTS	\$ 2,178	\$ 39,277	\$ 106,200	37%	66,923
GRANT/CONSULTING EXPENSE	1,000	37,075	-	N/A	N/A
AUDIT SERVICES EXPENSE	-	1,000	32,000	3%	31,000
TRAVEL EXPENSE	2,861	25,144	20,000	126%	(5,144)
TELEPHONE EXPENSE	577	2,140	4,600	47%	2,460
POSTAGE / SHIPPING EXPENSE	56	231	1,425	16%	1,194
EQUIPMENT RENTAL EXPENSE	445	2,948	6,695	44%	3,747
INSURANCE EXPENSE	668	8,019	10,722	75%	2,703
REPAIR/MAINT. EXPENSE	-	85	1,000	9%	915
PRINTING/REPRODUCTION EXPENSE	123	1,366	3,100	44%	1,734
UTILITIES (Elec, Internet)	1,367	9,238	24,900	37%	15,662
ADVERTISING/LEGAL NOTICES EXP	88	908	1,600	57%	692
OTHER MISC. EXPENSE	-	-	200	0%	200

	Current Month	Year to Date A	FY 2017-2018 Approved Budget B	% Of Budget Year to Date	Budget Remaining
BANK SERVICE CHARGES	-	-	-	N/A	N/A
OFFICE SUPPLIES EXPENSE	155	1,262	4,000	32%	2,738
COMPUTER RELATED EXPENSE	12,633	23,303	24,184	96%	881
DUES AND MEMBERSHIP	-	828	25,095	3%	24,267
PUBLICATION EXPENSE	-	-	100	0%	100
PROF. DEVELOP.	-	-	1,000	0%	1,000
MEETINGS/EVENTS EXPENSE	48	5,156	6,000	86%	844
CAPITAL OUTLAY - OPERATIONS	-	-	24,000	0%	24,000
LEASE LONG TERM	3,859	22,785	45,930	50%	23,145
UNCOLLECTABLE RECEIVABLES	-	-	-	N/A	N/A
FUND BALANCE			\$ 811,779		
OPERATIONAL EXP.	\$ 26,055	\$ 180,764	\$ 1,154,530	16%	199,062
ALLOCATION FOR FRINGE/INDIRECT (CAPTURED BY GRANTS)					
TOTAL OPERATIONAL EXP.			\$ 1,154,530		
TOTAL CASH OUTLAY	\$ 78,105	\$ 474,519	\$ 1,746,030		\$ 496,807
NET INCOME (LOSS)	\$ 6,033	\$ (23,157)			

SWFRPC
Balance Sheet
March 31, 2018

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ASSETS

Current Assets		
Cash - Florida Prime	\$	138,852.68
Cash - FineMark Oper.		71,095.09
Cash - FineMark MM		512,647.61
Petty Cash		200.00
Accounts Receivable		181,535.56
		<hr/>
Total Current Assets		904,330.94
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	\$	1,056,391.41
		<hr/> <hr/>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	113.28
Deferred NorthPoint NOPC_5328		662.23
Deferred Commons NOPC_5337		1,500.00
Deferred Pine Air NOPC_5343		1,437.12
Deferred PR XXVII DRI_5344		14,861.64
Deferred PR XXVI DRI_5345		15,000.00
Deferred Deep Lagoon NOPC_5346		1,842.78
Deferred Fiddlers NOPC_5347		1,235.87
Deferred City Gate NOPC_5348		1,500.00
Deferred Palmer Ranch 28_5349		29,896.73
Deferred Riverwood NOPC_5350		4,500.00
Deferred Murdock Center_5351		1,500.00
Deferred Summit Church_5353		2,500.00
Deferred BRC NOPC Incr 1_5354		5,000.00
FICA Taxes Payable		176.87
Federal W/H Tax Payable		(0.21)
United way Payable		(132.00)
Deferred Compensation Payable		300.00
FSA Payable		(708.43)
LEPC Contingency Fund		305.25
		<hr/>
Total Current Liabilities		81,491.13
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		187,199.57

Unaudited - For Management Purposes Only

SWFRPC
Balance Sheet
March 31, 2018

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Capital		
Fund Balance-Unassigned	338,378.04	
Fund Balance-Assigned	514,000.00	
FB-Non-Spendable/Fixed Assets	39,970.74	
Net Income	<u>(23,156.94)</u>	
Total Capital		<u>869,191.84</u>
Total Liabilities & Capital	\$	<u><u>1,056,391.41</u></u>

Agenda Item

10c

Promise Zone Update

10c

10c

Agenda Item

10d

Disaster Recovery Coordinator
Update

10d

10d



Disaster Recovery Update

April 19, 2018

Today's Discussion

- Federal disaster recovery appropriations
- Coordinator's workplan



Federal Disaster Recovery Supplemental Appropriations

- House Report 1892 – Bipartisan Budget Act of 2018*
 - Became law – February 9, 2018
 - Allocates (among other items) disaster recovery funds
 - **Approximately \$35 Billion****
 - Includes Hurricanes Harvey, Irma, Maria as well as wildfires
 - Florida's allocation currently under consideration

* Does not include FEMA allocations

**Does not include law enforcement, NASA, armed services, ACOE, TSA, ICE, etc.



Federal Appropriations Overview

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Agency	Funding	Descriptions	Spending Deadlines
Agriculture	\$3.5 billion	Crops, trees, bushes and vine losses up to 85% for those that did not have insurance 2017/2018; building and facilities; emergency conservation program; watershed/flood prevention operations; rehabilitation of Section 515 rental housing; rural water/waste disposal	Varies from 9/30/2019 to 12/31/2019 or until expended
Health and Human Services	\$7.6 million	Building and Facilities	Until expended
Commerce - EDA	\$600 million	Flood mitigation, disaster relief, long term recovery, restoration of infrastructure	Until expended
General Services Administration	\$15 million	Tenant improvements for tenants in damaged U.S. courthouses	Until expended
Small Business Administration	\$1.6 billion	Disaster loans	Until expended
Environmental Protection Agency	\$13.2 million	Hazardous substance superfund (additional to existing program); leaking underground storage tanks	Until expended
Transportation	\$444.5 million	Public transportation emergency relief program (MPO/State); airport and airway trust fund for facilities, equipment and operations	Until expended
Housing and Urban Development	\$28 billion	Long term recovery - restoration of infrastructure and housing, economic revitalization; 33% allocated to those states affected by Hurricanes Harvey, Irma and Maria. Sent directly to the states	Not identified

US Department of Agriculture

Agency	Eligible Activities	Eligible Applicants	Overview
U.S. Department of Agriculture (USDA)	Expenses related to crops, trees, bushes and vine losses	Uninsured growers	Press release - May 1, 2018



US Department of Agriculture

- \$2.36 billion nationwide
- Florida's appropriation
 - \$340 million
 - 2017 Wildfires and Hurricanes Indemnity Program (WHIP)
- Eligibility Criteria
 - Apply prior to July 16
 - Anticipated reimbursement by fall
- Key components
 - Crops, trees, bushes or vine must be in presidential or secretarial designation in 2017
 - Other counties if documentation can be provide
 - Individual basis with or without insurance
 - If funded, must acquire insurance for future crops for following 2-year period
 - Eligibilities range from \$125,000 to \$900,000
 - Evaluated by USDA



EDA – Disaster Recovery

Agency	Disaster Investment Priorities	Eligible Activities	Accomplishments
Economic Development Administration	Recovery/Resilience; Infrastructure; Workforce Development and Manufacturing; Exports and Foreign Direct Investments (FDI)*	Planning/Design; Construction; Infrastructure	Job creation, retention or expansion



*Foreign Direct Investment is the investment (at least \$1million) by a foreign country in physical assets in the US.

EDA – Disaster Recovery Regional Allocation

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- Federal allocation - \$600,000,000
 - Regional allocation - \$147,362,000
 - Region IV-Atlanta – Alabama, Georgia, Kentucky, Mississippi, North Carolina, Florida, Tennessee, South Carolina*
 - Long term rebuilding/redevelopment strategies
 - Regionally oriented
 - Coordinated/collaborative economic development
 - Funding will follow criteria developed under EDA's Economic Adjustment Assistance (EAA)
- Fosters economic growth and resiliency through implementation projects
 - Infrastructure improvements (site acquisition, site preparation, construction, rehabilitation, facilities equipping)
 - Business/infrastructure financing, i.e., revolving loan funds, loan guarantees
 - Market industry research/analysis
 - Technical assistance
 - Public services
 - Training

* States with presidential declared emergency declarations



EDA – Disaster Recovery Regional Allocation

- No submittal deadline
 - Funding on rolling basis subject to availability of funds
- Two-phase submittal process
 - Phase 1 – Proposal phase
 - Must provide nexus between project scope of work and disaster recovery/resilience efforts
 - EDA will notify applicant within 30 days to proceed with Phase 2
- Phase 2 – Complete application
 - One-page project description - more complete nexus between project including the intended project outcomes that fulfill communities specific to post-disaster needs; and
 - Budget narrative – itemized values to support the project, along with match descriptions
 - Disaster nexus – Directly tie the project to the disaster. Identify the project outcomes that fulfill the community's specific post-disaster needs



EDA – Disaster Recovery Regional Allocation

➤ Match requirement

- Ranges between 0 to 50 percent
 - EDA review on case-by-case basis
 - Lower match requirement requires sufficient justification to EDA
 - Follows criteria outlined in 13 CFR 301.4, Subpart D (Investment Rates and Matching Share Requirements)



HUD CDBG - Disaster Recovery

Agency	Eligible Activities	Accomplishments	Overview
Housing and Urban Development – CDBG-DR	Housing, Economic Revitalization, Infrastructure	Low/Moderate Income persons or areas	Administered by state; can be used as match to other federal programs



HUD CDBG – Disaster Recovery

Florida Allocation - \$616 million

- \$493 million 'HUD identified most impacted and distressed' areas

- Brevard County
- Broward County
- **Collier County**
- Duval County
- **Lee County**
- Miami-Dade County
- Monroe County
- Orange County
- Polk County
- Volusia County
- 32068 (Clay County)
- 32091 (Bradford County)
- 32136 (Flagler County)
- 34266 (Desoto County)

- \$123 million 'State identified most impacted and distressed' areas
- Areas identified in the State's Action Plan
 - Draft plan due end of April
 - Will be sent to HUD mid May
 - HUD has 45 days for approval
 - Anticipated implementation
 - Fall 2018



➤ Funding priorities

➤ Housing Programs

- Workforce Affordable Rental
 - New construction
 - Low Income Housing Tax Credits
 - Small rental complex-50 units or less
 - Land acquisition for workforce rental projects
- Repair/replacement of units
- Voluntary home buyout
- Replacement units from buyout program

➤ Program Administration

- Workforce rental programs
 - Florida Housing Finance Corporation
- Repair/replacement, Buyouts and replacement units from buyouts
 - Administered by Department of Economic Opportunity

HUD CDBG – Disaster Recovery

- Funding priorities
- Economic Revitalization
 - Workforce recovery training
 - Needed workforce training to support long term recovery jobs
 - Construction focused training
 - Business recovery grant
 - Cost of replacing equipment/inventory
 - Not allowed to repay SBA loans
 - Must document impacts from storm
- Business assistance to new Floridians from Puerto Rico
 - Devastation from Maria relocated residents
 - Public assistance for new businesses and entrepreneurs, may include:
 - Business plan guidance
 - Specific regional market information
 - Accounting and legal assistance
 - Licensing and permitting guidance
 - Seminars and other forms of assistance



HUD CDBG – Disaster Recovery

- Infrastructure Repair and Mitigation Program
 - \$791 million additional allocation – Portion of
 - Balance to continue unmet housing and economic revitalization needs
 - Notice from Federal Register



Coordinator's Workplan – March to Current^{192 of 212}

➤ Meetings/Emails/Telephone Contacts (Since March)

- Local, state, federal agencies
 - Glades County
 - Cape Coral
- CareerSource (2 meetings)
- Small Business Development Center
- Promise Zone Task Forces
- Comprehensive Economic Development Strategy Task Force
- Non-Profits
 - Shelter for Abused Women and Children
 - One-by-One Leadership
 - Charlotte Harbor National Estuary Program

➤ Senator Rubio Workshop

- April 26, Immokalee
- Guadalupe Center
- FEMA, Social Security, RCMA
- Consolidated the local needs assessment by agency
- Began draft Regional Disaster Resource Guide
- Began formatting webpage
- Reviewed federal register for funding appropriations



Coordinator's Workplan - Continuous

- Continue to focus on meetings:
 - Chambers of Commerce
 - May 10 – Greater Fort Myers Chamber
 - Counties
 - Hendry – May 18
 - Business owners
 - Economic development offices
 - Collier County pending
 - Lee County pending
 - Tourism development councils
 - Metropolitan Planning Organizations
 - Emergency Managers
 - May 9 - Lee County
- Continue data collection
- New/continuing funding sources
- Continue drafting Disaster Recovery Resource Guide



Disaster Recovery

Questions??



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Staff Summaries

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Grant Activity Sheet
(Information Only)

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Type	Awarded	Job ID	Funding Agency	Project Manager	Project Name	App Due Date	Date Submitted	Date Awarded/Denied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Status	Total Match Amt-RPC
Grant	Pending		EDA - US Economic Development Administration	C.J. Kammerer	Regional Sustainability Implementation Study for SWFL Small to Mid-Sized Farms		5/8/2018			\$258,182.00	\$113,182.00			Submitted	\$51,637.00
Grant	Pending		EPA - US Environmental Protection Agency	Jim Beever	WPDG- CHNEP Wetland Connectivity		5/8/2018			\$204,120.00	\$145,246.00			Submitted	
Contract	Pending		FDEP - FL Dept. of Environmental Protection	Jim Beever	Ecosystem Services- Aquatic Preserves Valuation		5/1/2018			\$90,000.00	\$90,000.00			Submitted	
Grant	Pending		DEO - FL Dept. of Economic Opportunity	Sean McCabe	Food Safety Plans for SWFL Small-Midsized Growers	5/7/2018	5/4/2018			\$30,000.00	\$30,000.00			Submitted	
Grant	Pending		DEO - FL Dept. of Economic Opportunity	Tim Walker	Storm Surge Evac Routes & Shelters Interactive GIS Web Map	5/7/2018	5/4/2018			\$35,000.00	\$35,000.00			Submitted	
Grant	Pending		DEO - FL Dept. of Economic Opportunity	Margaret Wuerstle	Affordable Housing Directory of Resources	5/7/2018	5/1/2018			\$40,000.00	\$40,000.00			Submitted	
Grant	Pending		DEO - FL Dept. of Economic Opportunity	Margaret Wuerstle	SWFL Opioid Resource Guide	5/7/2018	5/1/2018			\$40,000.00	\$40,000.00			Submitted	
Grant	Pending		SWFL Community Foundation	Margaret Wuerstle	Community Impact Grants - MLK Corridor	11/3/2017	11/2/2017			\$50,000.00				Submitted	
Grant	Yes		EPA - US Environmental Protection Agency	C.J. Kammerer	Brownfields Assesment	11/16/2017	11/16/2017	4/25/2018		\$600,000.00	\$40,000.00			Not Started	
Grant	Yes	3900	USDA - US Dept. of Agriculture	Margaret Wuerstle	Rural Promise Zone Designation			5/1/2016		\$0.00	\$0.00			In Progress	
Grant	Yes		EDA - US Economic Development Administration	C.J. Kammerer	SWFL Disaster Recovery Coordinator		10/31/2017			\$250,000.00	\$250,000.00	1/1/2018	12/31/2019	In Progress	
Contract	Yes	4101	Glades County	Tim Walker	Glades County SQG 2017-2022				6/6/2017	\$22,500.00	\$22,500.00	6/6/2017	6/6/2022	In Progress	\$0.00
Grant	Yes	3178	DEM - FL Div. of Emergency Management	Sean McCabe	FY17-18 LEPC Agreement	7/1/2017	7/18/2017			\$80,000.00	\$80,000.00	7/1/2017	6/30/2018	In Progress	
Grant	Yes		DEM - FL Div. of Emergency Management	Sean McCabe	FY17-18 HMEP Agreement			10/1/2017		\$65,161.00	\$65,161.00	10/1/2017	9/30/2018	Not Started	
Grant	Yes		DEO - FL Dept. of Economic Opportunity	Margaret Wuerstle	Regional Strategy for Agriculture Sustainability	6/30/2017		8/17/2017		\$30,000.00	\$30,000.00			In Progress	
Grant	Yes	3722	DEM - FL Div. of Emergency Management	Tim Walker	FY17-18 Collier_Lee Hazard Analysis			7/19/2017	9/13/2017	\$20,844.00	\$20,844.00	7/1/2017	6/30/2018	In Progress	
Contract	Yes	4212	City of Bonita Springs	Jim Beever	City of Bonita Springs Flood Reduction Project			10/4/2017		\$50,000.00	\$50,000.00	10/4/2017	12/31/2017	In Progress	\$0.00
Grant	Yes	3676	EPA - US Environmental Protection Agency	Jim Beever	Master Wetland Mitigation Strategy			11/3/2016	11/3/2016	\$220,000.00	\$220,000.00	10/1/2016	9/30/2018	In Progress	\$10,000.00
Grant	Yes	3420	EDA - US Economic Development Administration	Margaret Wuerstle	FY17-19 EDA Planning Grant			1/1/2017		\$300,000.00	\$210,000.00	1/1/2017	12/31/2019	In Progress	\$90,000.00
Contract	Yes	3730	SFRPC	C.J. Kammerer	Train the Trainers					\$10,000.00	\$10,000.00	1/1/2016	3/31/2017	Completed	
Contract	Yes	4211	Sarasota County	Jim Beever	Sarasota Climate Change Adaptation Plan					\$20,000.00	\$20,000.00	10/1/2016	5/30/2017	Completed	
	Yes	4210	City of Cape Coral	Jim Beever	Cape Coral Climate Change Resiliency Strategy					\$15,000.00	\$15,000.00		6/30/2017	Completed	
	Yes	3304	DEO - FL Dept. of Economic Opportunity	Margaret Wuerstle	DEO - Labelle Tourism Marketing					\$20,000.00	\$20,000.00	1/1/2017	5/30/2017	Completed	
Grant	Yes	3203	DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY16-17 HMEP Grant	10/1/2016	10/1/2016	10/1/2016	10/1/2016	\$60,349.00	\$60,349.00	10/1/2016	12/31/2017	Completed	
Contract	Yes	4004	Hendry County	Margaret Wuerstle	Clewiston RGBD Grant TA					\$3,000.00	\$3,000.00			Completed	

Type	Awarded	Job ID	Funding Agency	Project Manager	Project Name	App Due Date	Date Submitted	Date Awarded/De-nied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Status	Total Match Amt-RPC
Contract	Yes	4006	USDA - US Dept. of Agriculture	Margaret Wuerstle	City of Clewiston - Utilities Relocation -- Grant Writing Services	9/8/2017	9/13/2017	8/10/2017	8/10/2017	\$3,000.00	\$3,000.00	8/10/2017	9/13/2017	Completed	
Contract	Yes	3525-12	Glades County	Tim Walker	Glades County Small Quantity Generators (SQG)				5/17/2012	\$3,900.00	\$3,900.00	5/17/2012	5/16/2017	Completed	\$0.00
Grant	Yes	3414	EDA - US Economic Development Administration	Margaret Wuerstle	EDA Planning Grant	1/22/2013	12/18/2013	4/18/2014	4/21/14	\$270,000.00	\$189,000.00	1/1/2014	12/31/2016	Completed	\$81,000.00
Grant	Yes	3177	DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY16-17 LEPC Agreement	6/30/2016	4/6/2016	7/1/2016		\$59,000.00	\$59,000.00	7/1/2016	6/30/2017	Completed	\$0.00
Grant	Yes	3399	CTD - FL Commission for the Transportation Disadvantaged	Nichole Gwinnett	FY16-17 TD Planning Agreement		5/19/2016	7/1/2016		\$38,575.00	\$38,575.00	7/1/2016	6/30/2017	Completed	\$0.00
Contract	Yes	3721	DEM - FL Div. of Emergency Management	Tim Walker	Collier County Hazard Analysis - FY16-17					\$8,054.00	\$8,054.00	7/1/2016	6/30/2017	Completed	\$0.00
Grant	Yes	3302	DEO - FL Dept. of Economic Opportunity	Margaret Wuerstle	DEO - City of Fort Myers - MLK Corridor	5/31/2015	5/1/2015		11/17/2015	\$30,000.00	\$30,000.00	1/1/2016	7/30/2016	Completed	
Contract	Yes	3534	City of Bonita Springs	Jim Beever	City of Bonita Springs - Spring Creek Restoration Plan	7/1/2014	7/1/2014	8/11/2014	8/11/2014	\$50,000.00	\$50,000.00	8/11/2014		Completed	
Contract	Yes	3201	DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY15-16 HMEP Planning	9/28/2015	9/28/2015	9/28/2015	9/28/2015	\$15,500.00	\$15,500.00	10/1/2015	9/30/2016	Completed	
Grant	Yes	3419	Charlotte County	Margaret Wuerstle	DEO - Charlotte County			3/30/2016	3/30/2016	\$500.00	\$500.00			Completed	
Contract	Yes	3170	DOE - US Dept. of Energy	Rebekah Harp	Solar Ready II		3/22/2013	7/18/2013		\$140,000.00	\$90,000.00	7/1/2013	1/1/2016	Completed	\$50,000.00
Grant	Yes	3673	EPA - US Environmental Protection Agency	Jim Beever	A Unified Conservation Easement Mapping and Database for the State of Florida	4/15/2013	4/8/2013	6/3/2013		\$294,496.00	\$148,996.00	10/1/2013	9/30/2015	Completed	\$145,500.00
Contract	Yes	3674	EPA/CHNEP - Charlotte Harbor National Estuary Program	Jim Beever	Mangrove Loss Project	4/4/2014	4/4/2014	12/19/2014		\$243,324.00	\$60,000.00	12/1/2014	9/30/2016	Completed	
Grant	Yes	3397	CTD - FL Commission for the Transportation Disadvantaged	Nichole Gwinnett	Glades-Hendry TD Planning Agreement FY2014-15			5/16/2014		\$38,573.00	\$38,573.00	7/1/2014	6/30/2015	Completed	\$0.00
Grant	Yes	3725	Visit Florida	Tim Walker	OUR CREATIVE ECONOMY Marketing	2/9/2015	2/9/2015	6/25/2015	6/26/2015	\$5,000.00	\$2,500.00	7/1/2015	6/15/2016	Completed	\$2,500.00
Grant	Yes	3164	DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY14-15 HMEP Planning				2/4/2015	\$22,000.00	\$22,000.00	10/1/2014	9/30/2015	Completed	\$0.00
Grant	Yes	3675	EPA - US Environmental Protection Agency	Jim Beever	Developing a Method to Use Ecosystem Services to Quantify Wetland Restoration Successes	5/15/2015	5/5/2015	9/29/2015	9/29/2015	\$234,071.00	\$174,071.00	10/1/2015	9/30/2016	Completed	\$60,000.00
Grant	Yes	3171	DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY15-16 LEPC Agreement	6/30/2015	5/15/2015	6/11/2015	6/11/2015	\$48,000.00	\$48,000.00	7/1/2015	6/30/2016	Completed	\$0.00
Grant	Yes	3398	CTD - FL Commission for the Transportation Disadvantaged	Nichole Gwinnett	FY15-16 Glades-Hendry TD Agreement	6/30/2015	6/1/2015	7/1/2015	7/1/2015	\$38,573.00	\$38,753.00	7/1/2015	6/30/2016	Completed	\$0.00
Grant	Yes	3202	DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY14-15 HMEP Planning Grant Modification			9/11/2015		\$50,000.00	\$50,000.00	10/1/2015	12/15/2015	Completed	\$0.00
Contract	Yes	3173	DEM - FL Div. of Emergency Management	Nichole Gwinnett	FY15-16 HMEP Training Contract	10/1/2015	9/30/2015	9/28/2015	9/28/2015	\$58,422.00	\$58,422.00	10/1/2015	9/30/2016	Completed	\$0.00
Contract	Yes	3418	Collier County	Rebekah Harp	Marketing & Data Research					\$1,200.00	\$1,200.00	12/4/2015	1/29/2016	Completed	

Type	Awarded	Job ID	Funding Agency	Project Manager	Project Name	App Due Date	Date Submitted	Date Awarded/De-nied	Date Contract Signed	Project Total	RPC Amt	Start Date	End Date	Status	Total Match Amt-RPC
Grant	Yes	3176	DOE - US Dept. of Energy	Rebekah Harp	NARC - SM3 - 2016 Data Surveys			2/11/2016		\$1,000.00	\$1,000.00	2/1/2016	3/31/2016	Completed	
PO	Yes	3005	Collier County	Margaret Wuerstle	Collier County EDC - USDA Grant Application			3/15/2016	3/22/2016	\$3,000.00	\$3,000.00	3/23/2016	3/31/2016	Completed	
Grant	Yes	3301	DEO - FL Dept. of Economic Opportunity	Margaret Wuerstle	Clewiston Mainstreet Revitalization			12/8/2015		\$30,000.00	\$30,000.00	12/14/2015	6/30/2016	Completed	
Grant	Yes	3303	DEO - FL Dept. of Economic Opportunity	Margaret Wuerstle	DEO - MPO Rail Study						\$39,000.00	10/7/2015	5/31/2016	Completed	
PO	Yes	4002	NEFRC - Northeast Florida Regional Council	Tim Walker	2016 SRESP Update					\$14,200.00	\$14,200.00	4/28/2016	7/19/2016	Completed	
PO	Yes	4003	Rural Neighborhoods	Tim Walker	Rural Neighborhoods Mapping					\$750.00	\$750.00	6/1/2016	6/30/2016	Completed	
Contract	Yes	3720	DEM - FL Div. of Emergency Management	Tim Walker	Collier Hazard Analysis FY15-16					\$9,693.00	\$9,693.00	7/1/2015	6/30/2016	Completed	
Contract	Yes	3520	TBRPC - Tampa Bay Regional Planning Council	Rebekah Harp	2016 Disaster Planning Guide					\$4,000.00	\$4,000.00	2/1/2016	4/30/2016	Completed	
PO	Yes	3006	SWFEC - Southwest Florida Enterprise Center	Margaret Wuerstle	SWFEC PRIME - Grant Application/Technical Assistance					\$5,000.00	\$5,000.00	5/1/2016	5/30/2016	Completed	
Contract	Yes	3004	NARC - National Association of Regional Councils	Rebekah Harp	MARC Travel SRII					\$379.58	\$379.58	10/1/2015	5/31/2016	Completed	
PO	Yes	4001	Collier County	Margaret Wuerstle	Collier County EDA TA					\$5,000.00	\$5,000.00	4/18/2016	5/30/2016	Completed	
Contract	Yes	6200	FDEP - FL Dept. of Environmental Protection	Margaret Wuerstle	2016 Brownfields Event					\$6,887.61	\$6,887.61	4/1/2016	10/30/2016	Completed	
Grant	No		Bloomberg Philanthropies	Margaret Wuerstle	Bloomburg - City of Bonita Springs Mitigation	10/20/2017	10/19/2017			\$1,000,000.00	\$60,000.00			Not Started	0
Grant	No		USDA - US Dept. of Agriculture	Margaret Wuerstle	Mobile Market: A Nutritional Oasis for Food Markets of SWFL	3/31/2014	3/31/2014	10/1/2014		\$599,549.00	\$298,605.00	10/1/2014	9/30/2017	Not Started	
Grant	No		EDA - US Economic Development Administration	Rebekah Harp	Mote Marine Programming	8/31/2012	8/31/2012	8/31/2012		\$270,000.00	\$189,000.00	1/1/2014	12/31/2016	Not Started	\$81,000.00
Grant	No		USDA - US Dept. of Agriculture	Nichole Gwinnett	Opportunity Buy Program Coordinator	4/23/2013	4/23/2013	11/20/2013		\$99,667.00	\$15,000.00	11/1/2013	10/31/2015	Not Started	\$53,621.00

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Estero Bay Agency on Bay
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Executive Committee

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